

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 169-2026

A By-law to amend City of Vaughan By-law 1-88, as amended.

WHEREAS pursuant to section 47(1) of the *Planning Act*, a Minister's Zoning Order ('MZO'), being Ontario Regulation ('O. Reg.') No. 644/20, was issued for all of the lands identified within Map No. 249 of O. Reg. 644/20;

AND WHEREAS O. Reg 644/20 prevails over a by-law in effect under section 34 or 38 of the *Planning Act*;

AND WHEREAS pursuant to Section 47(4) of the *Planning Act* and Section 6 of O. Reg. 644/20, the MZO is deemed to be a zoning by-law passed by the Council of the City of Vaughan pursuant to Section 34 of the *Planning Act* and may therefore be amended;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

AND WHEREAS subsection 24(2) of the Planning Act, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform;

AND WHEREAS subsection 24(2.1) of the Planning Act, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from "Low-Rise Residential Zone", "Low-Rise Mixed-Use Zone", "Mid-Rise Residential Zone", and "Mid-Rise Mixed-Use Zone" to "RD4

Residential Detached Zone Four Zone” and “RT1 Townhouse Residential Zone” in the manner shown on the said Schedule “1”.

b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1602)” A. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsections 4.1.7 respecting Uses Permitted, 4.26 respecting Permitted Uses in the RD4 Zone, and 4.29 respecting Permitted Uses in RT1 Zone;
- c) Schedule ‘A’, Schedule ‘A3’, and notes related to Schedule ‘A3’ respecting lot and building requirements in the RD4 and RT1 Zones;
- d) Subsections 3.8 respecting Parking Requirements, 3.13 respecting Minimum Landscape Area, 4.1.4 respecting Parking and Access Requirements, 4.1.6 respecting Minimum Amenity Area, Schedule ‘A3’ Specific Zone Notes respecting requirements for attached and detached garages located in the rear yard and TransCanada PipeLine Limited required setbacks from the pipeline easement.;
- e) Subsection 4.22 respecting encroachments into required yards.

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1853”:

- ai) DWELLING, SINGLE DETACHED – means a detached building containing a principal dwelling unit;
- aii) DWELLING, SEMI-DETACHED – means a building divided vertically side by side into two individual dwelling units, each unit having direct pedestrian access from the exterior of the building.
- aiii) DWELLING, TOWNHOUSE - means a building divided vertically side by side into three or more dwelling units, each unit having a direct pedestrian access from the exterior of the

building.

- aiv) DWELLING, MULTIPLE UNIT – means a building other than a townhouse dwelling containing four or more dwelling units, each unit having direct pedestrian access from the exterior of the building.
- av) STREET – means a public or private roadway or lane.
- Avi) PORCH – means a structure abutting the main wall of a building having a roof and is open to the air on at least one side.
- Avii) DECK – means an uncovered, unenclosed platform with or without a foundation with direct access to ground.
- Aviii) BALCONY – means a horizontal platform, with or without a foundation, that is attached and projects from a main wall of a building and is access exclusively from within a building.
- Avix) PARKING SPACE – means a rectangular area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading hereto.
- Ax) YARD, FRONT – Means a yard extending across the full width of the lot between the front lot of the lot and nearest part of the nearest building or structure use on the lot.
- bi) The following uses shall be permitted in all residential zones;
 - i. Model Home
 - ii. Temporary Sales Office
 - iii. Public Recreation Facility
 - iv. Recreational Use
 - v. Public Use
 - vi. Day Nursery
 - vii. Public or Private School
 - viii. Personal Service Shops

