

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 216-2026

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

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the Subject Lands have been addressed to the satisfaction of the City;

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

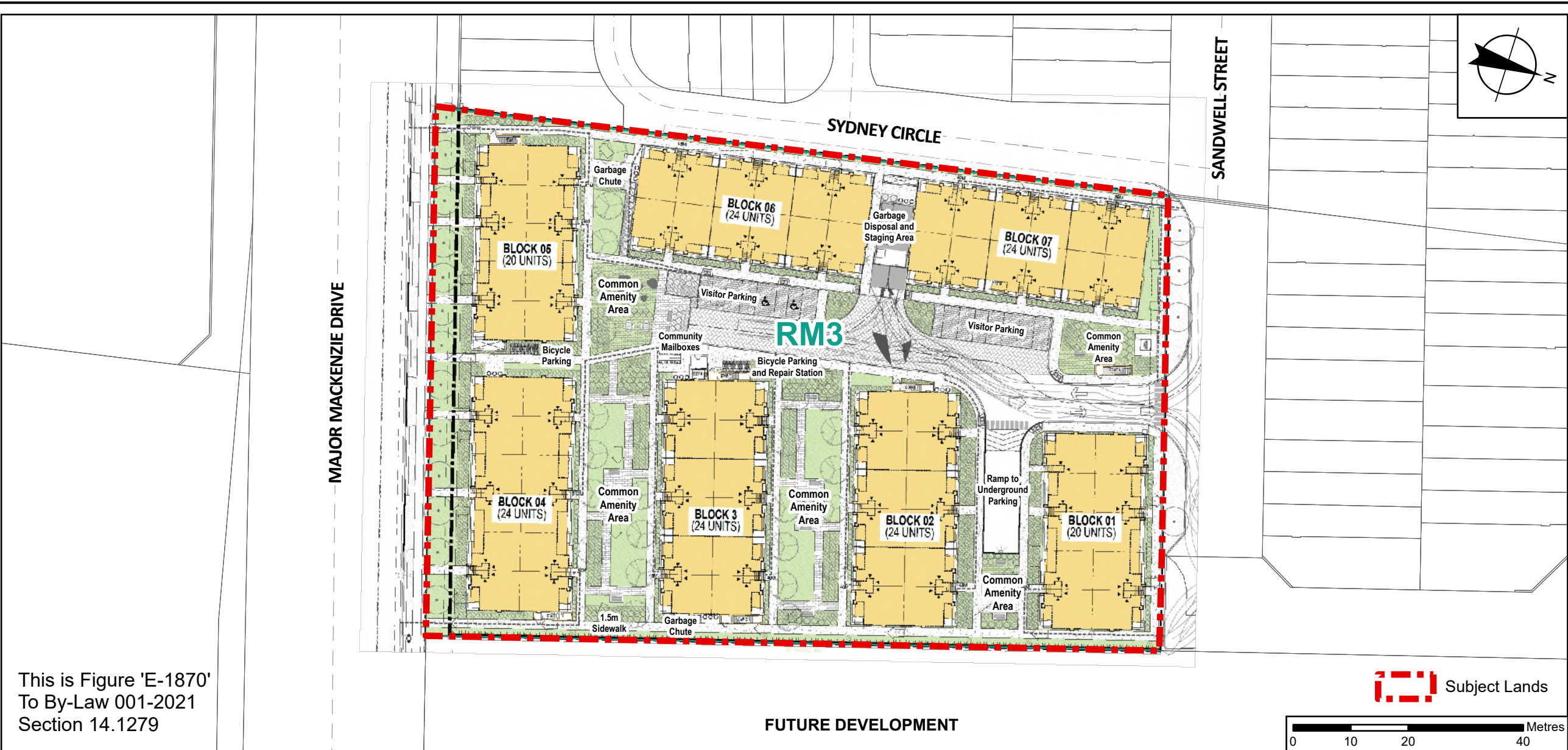
1. That City of Vaughan By-law Number 001-2021, as amended, is hereby further amended by:
 - a) Deleting Subsection 14.1279.1 in Exception 14.1279 and replacing it with the word “Deleted”.
 - b) Deleting Figure E-1870 in Exception 14.1279 and replacing it with Figure E-1870 attached hereto as Schedule ‘1’.
 - c) Amending Map 163 in Schedule A in the form attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedule ‘2’ attached hereto, and effectively zoning the Subject Lands “Multiple Unit Residential (RM3) Zone” with Exception 1279.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 29th day of September, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 33 of Report No. 29 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 September 29, 2026.
Approved by Mayoral Decision MDC 010-2026 dated September 29, 2026.
Effective Date of By-Law: September 29, 2026



