

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 218-2026

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

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, is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone and EP-ORM Environmental Protection Zone, subject to the Oak Ridges Moraine Suffix to EP-ORM Environmental Protection Zone subject to the Oak Ridges Moraine Suffix, OS1 Public Open Space Zone, R2 Second Density Residential Zone, and R4A Fourth Density Residential Zone with the Holding Symbol “(H)” in the manner shown on said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1289, as follows:

Exception Number: 1289	Municipal Address: 1078 and 1150 Major Mackenzie Drive West
Applicable Parent Zone: R2, R4A	
Schedule A Reference:	
By-law: 218-2026	
14.1289.1 Permitted Uses	
1. The following provisions shall apply to the lands <u>zoned</u> with the Holding Symbol “(H)” as shown on Figure E-1880 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act: a. Removal of the Holding Symbol “(H)” from the R2 Second Density Residential Zone and R4A Fourth Density Residential Zone, or any portion thereof, shall be contingent on the following: 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.	
14.1289.2 Lot and Building Requirements	
1. The following provisions shall apply to the lands <u>zoned</u> R2 Second Density Residential Zone, as shown on Figure E-1880: a. The minimum <u>interior side yard</u> shall be 0.6 metres where the abutting <u>interior side yard</u> is 1.2 metres or greater. This provision shall not apply where the <u>interior side yard</u> abuts a non-residential <u>use</u>; b. The minimum in <u>interior side yard</u> shall be 2.4 metres where the <u>interior side lot line</u> abuts a walkway, <u>greenway</u>, or <u>stormwater management facility</u>; and c. The maximum <u>lot coverage</u> shall be 65%. 2. The following provisions shall apply to the lands <u>zoned</u> R4A Fourth Density Residential Zone, as shown on Figure E-1880: a. The maximum <u>height</u> shall be 11 metres; and b. The <u>minimum interior side yard</u> shall be 0.6 metres which may abut another <u>interior side yard</u> of 0.6 metres or 1.2 metres. This provision shall not apply where an <u>interior side yard</u> abuts a non-residential <u>use</u>.	
14.1289.3 Other Provisions	
1. The following provisions shall apply to the lands <u>zoned</u> R2 Second Density Residential Zone and R4A Fourth Density Residential Zone as shown on Figure E-1880: a. Access stairs, open, or unenclosed and eaves, eavestroughs, and gutters shall be permitted to encroach a maximum of 0.45 m into the minimum required <u>interior side yard</u> where the <u>interior side yard</u> is at least 0.6 m, and by a maximum of 0.6 m into the minimum required <u>interior side yard</u> where the <u>interior side yard</u> is at least 1.2 m. b. A minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest <u>lot line</u> except access stairs, open or unenclosed, eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 m to the nearest <u>lot line</u>.	

c. The minimum <u>landscape</u> requirement for a <u>yard</u> in which a <u>driveway</u> is located shall be 25%, of which 60% shall be <u>soft landscape</u> for <u>lots</u> with a <u>lot frontage</u> between 6 metres and 11.99 metres. d. The minimum <u>landscape</u> requirement for a <u>yard</u> in which a <u>driveway</u> is located shall be 33%, of which 60% shall be <u>soft</u> landscape for <u>lots</u> with a <u>lot frontage</u> of 12 metres and greater.
14.1289.4 Figures
Figure E-1880

- c) Adding a new Figure E-1880 in Subsection 14.1289 attached hereto as
Schedule “1”.

