

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 217-2026

A By-law to amend By-law 001-2021, as amended by 094-2024.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

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, be and is hereby further amended by:
 - a) Deleting Figures “E-781” and “E-781A” in Section 14.428.2 and replacing them with Figure “E-781” attached hereto as Schedule “1”, thereby rezoning the lands shown as “Subject Lands” from “R2A – Second Density Residential Zone”, “R3A – Third Density Residential Zone”, “R4 – Fourth Density Residential Zone”, “A – Agriculture Zone”, and “EP – Environmental Protection Zone” to “R3A(H) – Third Density Residential Zone” with a Holding Symbol “(H)”, “A – Agriculture Zone”, and “EP – Environmental Protection Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting Subsection 14.428.1 and 14.428.2 in Part 14 Exception Zones.
 - c) Adding a new Part 14 Exception Zone with new Subsections, being Subsections 14.428.1, 14.428.2, 14.428.3, and 14.428.4. as follows:

Exception Number 14.428	Municipal Address: 5315 Kirby Road
Applicable Parent Zones: R3A(H), A, and EP	
Schedule A Reference: 238	
By-law 217-2026	
14.428.1 Permitted Uses	
1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Figure “E-781” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or 36(3) of the <i>Planning Act</i>: a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of enactment of By-law 217-2026; b. The removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof shall be contingent on the following: i. The Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 55 East to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department; ii. The Owner shall submit a letter from the Block Trustee for Block 55 East Developers’ Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 East Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and iii. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Subject Lands, including but not limited to, roads, water, wastewater, storm and stormwater management pond, land conveyances including the construction of streets and roads within the Subject Lands. The Agreement shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department. iv. In addition to b) i, b) ii, and b) iii above, the Holding Symbol “(H)” shall not be removed from the lands shown as “Block 31” on Figure “E-781” until, following the registration of the Draft Plan of Subdivision and the transfer of the lands identified as “Greenbelt Lands to be Conveyed” on Figure “E-781” to the Toronto and Region Conservation Authority, the Owner registers separate Section 118 title restrictions on the lands shown as “Part A” and “Block 31” on Figure “E-781” to the effect of prohibiting their individual sale or conveyance without the City’s consent to the satisfaction of the City. v. In addition to b) i, b) ii, and b) iii above, the Holding Symbol “(H)” shall not be removed from the lands shown as Lots 16, 17 and 18, which are to be used as a temporary turning circle on the Subject	

Lands as shown on Figure “E-781”, until one of the following conditions has been fulfilled to the satisfaction of the Development Engineering Department:

1. A turning circle is constructed in the adjacent subdivision at 5445 Kirby Rd. known as Greco Lands (File 19T-16V007) consistent with the City’s Design Criteria and to the satisfaction of the City, and the Owner has removed the temporary turning circle within the Subject Lands and reconstructed the Silver Morning Ct. right-of-way consistent with the City’s Design Criteria, at no cost and to the satisfaction of the City; or,
 2. Should the adjacent subdivision at 5445 Kirby Rd. known as Greco Lands (File 19T-16V007) develop concurrently to allow Silver Morning Court to be built to its ultimate right-of-way, a temporary turn around would not be required and the Holding Symbol “(H)” may be removed, subject to written confirmation from the Development Engineering Department;
2. The following uses shall be the only permitted uses on the lands zoned A – Agriculture Zone and identified as “Part A”, as shown on Figure “E-781”:
- a. One (1) single detached dwelling, provided that access from a driveway crossing Block 31 is provided as shown on Figure “E-781”; and
 - b. Accessory uses, buildings, and structures to a single detached dwelling.

14.428.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned R3A(H), as shown on Figure “E-781”:
 - a. The minimum lot frontage for Lots 1 to 25 inclusive shall be 10.9 m;
 - b. The minimum lot frontage for Lots 26 to 30 inclusive shall be 10.0 m;
 - c. The minimum lot frontage for Block 31 shall be 6.0 m;
 - d. The minimum lot area for Block 31 shall be 220 m²;
 - e. The minimum rear yard for Lots 21, 22, 23, 29, and 30 shall be 6.0 m;
 - f. The minimum interior side yard for a lot abutting a non-residential use including a walkway, greenway, buffer block, maintenance access road, or stormwater management facility shall be 1.2 m;
 - g. The minimum interior side yard shall be 0.6 m where the abutting interior side yard is 1.2 m or greater. This provision shall not apply where an interior side yard abuts a non-residential use; AND
 - h. A porch, including access stairs from grade, shall be permitted to encroach 2.1 m into the required front yard, rear yard, and exterior side yard, but shall be no closer than 1.2 m from the applicable front, rear, or exterior side lot line.