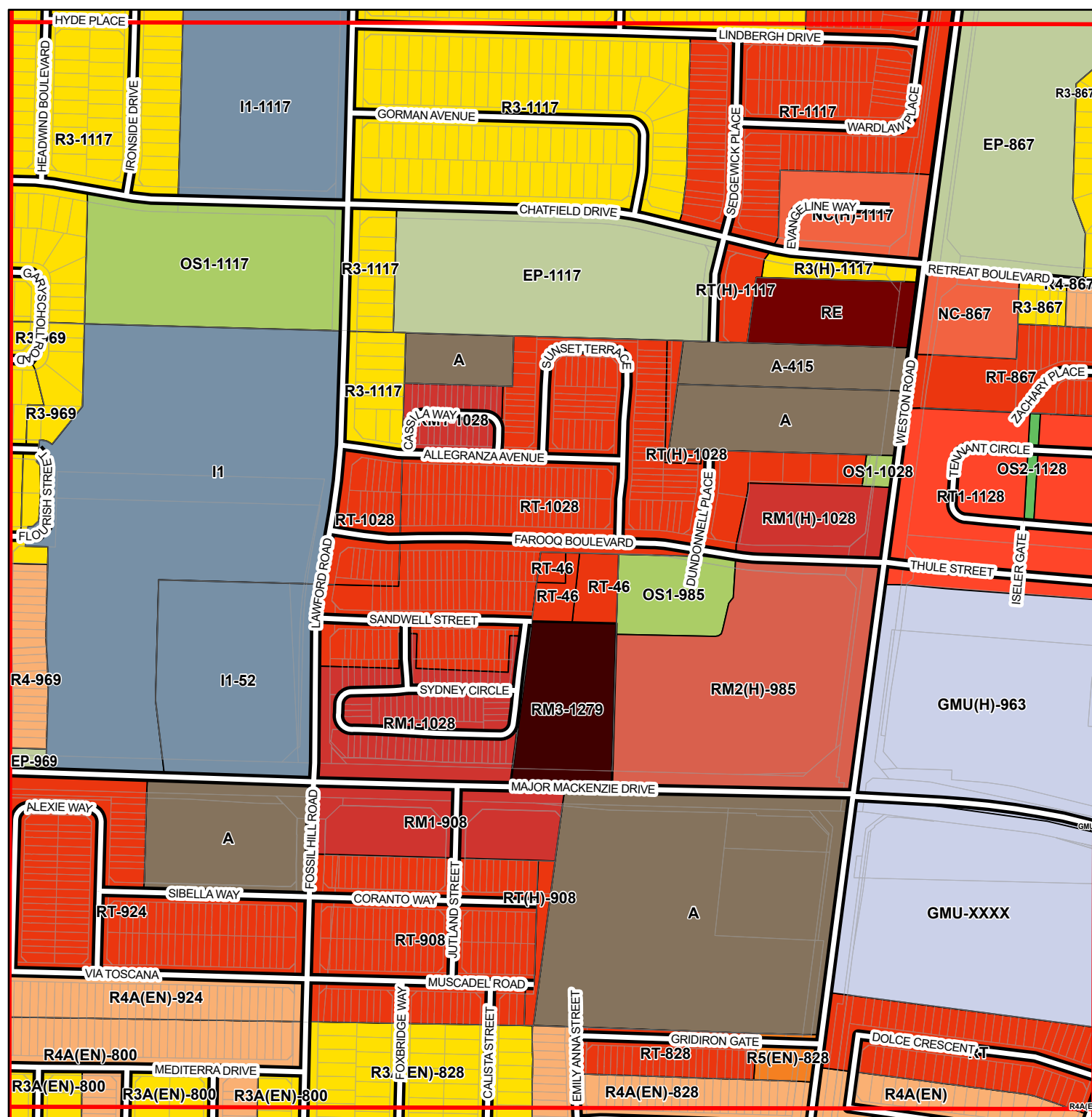
File: Z.25.050
Related Files: DA.22.071
Location: 3836 and 3850 Major Mackenzie Drive West
 Part of Lot 21, Concession 6
Applicant: NJS Developments Inc.
City of Vaughan

This is Schedule '1'
 To By-Law 216-2026
 Passed the 29th Day of September, 2026

Signing Officers

 Mayor

 Clerk

Schedule A | Map 163

 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)

-  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)

 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)

Employment Zones

 EM1 (Prestige Employment Zone)
 EM2 (General Employment Zone)

 EM3 (Mineral Aggregate Operation 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