- ix. Retail Store
 - x. Townhouse Dwelling subject to RT1 Zone requirements on Table 1
 - xi. Multiple-Unit Dwelling subject to RT1 Zone requirements on Table 1
- bii) The following uses shall be permitted in the RD4 Zone:
- i. Single Detached Dwelling
 - ii. Semi-Detached Dwelling
 - iii. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
- biii) The following uses shall be permitted in RT1 Zone:
- i. Townhouse Dwelling
 - ii. Multiple-Unit Dwelling
 - iii. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
- ci) The Lot and Building requirements for RD4 and RT1 zones shall be provided on Table '1' attached here to as Schedule '3';
- di) The minimum landscape strip width along the front yard for Multi-Unit dwellings shall be 0 metres.
- dii) In the RD4 Zone the following requirements apply to a front yard and exterior side yard in which a driveway is located:
- a. Where the lot frontage is 12.0 metres or greater, the minimum landscape shall be 45%, of which 50% shall be soft landscape.
- diii) In the RT1 Zone the following requirements apply to a front yard and exterior side yard in which a driveway is located:
- a. Where the lot frontage is less than 12.0 metres, the minimum landscape shall be 33%, of which 45% shall be

soft landscape.

- diii) The minimum width of a driveway shall be 2.7 metres.
- div) The maximum permitted width of a driveway shall be as follows and subject to the provision of diii) above:
 - a. For a Lot with a Lot Frontage of less than 9.0 metres, the maximum width of the driveway shall be 4.0 metres.
 - b. For a Lot where a Lot Frontage is between 9.0 metres and less than 12.0 metres, the maximum width of a driveway shall be 6.5 metres.
 - c. For a Lot with a Lot Frontage of 12.0 metres or greater, the maximum width of a driveway shall be 9.0 metres.
- dv) For a single detached dwelling the following interior garage width dimension requirements shall apply:
 - a. The maximum interior garage width for an interior lot with a Lot Frontage of less than 11.0 metres shall be 6.1 metres.
 - b. The maximum interior garage width for a corner lot or a lot abutting a greenway or buffer block with a lot frontage of 11.0 metres or greater shall be 6.1 metres.
 - c. The maximum interior garage width for a corner lot or interior lot that is accessed from a Lane shall be 6.1 metres.
- dvi) For townhouse dwellings with rear lane access the following interior garage width dimension requirements shall apply:
 - a. The minimum interior garage width shall be 2.8 m.
 - b. The maximum interior garage width shall not apply.
- dvii) The minimum amenity area shall be provided as follows:
 - a. For Lots accessed by rear lane with a lot frontage of 8.0 metre or greater, a minimum outdoor amenity area of 3.3 metres by 4.5 metres is required.

- b. For Townhouse Dwellings, the minimum outdoor amenity area of 2.7 metres and 4.5 metres is required.
- c. For Dual Frontage Townhouse Dwellings, the minimum outdoor amenity area shall be 12 square metres and may be located on a balcony.
- d. For Multiple-unit Dwellings, the amenity requirements shall not apply.
- ei) a porch or a deck and balcony, including access stairs from grade shall be no closer than 0.6 m to the applicable lot line.
- eii) sills, conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters and bay windows with or without foundations, provided however, that the same shall not project more than 0.7 metres into a required yard.
- c) Adding Schedule “E-1853” attached hereto as Schedule “1”.
- d) Deleting Key Map 6F and substituting therefor Key Map 6F attached hereto as Schedule “2”.
- e) Adding Table 1: Lot and Building Requirements attached hereto as Schedule “3”.

