

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 182-2026**

**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

**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 to RT1 (H) – Townhouse Residential Zone, R4 (H) – Fourth Density Residential Zone, R5 (H) – Fifth Density Residential Zone and FD – Future Development Zone, all with the Holding Symbol “(H)”, and OS1 – Public Open Space Zone, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1267, as follows:

Exception Number 1267	Municipal Address:
Applicable Parent Zone: RT1, R4, R5, OS1, FD	10983 Huntington Road
Schedule A Reference: 194, 195	
By-law 182-2026	
14.1267.1 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-1857, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <ul style="list-style-type: none"> <li>a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be <u>used</u> only for <u>Agricultural 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 By-law 182-2026.</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: <ul 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. Block 79 (Future Development Block) shown on Draft Plan of Subdivision File 19T-25V008 for the Subject Lands must be developed together with the adjacent lands to the west, being the lands zoned “RE (H) Estate Residential Zone”, with a Holding Symbol “(H)”, subject to site specific Exception 940.</li> </ul> </li> </ul> <p>2. Only the following <u>uses</u> shall be permitted on the lands <u>zoned</u> OS1 – Public Open Space Zone, as shown on Figure E-1857:</p> <ul style="list-style-type: none"> <li>a. <u>Passive Recreational Uses</u>.</li> </ul>	

14.1267.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned RT1 - Townhouse Residential Zone, as shown on Figure "E-1857":
  - a. The maximum lot coverage shall be 57%.
  - b. The maximum height shall be 12 metres.
2. The following provisions shall apply to the lands zoned R4 – Fourth Density Residential Zone, as shown on Figure "E-1857":
  - a. The maximum height shall be 12 metres.
3. The following provisions shall apply to the lands zoned R5 – Fifth Density Residential Zone, as shown on Figure "E-1857":
  - a. The minimum lot area shall be 217 m<sup>2</sup>.
  - b. The maximum height shall be 12 metres.

14.1267.3 Figures

Figure E-1857

- c) Adding a new Figure E-1857 in Subsection 14.1267 attached hereto as Schedule "1".
  - d) Amending Maps 194 and 195 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.

