

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 170-2022**

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

**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 it is hereby further amended by:

a) Adding the following to Part 5.0: Specific Use Provisions as follows, and renumbering the subsequent subsections in sequential order:

**“5.18 School**

1. The following lot and building requirements shall only apply where a school is permitted by this By-law in a Residential or Main Street Mixed-Use zone:

- a) There shall be no minimum lot area;
- b) The minimum lot frontage shall be 20.0 m;
- c) The minimum front yard shall be 15.0 m;
- d) The minimum rear yard shall be 15.0 m;
- e) The minimum interior side yard shall be 15.0 m;
- f) The minimum exterior side yard shall be 15.0 m;
- g) The maximum lot coverage shall be 20%; and
- h) The maximum building height shall be 11.0 m.

2. Where a school is permitted by any other zone established by this By-law, the lot and building requirements of that zone shall apply.”

- b) Amending Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones as follows:
- i. Adding “School” as a permitted use under the “Community Uses” category in alphabetical order in the following zones:
    1. Estate Residential (RE) Zone;
    2. First Density Residential (R1) Zone;
    3. Second Density Residential (R2) Zone;
    4. Third Density Residential (R3) Zone;
    5. Fourth Density Residential (R4) Zone; and
    6. Fifth Density Residential (R5) Zone.
  - ii. Adding a new notation “(2)” to the “Additional requirements to Table 7-2” as follows:
    - “2. The uses subject to this notation are not permitted abutting a freight rail facility.”
  - iii. Adding a reference to notations “(1)” and “(2)” to “School”.
- c) Amending Table 7-6: Permitted Uses in the RT and RM Zones as follows:
- i. Adding “School” as a permitted use under the “Community Uses” category in alphabetical order in the following zones:
    1. Townhouse Residential One (RT1) Zone;
    2. Multiple Unit Residential (RM1) Zone;
    3. Multiple Unit Residential (RM2) Zone; and
    4. Multiple Unit Residential (RM3) Zone.
  - ii. Adding a reference to notation “(2)” to “School”.
- d) Amending Table 8-2: Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones as follows:
- i. Adding a reference to notations “(1)” and “(3)” to “School”.

- ii. Adding “School” as a permitted use under the “Community Uses” category to the following zones:
  - 1. Low-Rise Mixed-Use (LMU) Zone;
  - 2. General Mixed-Use (GMU) Zone; and
  - 3. Community Commercial Mixed-Use (CMU) Zone.
- e) Amending Table 8-4: Permitted Uses in the KMS, WMS and MMS Zones as follows:
  - i. Adding “School” as a permitted use under the “Community Uses” category in alphabetical order in the following zones:
    - 1. Main Street Mixed-Use – Kleinburg (KMS) Zone;
    - 2. Main Street Mixed-Use – Woodbridge (WMS) Zone; and
    - 3. Main Street Mixed-Use – Maple (MMS) Zone.
  - ii. Adding a new notation “(6)” to the “Additional requirements to Table 8-4” as follows:
    - “6. The uses subject to this notation are not permitted abutting a freight rail facility”.
  - iii. Adding reference to notations “(1)” and “(6)” to “School”.

Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

---

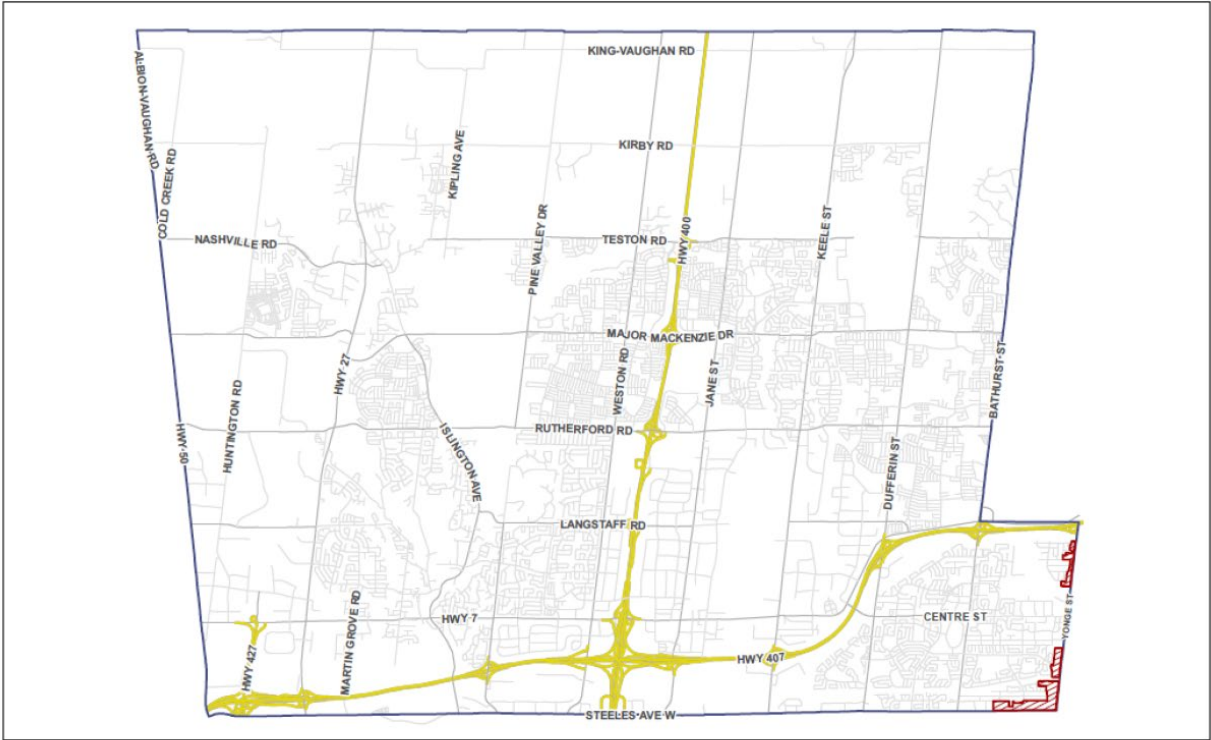
Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk

SCHEDULE 1

Lands Subject to Comprehensive Zoning By-law 001-2021



□ Lands Subject to Zoning By-law 001-21  
▨ Lands Subject to Zoning By-law 1-88

## **SUMMARY TO BY-LAW 170-2022**

The lands subject to this By-law include all lands within the City of Vaughan zoned Residential (R), Mixed-Use (MU) and Main Street Mixed-Use (MS) by Zoning By-law 001-2021.

The purpose of this By-law is to permit schools as-of-right in all residential and mixed-use zones, except for the Employment Mixed-Use (EMU) Zone, and establish separate lot and building requirements as applicable to a school use where permitted by in a Residential or Main Street Mixed-Use zone.