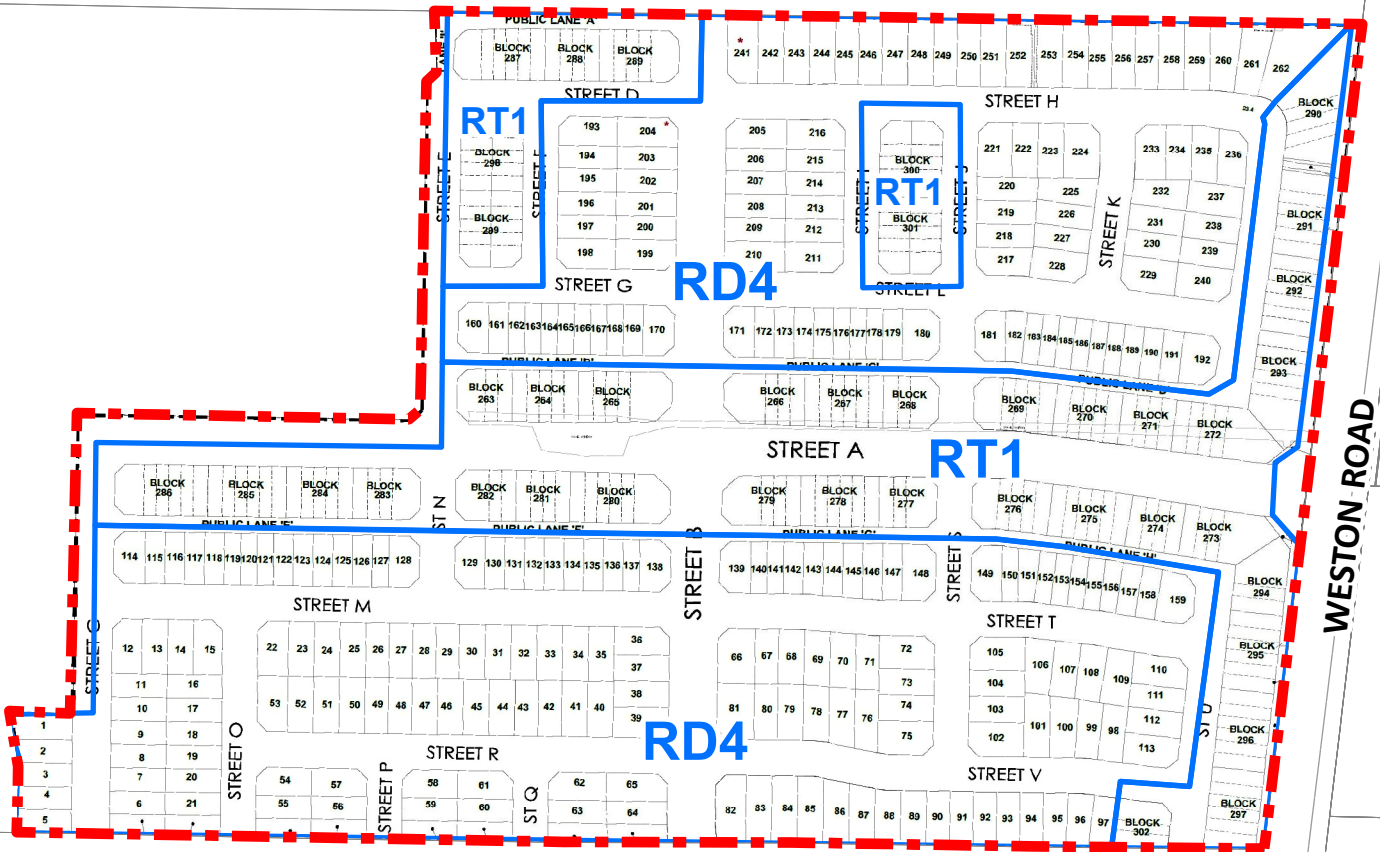
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 23rd day of June, 2026.


Steven Del Duca, Mayor

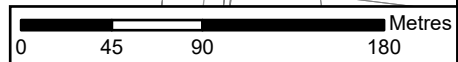
Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 24 of the Committee of Whole.
Report adopted by Vaughan City Council on May 26, 2026.
City Council voted in favour of this by-law on June 23, 2026.
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.
Effective Date of By-Law: June 23, 2026



This is Schedule 'E-1853'
To By-Law 1-88
Section 9(1602)

 Subject Lands



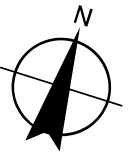
This is Schedule '1'
To By-Law 169-2026
Passed the 23rd Day of June, 2026