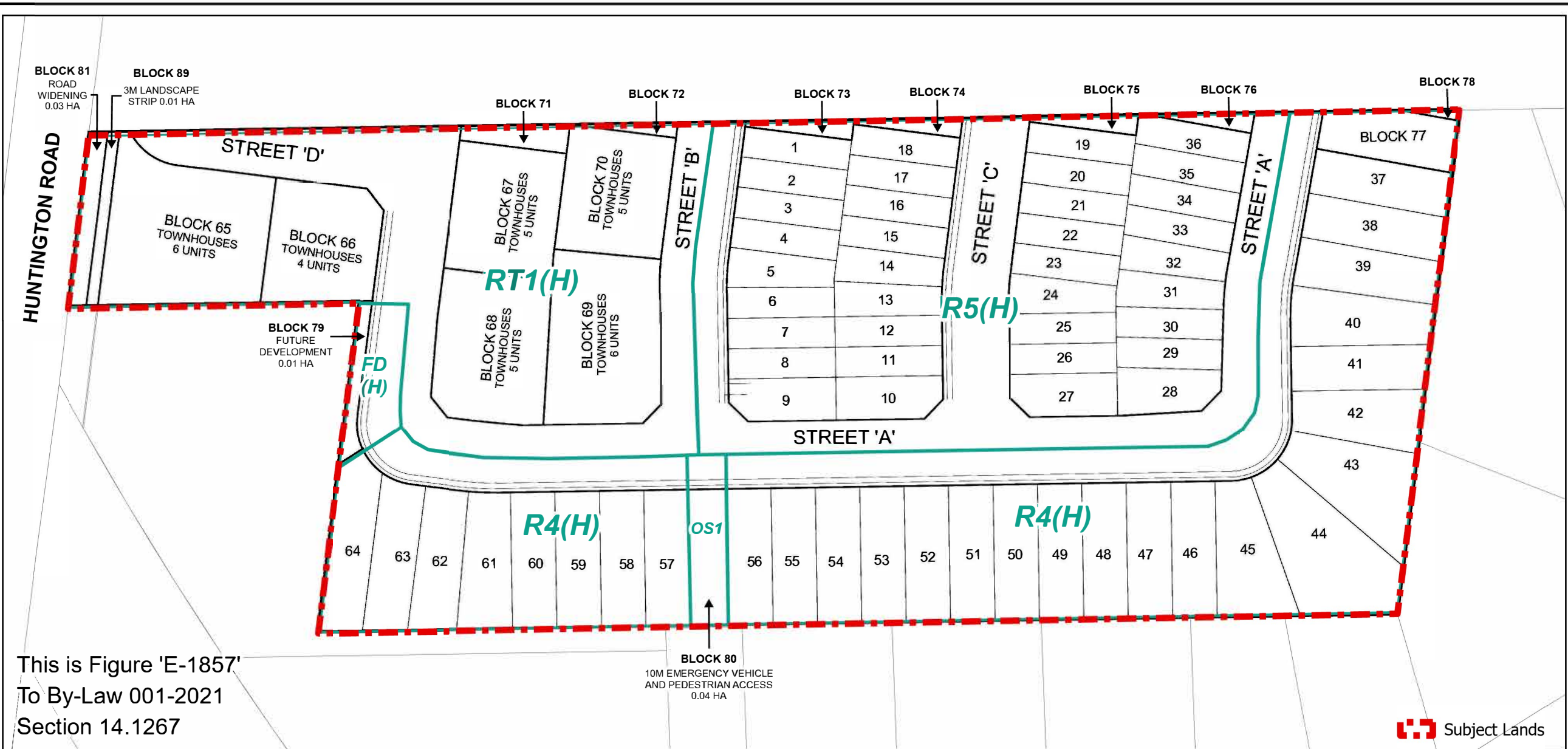
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 4 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-1857'  
 To By-Law 001-2021  
 Section 14.1267



