

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 177-2026**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**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 001-2021, as amended, is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from FD – Future Development Zone as shown on Attachment 1, to R5 (H) – Fifth Density Residential Zone, R4A (H) – Fourth Density Residential Zone, RT2 (H) – Townhouse Residential Zone, RM1 (H) – Multiple Unit Residential Zone, and NC (H) – Neighbourhood Commercial Zone, with a Holding Symbol “(H)”, and OS1 – Public Open Space Zone, EP – Environmental Protection Zone, and U – Utility Zone, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1268, as follows:

Exception Number 1268	Municipal Address:
Applicable Parent Zone: R5, R4A, RT2, RM1, NC, OS1, EP, U	11131 and 11231 Huntington Road
Schedule A Reference: 214, 215	
By-law 177-2026	
14.1268.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands <u>zoned</u> with the Holding Symbol “(H)”, as shown on Figure E-1858, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <ol style="list-style-type: none"> <li>a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be <u>used</u> only for Agricultural <u>Uses</u>, including but not limited to, the production of field crops, farm operations, and agricultural-related <u>uses</u> in accordance with normal farm practices or a <u>use</u> legally existing as of the date of the approval of Exception 14.1268.</li> <li>b. The removal of the Holding Symbol “(H)” from the Subject Lands or any portion or phase thereof is contingent on satisfying the following conditions: <ol style="list-style-type: none"> <li>i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.</li> <li>ii. The Owner shall enter into a Spine Servicing or Servicing Agreement with the City for the design and construction of the external sanitary and water servicing works, consistent with the recommendations of the completed Integrated Urban Water Plan Class Environmental Assessment Report and the approved Block 62 Master Environmental Servicing Plan and Functional Servicing Report, to the satisfaction of the City. The Owner shall contribute their share of infrastructure costs and/or undertake the necessary improvements, including any municipal and/or private sewer and watermain upgrades required to service the Subject Lands, at no cost to the City. The Spine Servicing or Servicing Agreement will require the Owner to submit a letter from the Block Trustee for the Block 62 West Developers’ Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 62 West Landowners Cost Sharing Agreement, to the satisfaction of the City.</li> <li>iii. The Owner submits updated Phase One Environmental Site Assessment reports to be completed in accordance with Ontario Regulation 153/04 (as amended) and has updated the records from the Record of Site Condition to the present. In addition, the following comments shall be addressed in the enhanced update reports: <ol style="list-style-type: none"> <li>A. Previous subsurface investigations, as well as DS Consultants Ltd.’s review of these previous investigations, were completed and compared to the Ontario Ministry of the Environment, Conservation and Parks Table 2 Standards. However, Section 5.5 of each Update notes that the properties are areas of natural significance, and that the properties are "considered to be environmentally sensitive", which would imply the use of the Table 1 Standards. On this basis, the following shall be confirmed: <ol style="list-style-type: none"> <li>a) The effect of this designation on the validity of the records of site condition filed for the property (specifically Record of Site</li> </ol> </li> </ol> </li> </ol> </li> </ol>	

Condition #81137 which included a Phase Two Environmental Site Assessment).

b) Confirmation of any soil or groundwater exceedances based on prior results compared to the Table 1 Standards, and if so, if any further investigation is warranted.

B. Active above-ground storage tanks were identified at both parcels. The most recent subsurface testing completed at the properties occurred in 2011. It is understood that these above-ground storage tanks were not identified as a concern for purchase due diligence, but it is requested that this finding be confirmed in the enhanced update completed to the requirements of O. Reg. 153/04.

C. Section 7.3 of the Update for 11131 Huntington Rd. identifies the presence of an "inactive" underground storage tank located "north adjacent to the house". From the description this underground storage tank appears to be currently present (i.e., not previously removed) and is unrelated to the underground storage tank previously removed that was "formerly located northwest adjacent" to the dwelling and investigated previously. It is unclear whether this underground storage tank was also associated with fuel oil storage at the property. Further investigation of this underground storage tank may be warranted if this underground storage tank represents a potentially contaminating activity; it is requested that this be further assessed/discussed as part of the enhanced Update report.