File: Z.25.015
Related File: 19T-24V004
Location: 11120 Weston Road
Part of Lot 28, Concession 6
Applicant: Block 41-28E Developments Limited c/o
TACC Developments Ltd.
City of Vaughan

Signing Officers

Mayor

Clerk

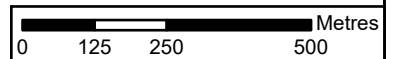


KIRBY ROAD



TESTON ROAD

Key Map 6F
By-Law No. 1-88



This is Schedule '2'
To By-Law 169-2026
Passed the 23rd Day of June, 2026

File: Z.25.015

Related File: 19T-24V004

Location: 11120 Weston Road
Part of Lot 28, Concession 6

Applicant: Block 41-28E Developments Limited c/o
TACC Developments Ltd.

City of Vaughan

Signing Officers

_____ Mayor

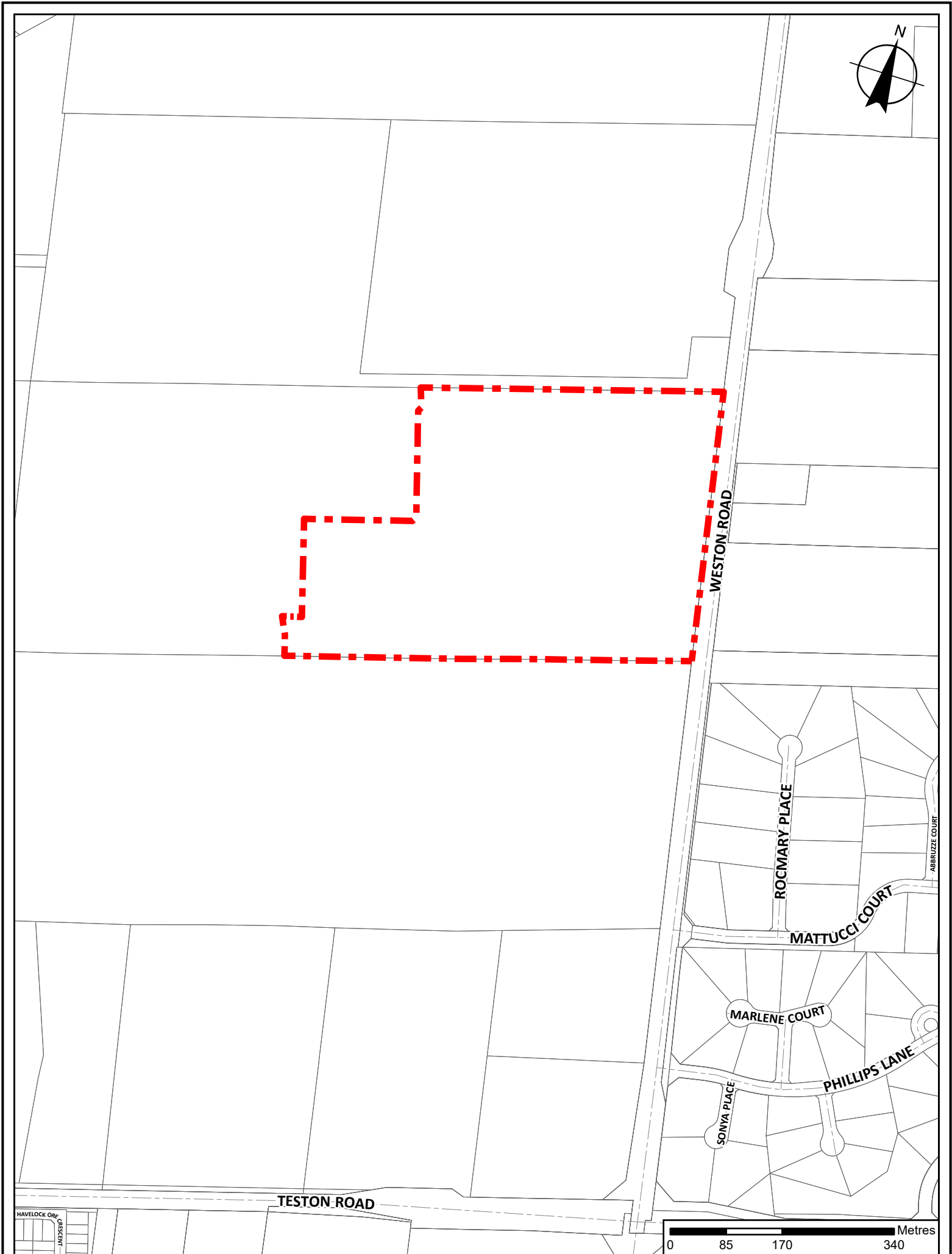
_____ Clerk

SUMMARY TO BY-LAW 169-2026

The lands subject to this By-law are located on the west side of Weston Road known as 11120 Weston Road, in City of Vaughan. Legally described as Part of Lot 28, Concession 6 of City of Vaughan.

The purpose of this by-law is to rezone the first phase of the residential subdivision and the lands subject to this By-law from “Low-Rise Residential Zone”, “Mid-Rise Residential Zone” and “Mid-Rise Mixed-Use Zone” to “RD4 Residential Detached Zone Four Zone” and “RT1 Residential Townhouse Zone”, identified in the Draft Plan of Subdivision File 19T-24V004, and to be consistent with the Land Use Designation change approved through Official Plan Amendment File OP.26.001.

This By-law amend site-specific exceptions identified in O. Reg. 644/20 and also provides for site-specific development standards including exceptions to minimum lot frontages, lot areas, yard setbacks and building height, maximum lot coverage, building height and floor area, minimum landscape strips and areas, minimum interior garage widths, minimum and maximum driveway widths, minimum parking standards, minimum amenity area requirements, permitted encroachments in required setbacks, and required setbacks for TransCanada PipeLine Limited Easement and Lands.