2. The following provisions shall apply to the lands zoned “A – Agriculture” on Figure “E-781”: a. The minimum <u>lot area</u> of the lands labeled as “Greenbelt Lands to be Conveyed” as shown on Figure “E-781” shall be 1.528 ha; b. The minimum <u>lot area</u> of the lands labeled as “Part A” as shown on Figure “E-781” shall be 1,245.0 m²; c. The minimum <u>lot area</u> of the combined lands of “Part A” and Block 31 as shown on Figure “E-781” shall be 1,465.0 m²; d. The maximum <u>lot coverage</u> of the lands labeled as “Part A” as shown on Figure “E-781” shall be 10%; e. The minimum <u>lot frontage</u> of the lands labeled as “Part A” shall be deemed to be the 6 m stretch of shared lot line between the “Part A” lands and Block 31 as shown on Figure “E-781”; f. The minimum <u>front yard</u> shall be 5.7 m measured from the easterly <u>lot line</u> of the lands labeled as “Part A” as shown on Figure “E-781”; g. The minimum <u>interior side yard</u> shall be 1.5 m measured from the northerly and southerly <u>lot lines</u> of the lands labeled as “Part A” as shown on Figure “E-781”; h. The minimum <u>rear yard</u> shall be 15 m measured from the westerly <u>lot line</u> of the lands labeled as “Part A” as shown on Figure “E-781”; i. The maximum <u>driveway width</u> of lands the labeled as “Part A” as shown on Figure “E-781” shall be 9 m; AND j. Any <u>driveway</u> on the lands labeled as “Part A” as shown on Figure “E-781” shall be located on a stable surface and treated with a hard surface dustless material, such as asphalt, concrete, permeable paving surface, or a similar material.	
14.428.3	Landscaping
1. The following landscaping requirements shall apply to the lands zoned R3A(H), as shown on Figure “E-781”: a. Where the <u>lot frontage</u> of a <u>lot</u> is 12.0 m or greater, the minimum <u>landscape</u> requirement applicable to the <u>yard</u> in which a <u>driveway</u> is located shall be 33%, of which 60% shall be <u>soft landscape</u>.	
14.428.4	Figures
Figure E-781	