D. Upon the completion of the enhanced Updates, a reliance letter completed in accordance with the City's reliance letter template is requested for all environmental reports prepared."

2. The following additional standalone residential uses shall be permitted on the lands zoned NC – Neighbourhood Commercial, as shown on Figure E-1858, only if an existing non-residential building has been constructed with a minimum gross floor area of 1000 m<sup>2</sup>:

a. Townhouse dwelling

b. Stacked townhouse dwelling

3. The following additional residential use shall be permitted on the lands zoned NC – Neighbourhood Commercial, as shown on Figure E-1858:

a. Dwelling units above the first floor of a non-residential building, but not a live-work dwelling.

4. The following additional use shall be permitted on the lands zoned NC – Neighbourhood Commercial, as shown on Figure E-1858:

a. A home occupation use within a permitted residential use.

#### 14.1268.2 Lot and Building Requirements

1. The following requirements shall apply to the lands zoned R5 – Fifth Density Residential Zone, as shown on Figure "E-1858":

a. The minimum lot area shall be 212 m<sup>2</sup>

b. The minimum front yard shall be 4 metres.

- c. The minimum rear yard shall be 6 metres.
  - d. The minimum interior side yard shall be 1.2 metres, but may be reduced to 0.6 metres on one side where the abutting interior side yard is 0.6 metres or greater. This provision shall not apply where an interior side yard abuts a non-residential use.
  - e. The minimum exterior side yard shall be 2.4 metres.
  - f. The maximum height shall be 13 metres.
2. The following provisions shall apply to the lands zoned R4A – Fourth Density Residential Zone, as shown on Figure “E-1858”:
- a. The minimum interior side yard shall be 1.2 metres but may be reduced to 0.6 metres on one side where the abutting interior side yard is 0.6 metres or greater.
  - b. The minimum exterior side yard shall be 2.2 metres.
  - c. The minimum rear yard shall be 5 metres.
  - d. The maximum height shall be 13 metres.
3. The following provisions shall apply to the lands zoned RT2 – Townhouse Residential Zone (accessed by a lane with a lot frontage of 6 metres), as shown on Figure “E-1858”:
- a. The minimum lot area shall be 110 m<sup>2</sup>.
  - b. The minimum front yard shall be 3 metres.
  - c. The minimum rear yard shall be 1 metre for Blocks 305 to 313 as shown on Figure “E-1858”.
  - d. The minimum rear yard shall be 5.8 metres for Blocks 314 to 316 as shown on Figure “E-1858”.
  - e. The maximum lot coverage shall be 90%.
  - f. The minimum interior side yard (end units) shall be 1.2 metres (where the interior side lot line abuts a walkway, greenway, or stormwater management facility).
  - g. The minimum exterior side yard (end units) shall be 2.4 metres.
  - h. The maximum height shall be 14 metres.
4. The following provisions shall apply to the lands zoned RM1 – Multiple Unit Residential Zone as shown on Figure “E-1858”:
- a. The minimum lot area shall be 75 m<sup>2</sup> per unit.
  - b. The minimum lot frontage shall be 5.55 metres per unit.
  - c. The minimum front yard shall be 3 metres.
  - d. The maximum lot coverage shall be 90%.
  - e. The maximum height shall be 14 metres.

- f. The maximum width of the front main wall shall not apply.
5. The following provisions shall apply to the lands zoned NC – Neighbourhood Commercial Zone, as shown on Figure “E-1858”:
- a. The minimum front yard shall be 3 metres.
  - b. The minimum rear yard shall be 3 metres.
  - c. The minimum interior side yard shall be 1.2 metres.
  - d. The minimum exterior side yard shall be 3 metres.
  - e. The minimum setback from any building or structure to a lot line abutting an open space zone shall be 3 metres.
  - f. The maximum height shall be 14 metres.
  - g. The minimum landscape strip on any interior side lot line or rear lot line abutting an Open Space Zone shall be 1 metre.
  - h. The maximum encroachment of a canopy into a minimum required yard shall be 1 metre.
  - i. A maximum encroachment of an outdoor patio into a minimum required yard shall be 0.6 metres from the front lot line and may encroach into the required landscape strip.