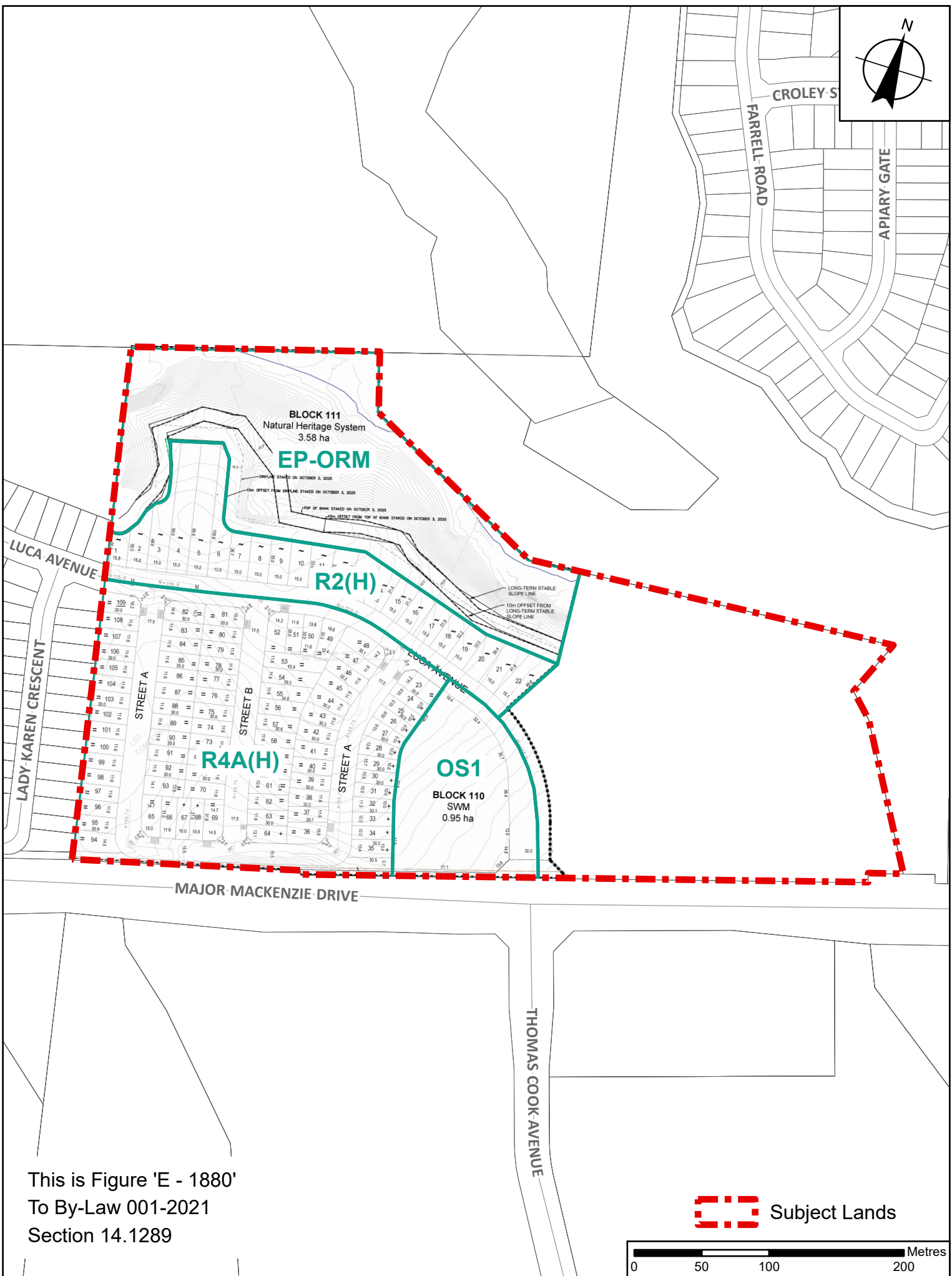
d) Amending Maps 170 and 171 in Schedule A in the forms attached hereto
as Schedule “2” and Schedule “3”.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 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 Figure 'E - 1880'
To By-Law 001-2021
Section 14.1289