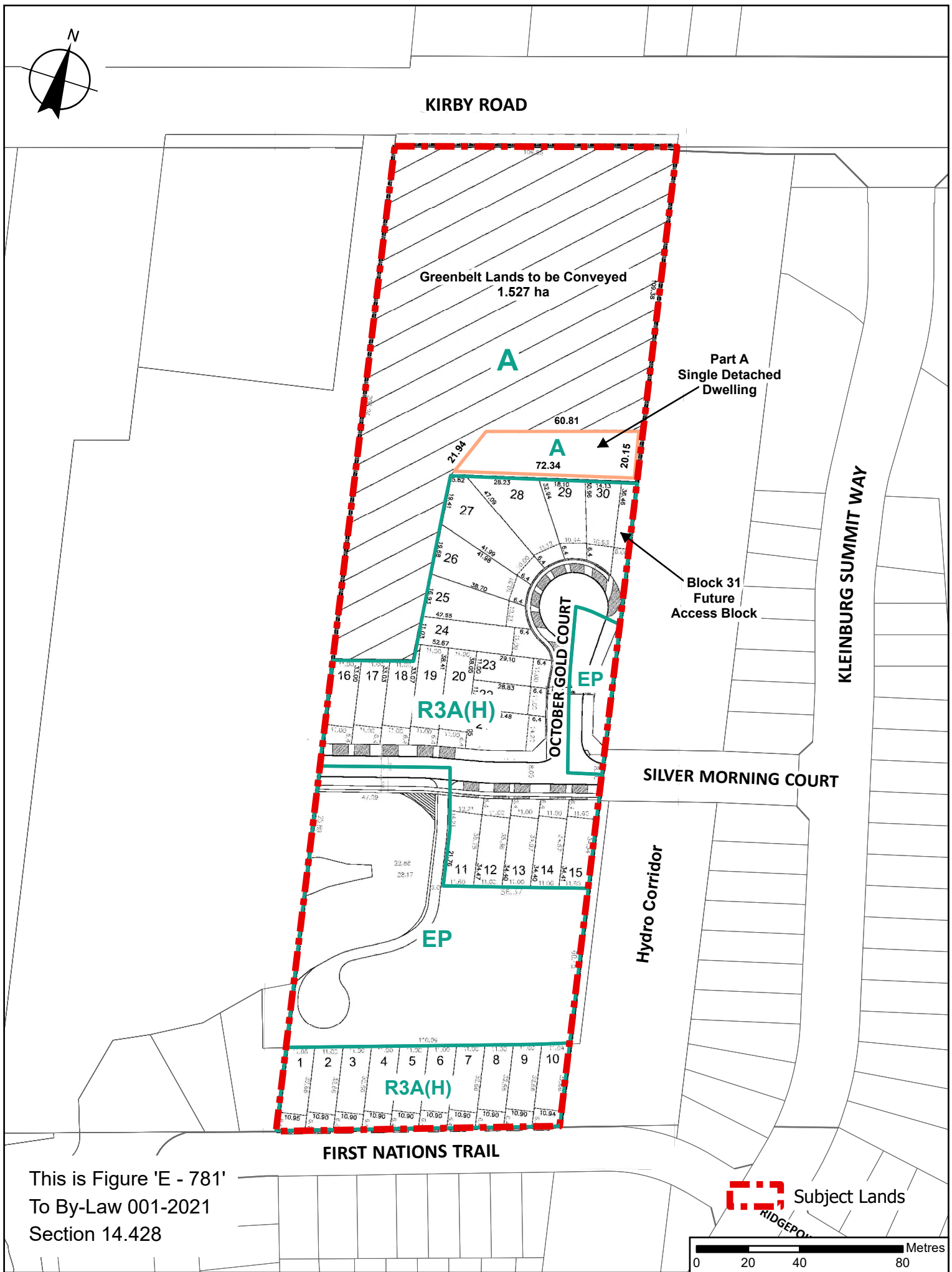
- d) Deleting Map 238 in Schedule A and substituting therefor Map 238 attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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. 2 of Report No. 31 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 29, 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



This is Schedule '1'
To By-Law 217-2026
Passed the 29th Day of September, 2026

File: Z.25.047

Related File: 19T-17V002

Location: 5315 Kirby Road

Part of Lot 30, Concession 8

Applicant: Peter Cipriano c/o 1539028 Ontario Inc.