1:5 070



200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146
124	125	126	127	128

September 2026

This is Schedule '2'
To By-Law 216-2026
Passed the 29th Day of September, 2026

File: Z.25.050

Related Files: DA.22.071

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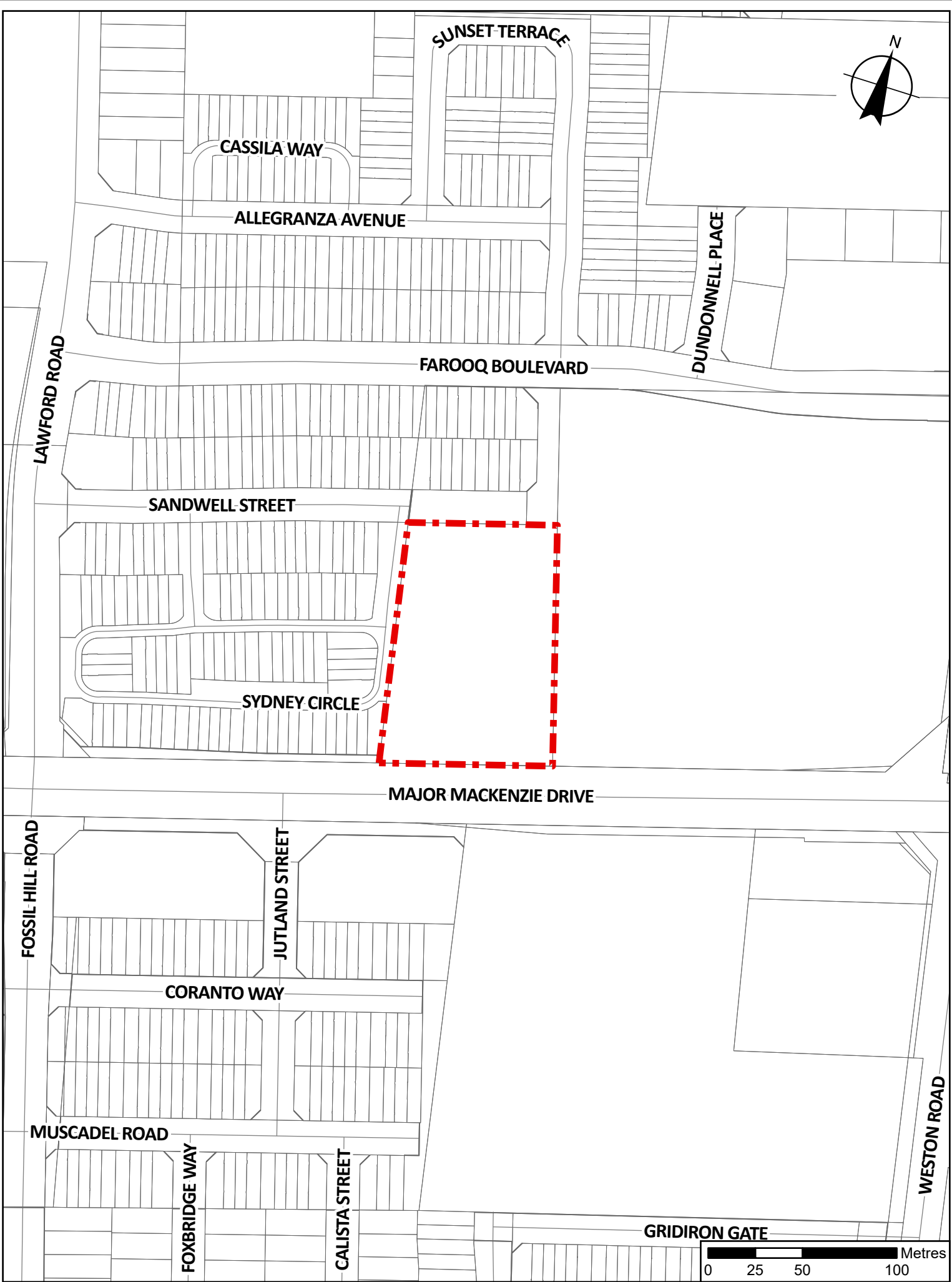
SUMMARY TO BY-LAW 216-2026

The lands subject to this By-law are located on the north side of Major Mackenzie Drive West, west of Weston Road, municipally known as 3836 and 3850 Major Mackenzie Drive West, being Part of Lot 21, Concession 6, 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 remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “Multiple Residential Zone (RM3) Zone” with exception 1279, to facilitate and permit the development of 160 stacked back-to-back townhouse residential units across seven blocks. The Subject Lands were originally zoned with the Holding Symbol “(H)” by Zoning By-law Amendment 176-2026. The by-law required the holding provision to remain in place until the conditions were met to the satisfaction of the Development Engineering Department, and Council assigned servicing capacity in accordance with the City’s approved Servicing Capacity and Distribution Policy, and the Owner submitted a concept for an alternate roadway in lieu of the Sunset Terrace Extension.

On August 18, 2026 the Development and Parks Planning Department issued a Notice of Approved Conditions (NOAC) to the Owner of the Site Development Application process. The NOAC identifies the requirements needed in order to proceed with site plan approval. The Owner provided a resubmission of the site plan application on August 18, 2026 and it is currently under review by City staff and awaiting comment. In conjunction with the related transportation holding provision, execution of an Agreement with the City related to the alternate roadway for Sunset Terrace (including conveyance of a public access easement, associated with LC’s and fees) is required prior to Development Engineering’s Site Plan approval and prior to the execution of the Site Plan Agreement.

On September 15, 2026 the Development Engineering Department confirmed the allocation of servicing capacity for the Subject Lands by receiving a Council Resolution. Therefore, servicing allocation has been provided for the Subject Lands.



Location Map To By-Law 216-2026

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 Subject Lands