Location Map To By-Law 169-2026

File: Z.25.015

Related File: 19T-24V004

Location: 11120 Weston Road

Part of Lot 28, Concession 6

Applicant: Block 41-28E Developments Limited c/o

TACC Developments Ltd.

City of Vaughan



Subject Lands

Schedule "3"

Table 1: Lot and Building Requirements

Refer to By-law: 169-2026

Zone	Permitted Use Category	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Min. yards (metres)				Max. Building Height (m)	Max. Number of Storeys	Min. Parking spaces per Unit
				Front	Rear	Int.	Ext.			
RD4	Residential Single Detached									
	Standard Lot ⁽¹⁾	7.5	200	3.0 ⁽²⁾⁽¹³⁾	6.0 ⁽⁵⁾⁽¹⁴⁾	1.2 ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽¹⁴⁾	3.5 ⁽²⁾⁽¹³⁾⁽¹⁴⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾	7.5	200	3.0 ⁽²⁾⁽⁹⁾⁽¹³⁾	6.0 ⁽³⁾⁽⁴⁾⁽¹²⁾	1.2 ⁽⁵⁾⁽⁶⁾⁽⁷⁾⁽⁸⁾	3.5 ⁽²⁾⁽¹³⁾	13	3	2
RT1	Residential Townhouse									
	Standard Lot ⁽¹⁾⁽¹²⁾	4.5/ unit	110	3.0 ⁽²⁾⁽¹³⁾	6.0 ⁽⁵⁾	1.2 ⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽¹⁰⁾ End Unit	3.5 ⁽²⁾⁽¹³⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾⁽¹²⁾	4.5/ unit	110	3.0 ⁽²⁾⁽⁹⁾⁽¹³⁾	6.0 ⁽³⁾⁽⁴⁾⁽¹⁴⁾	1.2 ⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽¹⁰⁾⁽¹⁵⁾ End Unit	3.5 ⁽²⁾⁽¹³⁾	13	3	2
RT1	Residential Multiple-Unit									
	Standard Lot ⁽¹⁾⁽¹²⁾	4.5/ unit	110	3.0 ⁽²⁾⁽¹³⁾	6.0 ⁽¹¹⁾	1.2 ⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽¹⁰⁾⁽¹¹⁾ End Unit	3.5 ⁽²⁾⁽¹³⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁾	4.5/ unit	110	3.0 ⁽²⁾⁽¹³⁾	6.0 ⁽¹¹⁾	1.2 ⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽¹⁰⁾⁽¹¹⁾ End Unit	3.5 ⁽²⁾⁽¹³⁾	13	3	2
	On a Block ⁽¹⁾	6.0/ unit	70/ unit	3.0 ⁽²⁾⁽¹³⁾	6.0 ⁽¹¹⁾	1.2 ⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽¹⁰⁾⁽¹¹⁾ End Unit	3.5 ⁽²⁾⁽¹³⁾	13	3	1 resident space per dwelling unit 0.2 visitor spaces per dwelling unit
All Zones	Commercial ⁽¹⁾⁽¹⁶⁾							Min/Max Building Height (m)	Min/Max. Number of Storeys	
		20		1.5	3	3	1.5	Min 13	Min 2	