City of Vaughan

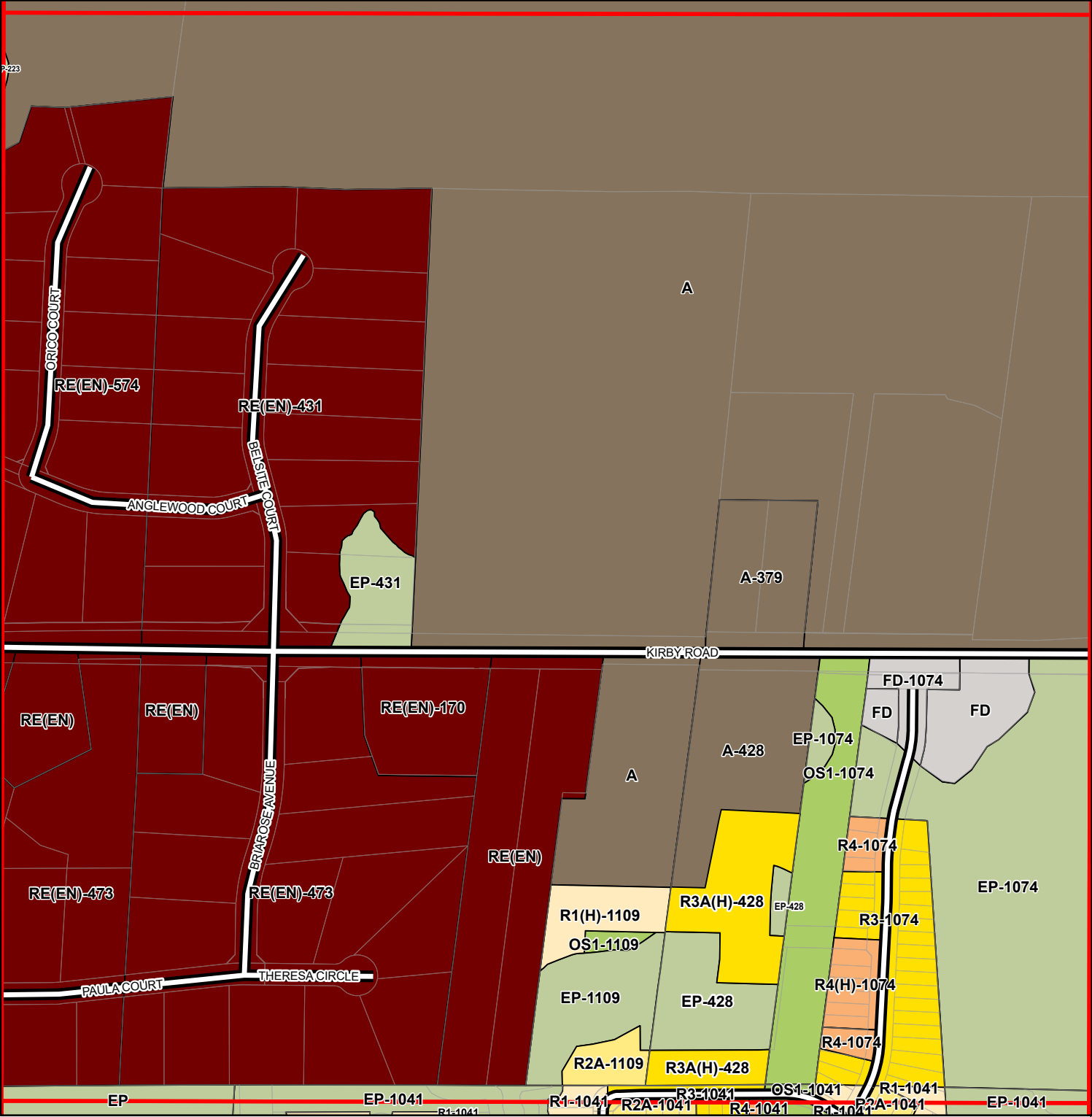
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 238



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)
- 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

Vaughan

276	277	278	279	280
256	257	258	259	260
236	237	238	239	240
216	217	218	219	220
196	197	198	199	200

1:5,070
September 2026

This is Schedule '2'
To By-Law 217-2026
Passed the 29th Day of September, 2026

File: Z.25.047
Related File: 19T-17V002
Location: 5315 Kirby Road
Part of Lot 30, Concession 8
Applicant: Peter Cipriano c/o 1539028 Ontario Inc.
City of Vaughan