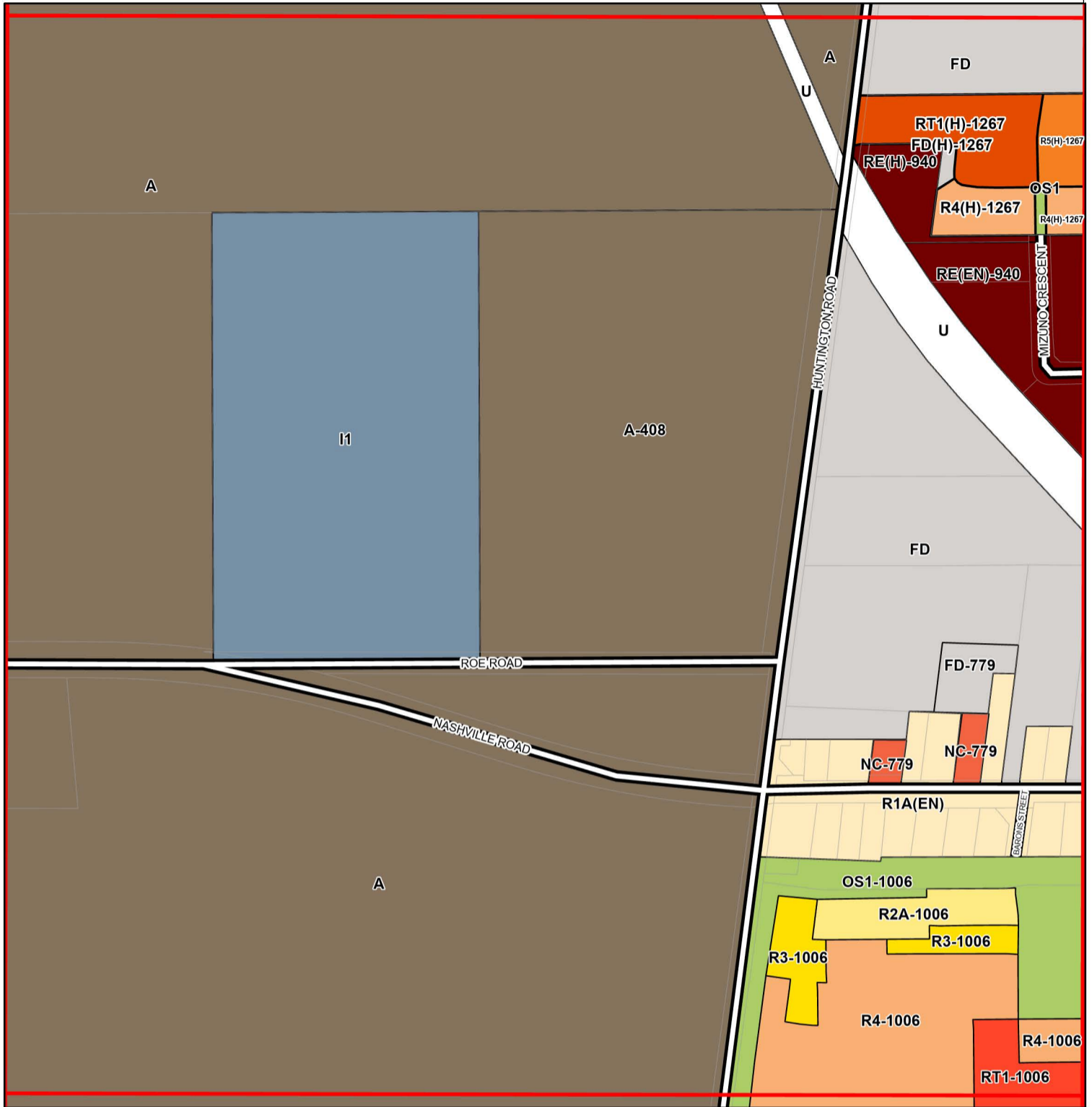
**File:** Z.25.022  
**Related File:** 19T-25V008  
**Location:** Part of Lot 27, Concession 9  
**Applicant:** 1321362 Ontario Inc. (Vitullo South)  
**City of Vaughan**