14.1268.3 Parking

1. The following parking requirements shall apply to the lands zoned RM1 - Multiple Unit Residential Zone Requirement as shown on Figure E-1858:
- a. The minimum number of residential visitor vehicular parking spaces shall be 0.
  - b. A minimum of 2 resident spaces per dwelling unit is required.

14.1268.4 Other Provisions

1. The following provisions shall apply to the lands zoned R5 – Fifth Density Residential Zone, as shown on Figure “E-1858”:
- a. Where a lot frontage is between 6 metres and 11.99 metres, the minimum landscape in the yard in which the driveway is located shall be 30% of which 60% shall be soft landscape.
  - b. Where a lot frontage is 12 metres or greater, the minimum landscape in the yard in which the driveway is located shall be 37% of which 60% shall be soft landscape.
  - c. The maximum encroachment of a porch including access stairs into a front yard shall be 2 metres into the required yard but shall not be closer than 0.6 metres to the front lot line.
  - d. A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line except eaves, eavestroughs, and gutters, which shall be a minimum distance of 0.15 metres to the nearest lot line.

2. The following provisions shall apply to the lands zoned R4A – Fourth Density Residential Zone, as shown on Figure “E-1858”:
  - a. Where a lot frontage is between 6 metres and 11.99 metres, the minimum landscape in the yard in which the driveway is located shall be 30% of which 60% shall be soft landscape.
  - b. Where a lot frontage is 12 metres or greater, the minimum landscape in the yard in which the driveway is located shall be 37% of which 60% shall be soft landscape.
  - c. The maximum encroachment of a porch including access stairs into a front yard shall be 2 metres into the required yard but shall not be closer than 0.6 metres to the front lot line.
  - d. A minimum distance of 0.6 metres shall be required from any permitted encroachment to the nearest lot line except eaves, eavestroughs, and gutters, which shall be a minimum distance of 0.15 metres to the nearest lot line.
3. The following provisions shall apply to the lands zoned RT2 – Townhouse Residential Zone (accessed by a lane with a lot frontage of 6 metres), as shown on Figure “E-1858”:
  - a. Where a yard with a driveway abuts a rear lane, there shall be no minimum landscape area required in which the driveway is located.
  - b. The maximum encroachment of a porch including access stairs into a front yard shall be 2 metres into the required yard but shall not be closer than 0.6 metres to the front lot line.
  - c. The maximum driveway width shall be 6.1 metres.
4. The following additional requirements shall apply to the lands zoned RM1 - Multiple Unit Residential Zone), as shown on Figure E-1858:
  - a. The minimum interior dimension for a private garage or carport where it has a width of less than 3 metres, shall be 2.9 metres in width by 6.25 metres in length.
  - b. Where a lot frontage is between 5.55 metres and 11.99 metres, the minimum front yard landscape shall be 30% of which 60% shall be soft landscape.
  - c. The minimum landscape strip abutting a street line shall not apply.
  - d. The maximum encroachment of a porch including access stairs into a front yard shall be 2 metres into the required yard but shall not be closer than 0.6 metres to the front lot line.
  - e. An air conditioner, heat pump, condenser or similar equipment (wall mounted or ground mounted) may be permitted within the front yard on a second-floor balcony only.
  - f. The maximum driveway width shall be 3.5 metres.
5. The following additional requirements shall apply to the subject lands, as shown on Figure E-1858:
6. The total number of model homes for any draft approved plan of

subdivision shall not exceed 10% of the total number of <u>lots</u> .	
14.1268.5	Definitions
<p>1. The following definitions shall apply to the lands <u>zoned</u> RM1 - Multiple Unit Residential Zone, as shown on Figure E-1858:</p> <p>a. <b>Dwelling, Multiple Unit (for back-to-back townhouse dwellings):</b> means a <u>building</u>, other than a townhouse dwelling, containing four or more <u>dwelling units</u>, each unit having direct pedestrian access from the exterior of the <u>building</u>.</p>	
14.1268.6	Figures
Figure E-1858	