This is Schedule '1'
To By-Law 218-2026
Passed the 29th Day of September, 2026

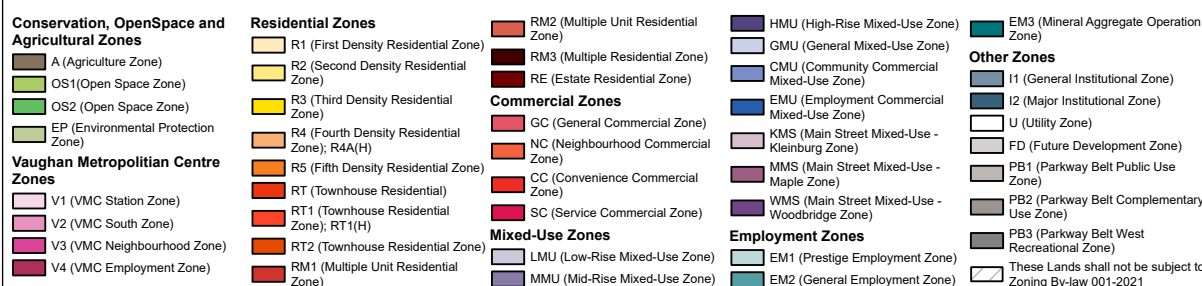
File: Z.26.001
Related File: 19T-26V001
Location: 1078 and 1150 Major Mackenzie Drive West
Part of Lot 21, Concession 2
Applicant: Senang Investments Limited
(c/o Alletto Developments Ltd.)
City of Vaughan

Signing Officers

Mayor

Clerk

Schedule A | Map 170



207	208	209	210	211
187	188	189	190	191
168	169	170	171	
149	150	151	152	