This is Schedule '1'  
 To By-Law 182-2026  
 Passed the 23rd Day of June, 2026

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

# Zoning By-law 001 - 2021

Schedule A | Map 194



**Conservation, Open Space 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)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate 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)
- 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

**VAUGHAN**

232	233	234	235	236
212	213	214	215	216
192	193	194	195	196
172	173	174	175	176
153	154	155	156	157

June 2026

1:5,070

This is Schedule '2'  
To By-Law 182-2026  
Passed the 23rd Day of June, 2026

**File:** Z.25.022  
**Related File:** 19T-25V008  
**Location:** Part of Lot 27, Concession 9  
**Applicant:** 1321362 Ontario Inc. (Vitulo South)  
**City of Vaughan**

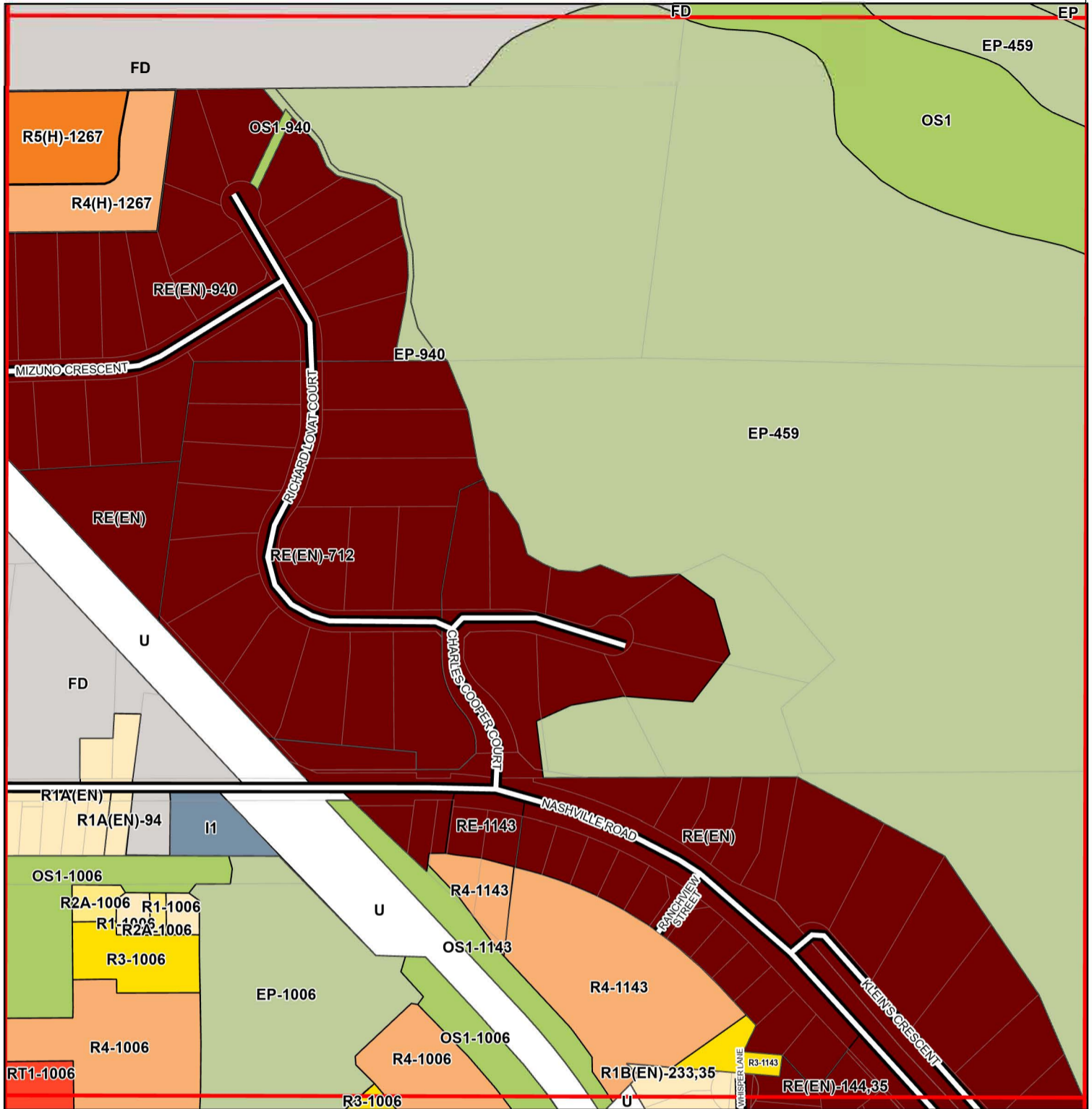
Signing Officers

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Mayor

\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 195



**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); R4(A/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)
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**Employment Zones**

- EM1 (Prestige Employment Zone)
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**Other Zones**

- I1 (General Institutional Zone)
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**VAUGHAN**

233	234	235	236	237
213	214	215	216	217
193	194	195	196	197
173	174	175	176	177
154	155	156	157	158

June 2026

This is Schedule '3'  
To By-Law 182-2026  
Passed the 23rd Day of June, 2026

File: Z.25.022  
Related File: 19T-25V008  
Location: Part of Lot 27, Concession 9  
Applicant: 1321362 Ontario Inc. (Vitullo South)  
City of Vaughan