Notes to Table-1

1. The following setbacks shall apply to all zones abutting the TransCanada PipeLine Limited Easement and Lands:

- a. A minimum setback of 7.0 metres shall be required from any part of a building or structure (excluding a chain-link fence) to the edge of the TCPL pipeline easement.
 - b. A minimum setback of 7.0 metres shall be required from the edge of the TCPL pipeline easement to any parking area or loading area, including any parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
2. The minimum front yard or exterior side yard setback to a garage that faces a street line shall be 5.8 metres.
3. The minimum rear yard setback to an attached garage containing 1 parking space shall be 5.8 metres and 0.6 metres to an attached garage containing 1 parking space with an exterior parking space abutting the garage, or 0.6 metres for an attached garage containing 2 parking spaces accessed by a rear street line.
4. The minimum rear yard setback to a detached garage containing 1 parking space shall be 5.8 metres and 0.6 metres to detached garage containing 1 parking space with an exterior parking space abutting the garage, or 0.6 metres for an attached garage containing 2 parking spaces accessed by rear street line.
5. The minimum rear yard where an attached garage and a driveway is located in the exterior side yard shall be 0.6 metres.
6. The minimum interior side yard setback may be reduced to 0.6 metres on one side.
7. The minimum interior side yard setback to a door providing access to the dwelling or a garage shall be 1.2 metres.
8. The minimum interior side yard setback abutting a walkway, greenway or stormwater management pond, shall be 3.5 metres.
9. Where an attached or detached garage is located in the rear yard and is accessed by a lane, the minimum front yard setback may be reduced to 2.0 metres.
10. Where an attached pair of dwelling units share a common side wall above or below grade, the minimum interior side yard setback shall be 0 metres.
11. Where an attached pair of dwelling units share a common rear wall above or below grade, the minimum rear yard setback shall be 0 metres.
12. A maximum of six townhouse dwelling units shall be constructed in a row.
13. The minimum setback to a sight triangle shall be 1.2 metres.
14. Where a detached garage is located in the rear yard and is accessed by a lane, the minimum rear yard setback to the dwelling shall be 11.5 metres.
15. Block 290 on 'Schedule E-1853' shall have a minimum interior side yard of 2.5 metres abutting a walkway, greenway or stormwater management pond.
16. Following requirements shall apply to Commercial Uses:
 - a. The maximum lot coverage shall be 50%.

- b. The minimum setback for any building or structure to a lot line abutting a residential use other than an apartment dwelling, an institutional use or an agricultural use shall be 12 metres.
- c. The maximum gross floor area for personal service shops and a retail store in RD4 and RT1 Zones shall be 185 m².
- d. All personal service shop and retail store located in RD4 and RT1 Zones is only permitted on a corner lot abutting a collector road or an arterial road.
- e. The maximum gross floor area for a business or professional office and retail store in RA1 Zone shall be 7,500 m².