131	132	133	134	

1:5 070

September 2026

Passed the 29th Day of September, 2026

File: Z.26.001

Related File: 19T-26V001

Location: 1078 and 1150 Major Mackenzie Drive West

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Applicant: Senang Investments Limited
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City of Vaughan

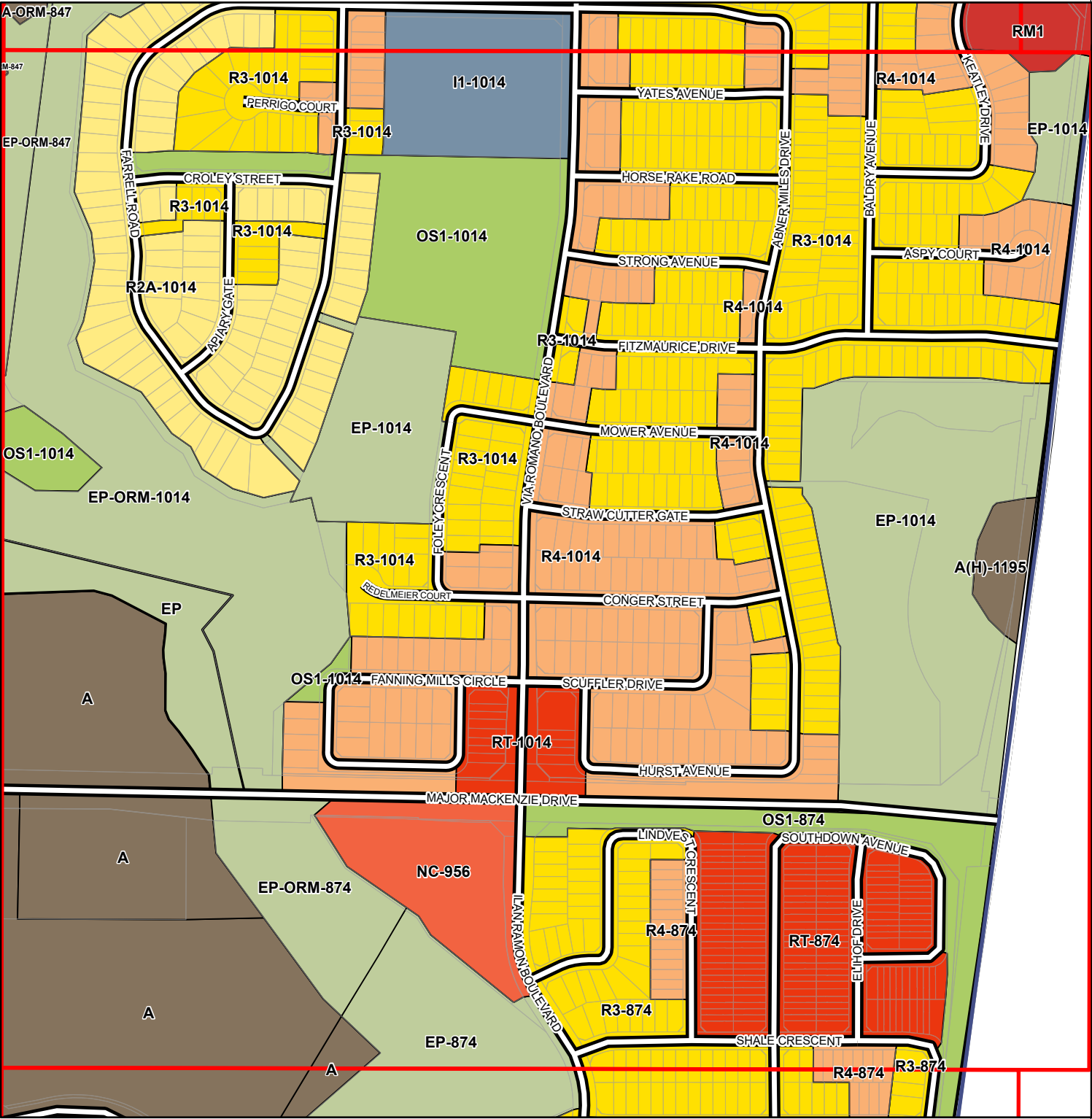
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Zoning By-law 001 - 2021