Signing Officers

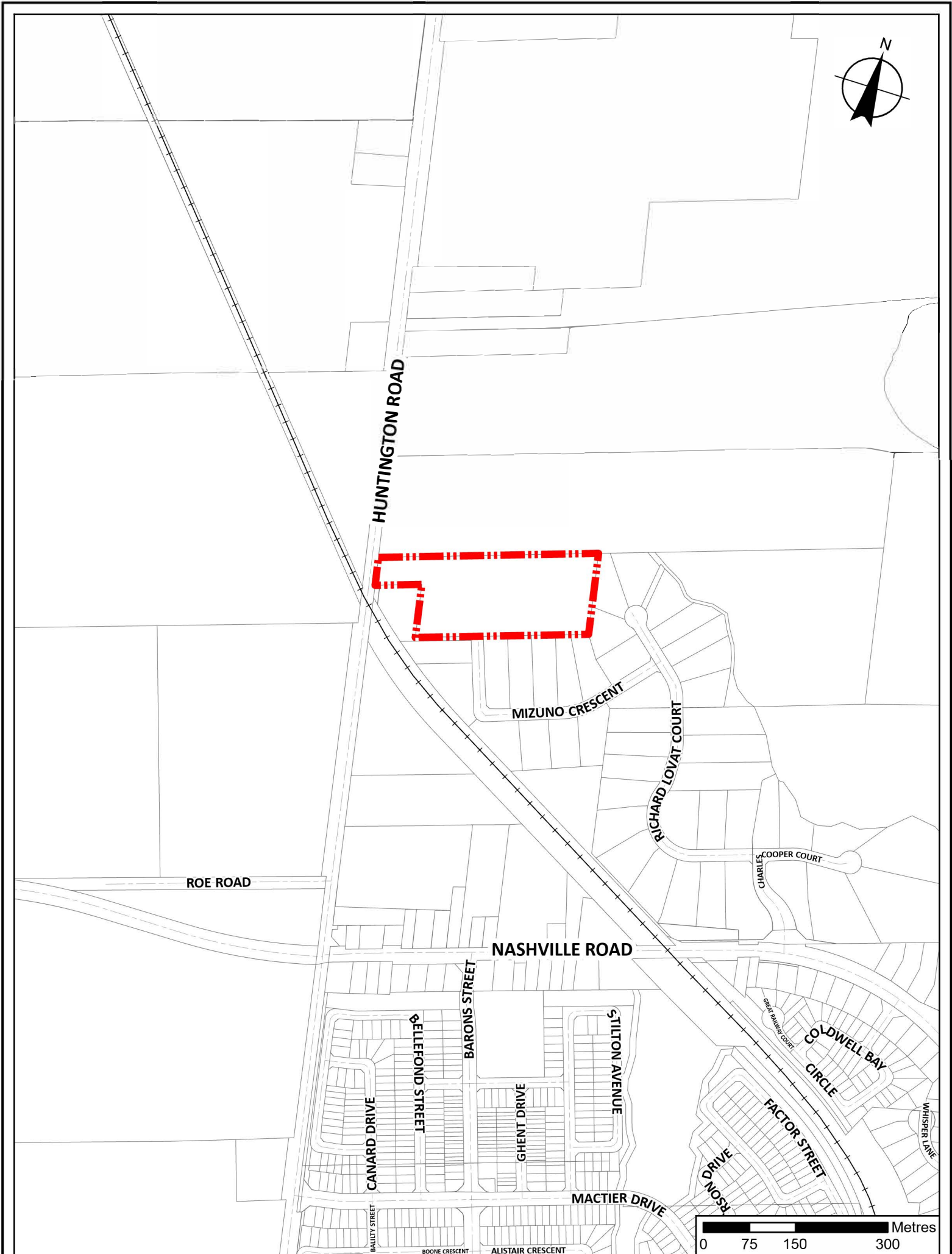
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Mayor

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Clerk

## **SUMMARY TO BY-LAW 182-2026**

The lands subject to this By-law are located on the east side of Huntington Road, north of Nashville Road, being Part of Lot 27, Concession 9 and municipally known as 10983 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 rezone the Subject Lands from FD – Future Development Zone to RT1 (H) – Townhouse Residential Zone, R4 (H) – Fourth Density Residential Zone, R5 (H) – Fifth Density Residential Zone, and FD – Future Development Zone, with a Holding Symbol “(H)”, and OS1 – Public Open Space Zone, and to add additional development standards to accommodate the draft approved Draft Plan of Subdivision File 19T-25V008.



## Location Map To By-Law 182-2026

**File:** Z.25.022

**Related File:** 19T-25V008

**Location:** Part of Lot 27, Concession 9

**Applicant:** 1321362 Ontario Inc. (Vitulo South)

**City of Vaughan**



**Subject Lands**