- c) Adding a new Figure E-1858 in Subsection 14.1268 attached hereto as Schedule “1”.
- d) Amending Maps 214 and 215 in Schedule A in the form attached hereto as Schedules “2” and “3”.

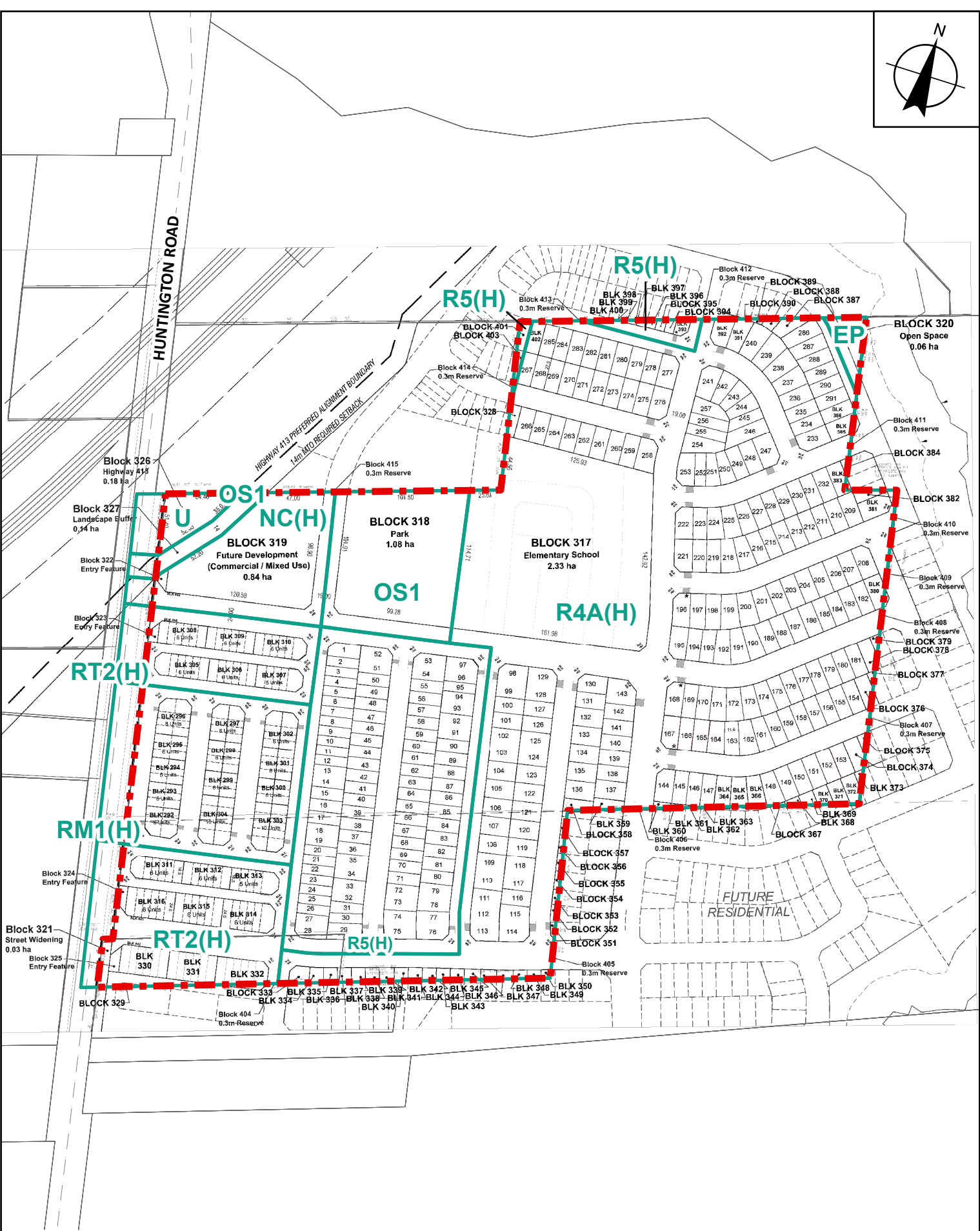
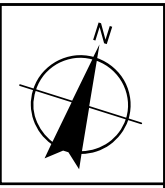
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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