Schedule A | Map 171



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 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)

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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

These Lands shall not be subject to Zoning By-law 001-2021

208	209	210	211
188	189	190	191
169	170	171	191
150	151	152	
132	133	134	

1:5,420
September 2026

This is Schedule '3'
To By-Law 218-2026
Passed the 29th Day of September, 2026

File: Z.26.001
Related File: 19T-26V001
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Part of Lot 21, Concession 2
Applicant: Senang Investments Limited
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City of Vaughan

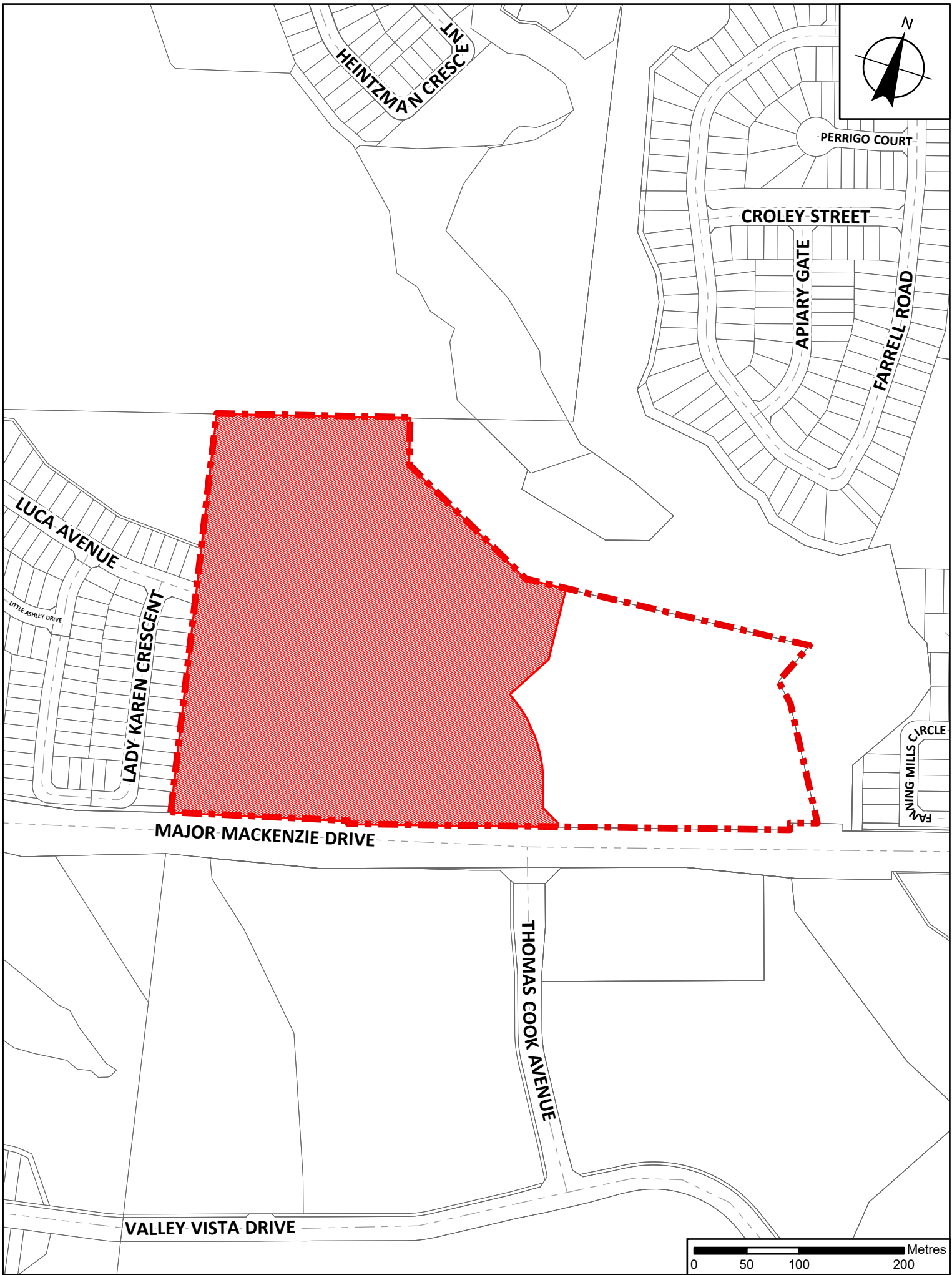
Signing Officers
Mayor
Clerk

SUMMARY TO BY-LAW 218-2026

The lands subject to this By-law are located at the north of Major Mackenzie Drive West, west of Bathurst Street, within the Block 12 community area, and is municipally known as 1150 and 1078 Major Mackenzie Drive West, being Part of Lot 21, Concession 2 in the City of Vaughan.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to re-zone the Subject Lands from A Agricultural Zone and EP-ORM Environmental Protection–Oak Ridges Moraine Zone to EP-ORM Environmental Protection-Oak Ridges Moraine Zone and OS1 Open Space Zone, and to R2 Second Density Residential Zone, and R4A Fourth Density Residential Zone with a Holding Symbol “(H)”, both subject to site-specific Exception 14.1289 to facilitate the development of 109 single detached dwelling units, a stormwater management facility, and a natural heritage system block.

Development on the Subject Lands shall not proceed until the City is satisfied that the Owner has fulfilled all conditions associated with the Holding Symbol “(H)” as outlined in this by-law and has submitted a formal application for the removal of the Holding provision.



Location Map To By-Law 218-2026

File: Z.26.001
Related File: 19T-26V001
Location: 1078 and 1150 Major Mackenzie Drive West
Part of Lot 21, Concession 2
Applicant: Senang Investments Limited
(c/o Alletto Developments Ltd.)
City of Vaughan

-  Subject Lands
-  Extent of Development