Signing Officers

Mayor

Clerk

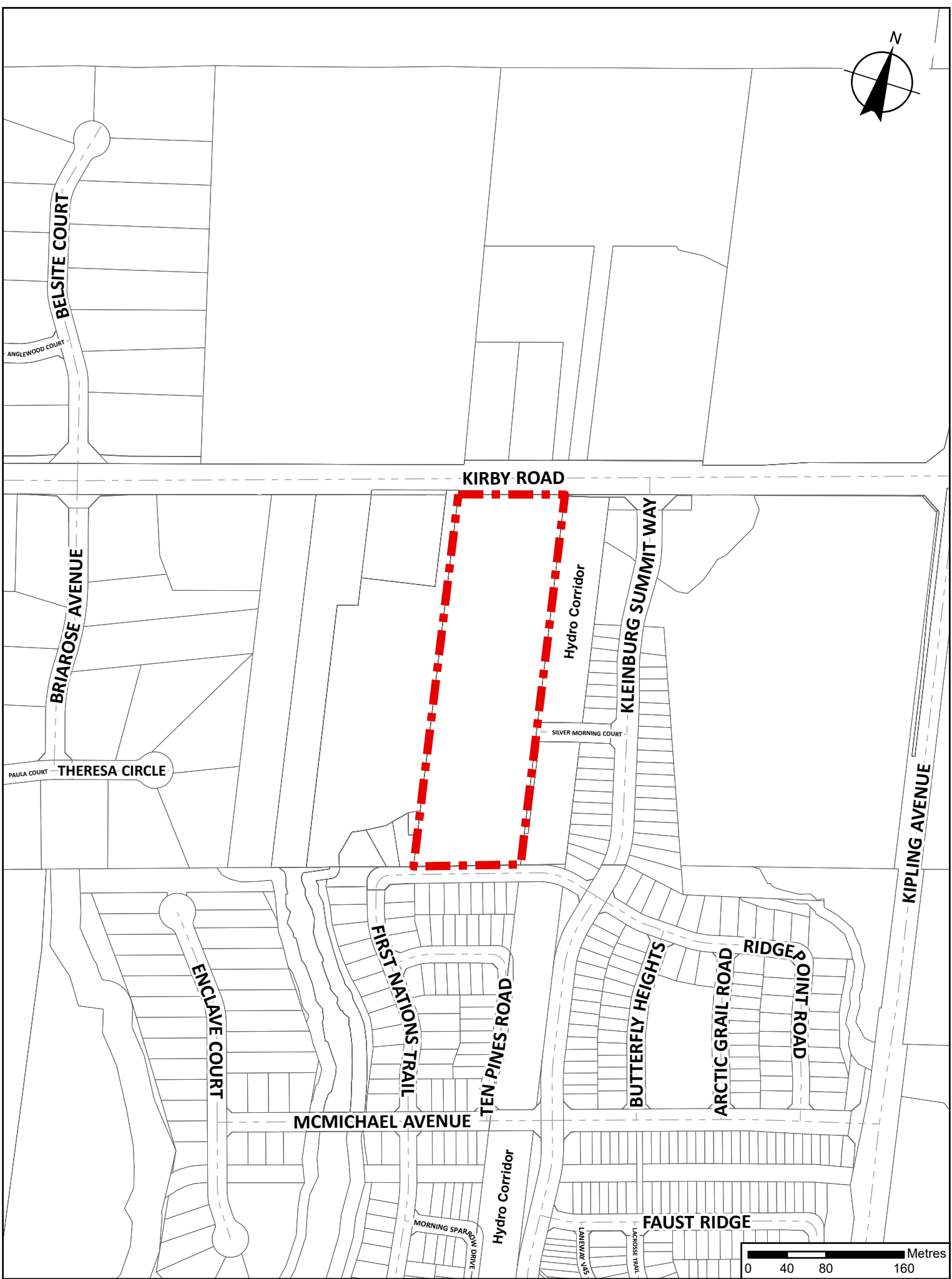
SUMMARY TO BY-LAW 217-2026

The lands subject to this By-law are located in the vicinity of Kirby Road and Kipling Avenue, are municipally known as 5315 Kirby Road, are Part of Lot 30, Concession 8 in City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Zoning By-law 001-2021, as amended by 094-2024, to permit a residential draft plan of subdivision (File 19T-17V002) consisting of 30 single detached dwellings, two streets, and various blocks for open space, stormwater management, and access. This By-law also imposes limitations over the size, configuration, and use of lands identified as “Part A” as shown on Schedule “1”.

This By-law rezones the Subject Lands from “R2A – Second Density Residential Zone”, “R3A – Third Density Residential Zone”, “R4 – Fourth Density Residential Zone”, “A – Agriculture Zone”, and “EP – Environmental Protection Zone” to “R3A(H) – Third Density Residential Zone” with a Holding Symbol “(H)”, “A – Agriculture Zone”, and “EP – Environmental Protection Zone”. This By-law also deletes and replaces existing provisions of Site-Specific Exception 14.428, including the existing Figure “E-781” and “E-781A”, with new provisions and a new Figure “E-781” to facilitate site-specific development standards such as reduced lot frontages, setbacks, and landscape requirements for residential lots zoned “R3A – Third Density Residential Zone” and the lands shown as “Part A” on Schedule “1”.

A Holding Symbol “(H)” is imposed over all portions of the lands zoned “R3A – Third Density Residential Zone”. The Holding Symbol “(H)” may not be lifted until the Owner enters into a new Subdivision Agreement with the City and demonstrates that all cost sharing obligations with the Block 55 East Developers’ Group have been fulfilled. Additional Holding Symbol “(H)” conditions have been placed over Block 31 and Lots 16, 17, and 18 as shown on Figure “E-781” to ensure their orderly development.



Location Map
To By-Law 217-2026

File: Z.25.047
Related File: 19T-17V002
Location: 5315 Kirby Road
Part of Lot 30, Concession 8
Applicant: Peter Cipriano c/o 1539028 Ontario Inc.
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