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Steven Del Duca, Mayor

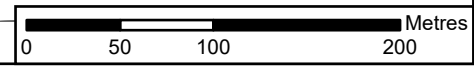
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Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 26 of the Committee of the Whole.  
 Report adopted by Vaughan City Council on June 23, 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 FIGURE 'E-1858'  
 TO BY-LAW 001-2021  
 SECTION 14.1268

 Subject Lands



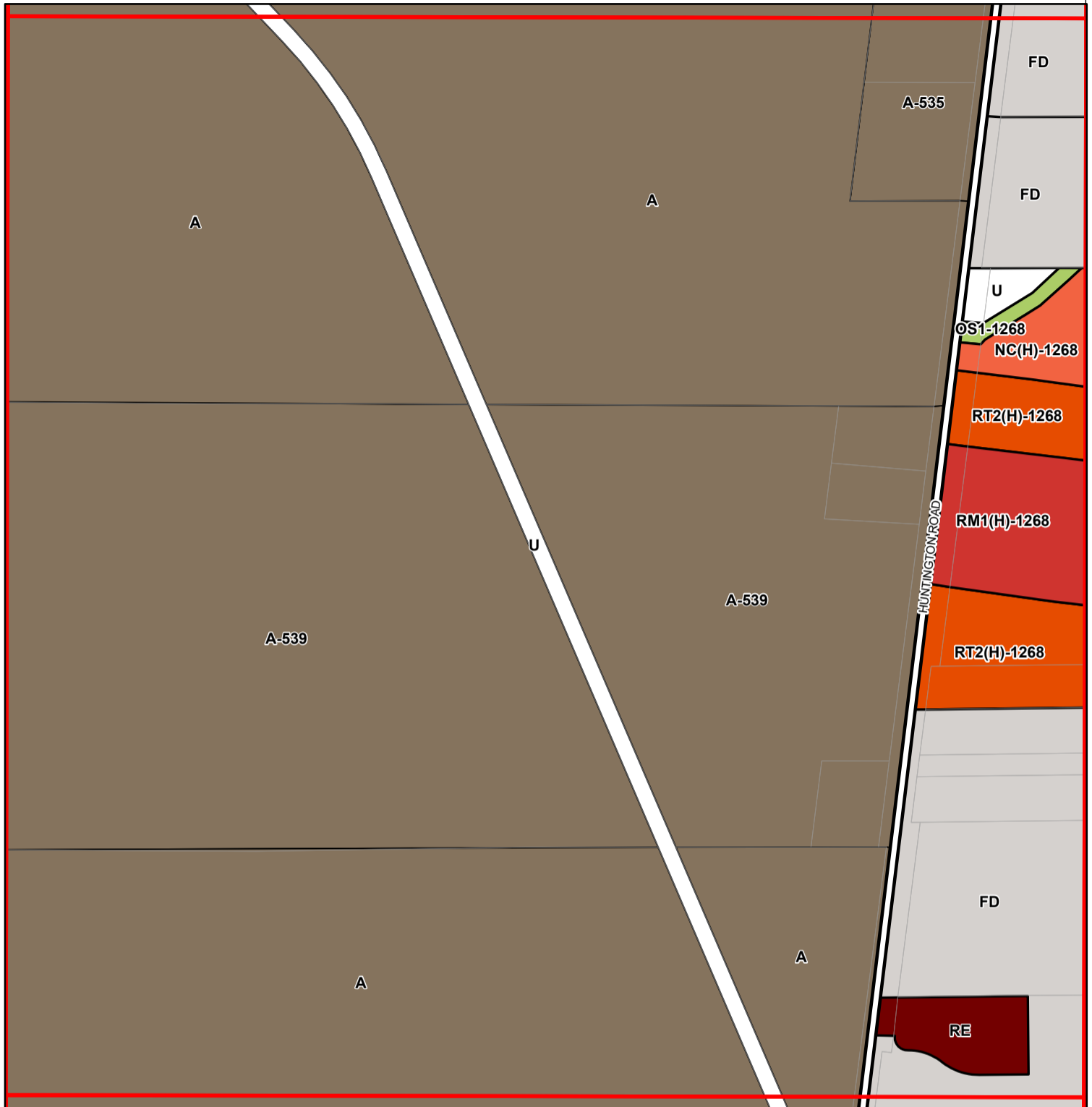
This is Schedule '1'  
 To By-Law 177-2026  
 Passed the 23rd Day of June, 2026

**File:** Z.25.018  
**Related Files:** 19T-25V007  
**Location:** 11131 and 11231 Huntington Road  
 Part of West Half of Lot 28 and  
 Part of Lot 29, Concession 9  
**Applicant:** Argo Kleinburg Limited  
**City of Vaughan**

Signing Officers  
 \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 214



### Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

### Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

### Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

### Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

### Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

### Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

### Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

252	253	254	255	256
232	233	234	235	236
212	213	214	215	216
192	193	194	195	196
172	173	174	175	176

June 2026

1:5,070

This is Schedule '2'  
To By-Law 177-2026  
Passed the 23rd Day of June, 2026

File: Z.25.018

Related Files: 19T-25V007

Location: 11131 and 11231 Huntington Road

Part of West Half of Lot 28 and

Part of Lot 29, Concession 9

Applicant: Argo Kleinburg Limited

City of Vaughan

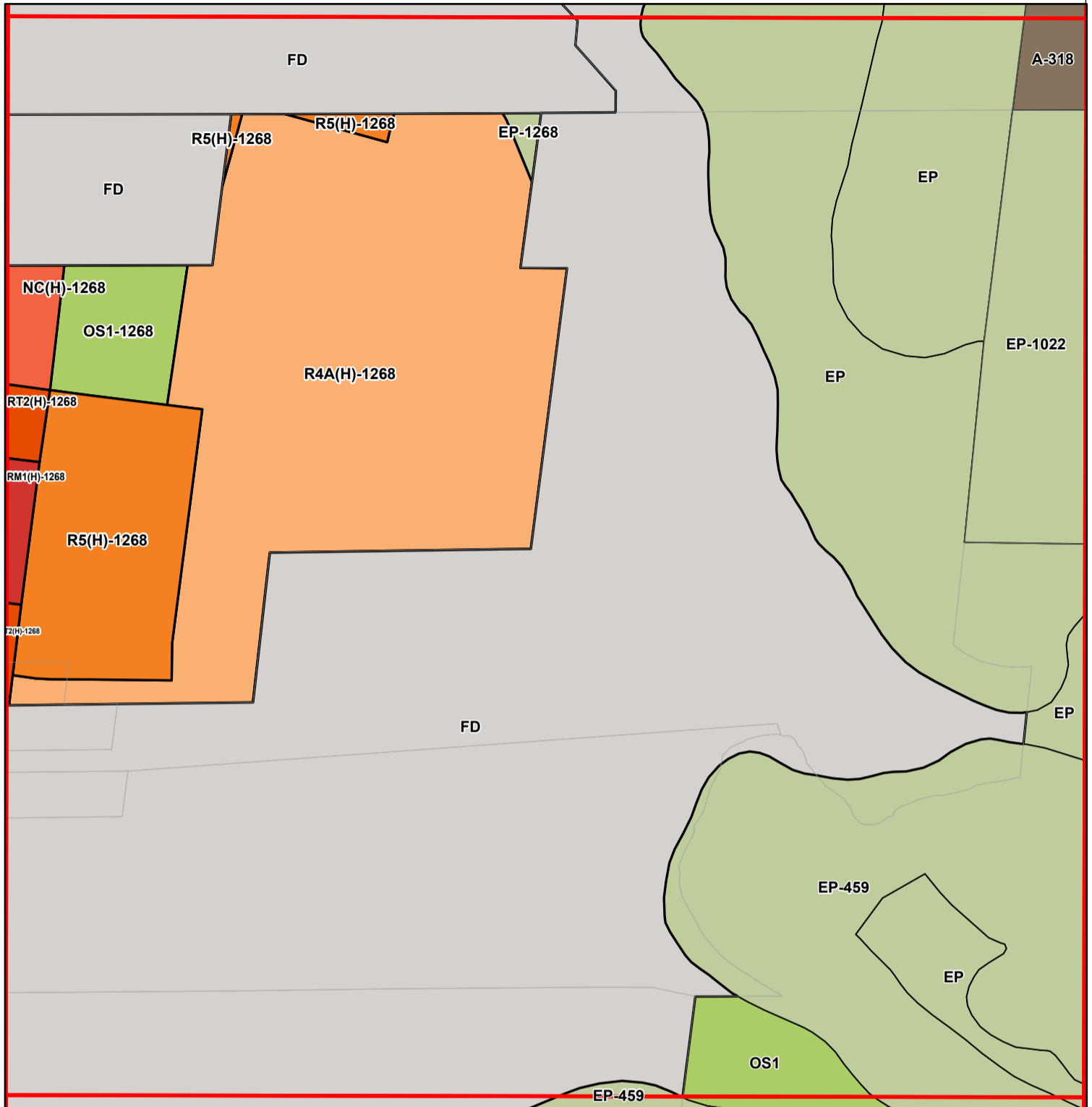
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 215



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

**Mixed-Use Zones**

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

**Other Zones**

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
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253	254	255	256	257
233	234	235	236	237
213	214	215	216	217
193	194	195	196	197
173	174	175	176	177
June 2026				

1:5,070

This is Schedule '3'  
To By-Law 177-2026  
Passed the 23rd Day of June, 2026

**File:** Z.25.018

**Related Files:** 19T-25V007

**Location:** 11131 and 11231 Huntington Road

Part of West Half of Lot 28 and

Part of Lot 29, Concession 9

**Applicant:** Argo Kleinburg Limited

**City of Vaughan**

Signing Officers

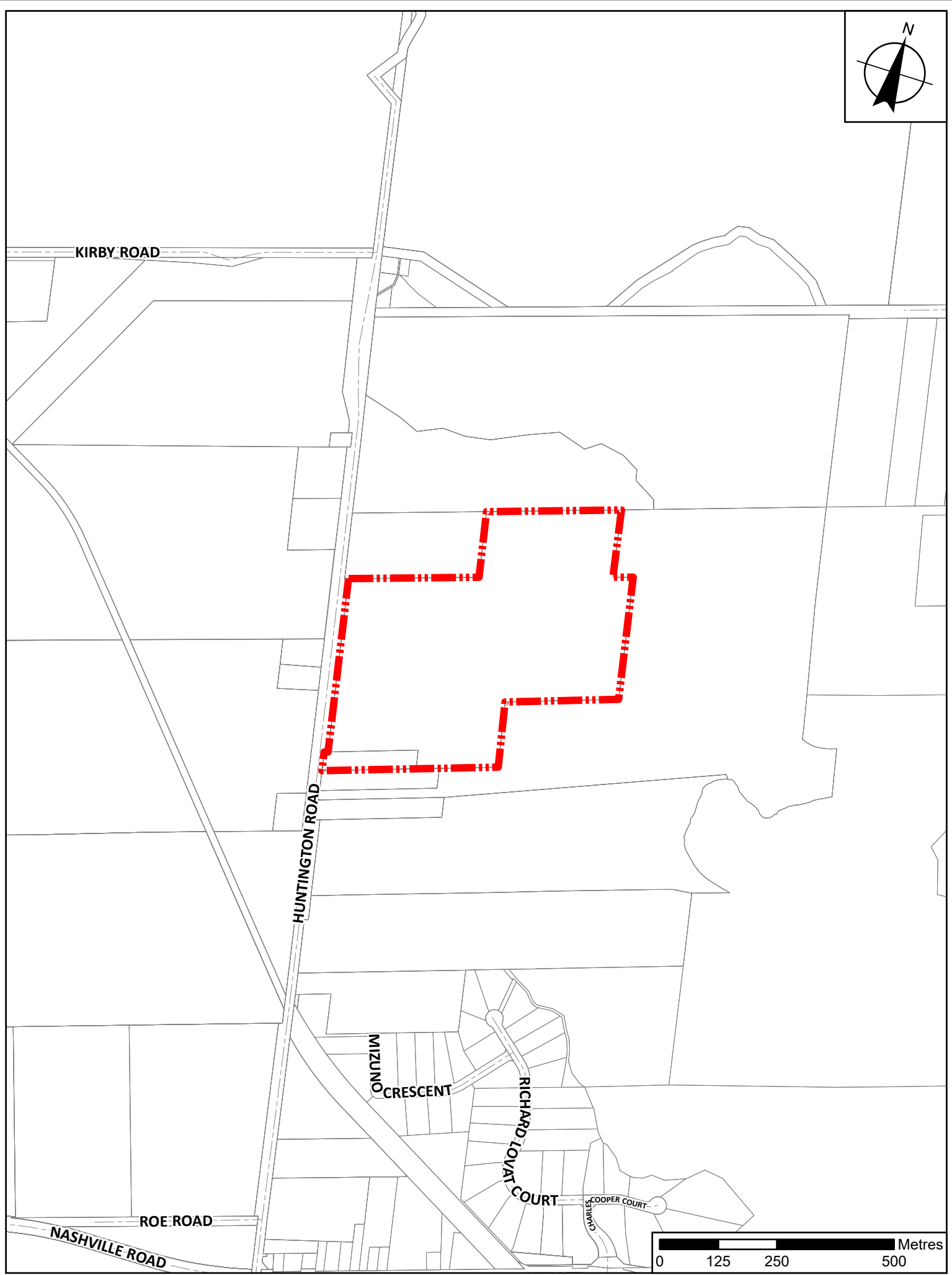
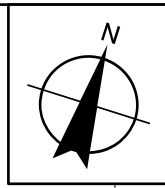
\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 177-2026**


The lands subject to this By-law are located on the east side of Huntington Road, south of Kirby Road, being Part of West Half of Lot 28 and Part of Lot 29, Concession 9, and municipally known as 11131 and 11231 Huntington Road, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to amend City of Vaughan Zoning By-law 001-2021 to rezone the Subject Lands from FD – Future Development Zone to R5 (H) – Fifth Density Residential Zone, R4A (H) – Fourth Density Residential Zone, RT2 (H) – Townhouse Residential Zone, RM1 (H) – Multiple Unit Residential Zone, and NC (H) – Neighbourhood Commercial Zone, with a Holding Symbol “(H)”, and OS1 – Public Open Space Zone, EP – Environmental Protection Zone, and U – Utility Zone, and to add additional development standards to accommodate the draft approved Draft Plan of Subdivision File 19T-25V007.



## Location Map To By-Law 177-2026

**File:** Z.25.018  
**Related Files:** 19T-25V007  
**Location:** 11131 and 11231 Huntington Road  
Part of West Half of Lot 28 and  
Part of Lot 29, Concession 9  
**Applicant:** Argo Kleinburg Limited  
**City of Vaughan**

 Subject Lands