

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 057-2025**

**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, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “FD Future Development Zone”, “FD Future Development Zone” subject to site-specific Exception 14.1110, and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “R3 Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1205, as follows:

Exception Number 14.1205	Municipal Address:
Applicable Parent Zone: R3, R4, RT1, RM3	11075 - 11091 Weston Road
Schedule A Reference: 223	
By-law 057-2025	
14.1205.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Figure E-1778 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act:</p> <ol style="list-style-type: none"> <li>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 057-2025</li> <li>b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof, shall be contingent on the following: <ol 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> </ol> </li> </ol> <p>2. The following additional <u>uses</u> shall be permitted on the lands <u>zoned</u> RM3 Multiple Unit Residential Zone, as shown on Figure E-1778:</p> <ol style="list-style-type: none"> <li>a. <u>Street Townhouse Dwelling</u></li> <li>b. <u>Block Townhouse Dwelling</u></li> <li>c. <u>Multiple Unit Townhouse Dwelling</u>; and</li> <li>d. <u>Stacked Townhouse Dwelling</u></li> </ol>	
14.1205.2 Lot and Building Requirements	
<p>1. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> R3 Third Density Residential Zone, as shown on Figure “E-1778”:</p> <ol style="list-style-type: none"> <li>a. The maximum <u>height</u> shall be 11.0 m.</li> </ol> <p>2. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> R4 Fourth Density Residential Zone, as shown on Figure “E-1778”:</p> <ol style="list-style-type: none"> <li>a. The maximum <u>height</u> shall be 12.0 m.</li> </ol> <p>3. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential Zone, as shown on Figure “E-1778”:</p> <ol style="list-style-type: none"> <li>a. The minimum <u>rear yard</u> shall be 6.0 m.</li> </ol> <p>4. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> RM3 Multiple Unit Residential Zone, as shown on Figure “E-1778”:</p> <ol style="list-style-type: none"> <li>a. The maximum <u>lot area</u> shall be 20 m<sup>2</sup> per <u>dwelling unit</u>.</li> <li>b. The minimum <u>front yard</u> shall be 3.0 m.</li> <li>c. The minimum <u>rear yard</u> shall be 3.0 m.</li> </ol>	

<ul style="list-style-type: none"> <li>d. The minimum <u>interior side yard</u> shall be 3.0 m.</li> <li>e. The minimum <u>exterior side yard</u> shall be 3.0 m.</li> <li>f. A 45-degree <u>angular plane</u> shall not be required for any building under 6-storeys in <u>height</u>.</li> </ul>
14.1205.3 Other Provisions
<ul style="list-style-type: none"> <li>1. The following provisions shall apply to the lands zoned RM3 Multiple Unit Residential Zone, as shown on Figure E-1778: <ul style="list-style-type: none"> <li>a. The minimum <u>amenity area</u> requirement shall be 4.0 m<sup>2</sup> per <u>dwelling unit</u>.</li> </ul> </li> </ul>
14.1205.4 Figures
Figure E-1778

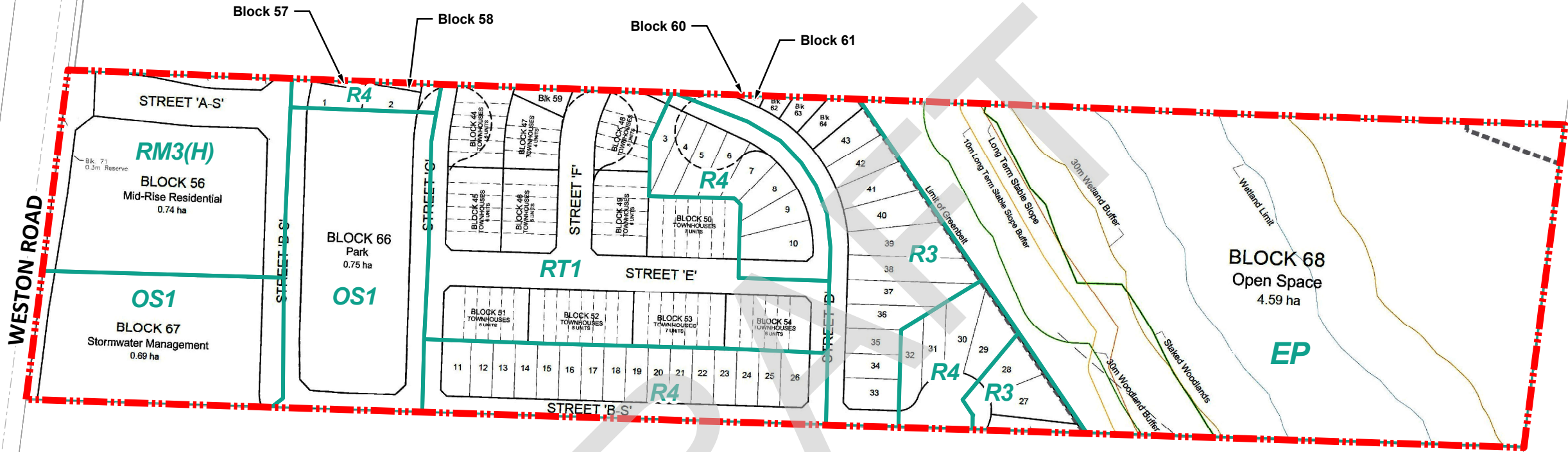
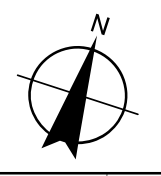
- c) Removing the Subject Lands on Schedule “1” from Exception 14.1110
  - d) Adding a new Figure E-1778 in Subsection 14.1205 attached hereto as Schedule “1”.
  - e) Deleting Map 223 in Schedule A and substituting therefore Map 223 attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of February, 2025.

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Steven Del Duca, Mayor

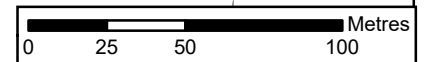
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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 1 of the Committee of the Whole.  
Report adopted by Vaughan City Council on January 28, 2025.  
City Council voted in favour of this by-law on February 25, 2025.  
Approved by Mayoral Decision MDC 002-2025 dated February 25, 2025.  
**Effective Date of By-Law: February 25, 2025**



This is Figure 'E-1778'  
 To By-Law 001-2021  
 Section 14.1205

 Subject Lands



**File:** Z.22.037  
**Related Files:** OP.22.017, 19T-22V011  
**Location:** Part of Lot 28, Concession 5  
**Applicant:** Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc., and 1360737 Ontario Limited  
**City of Vaughan**

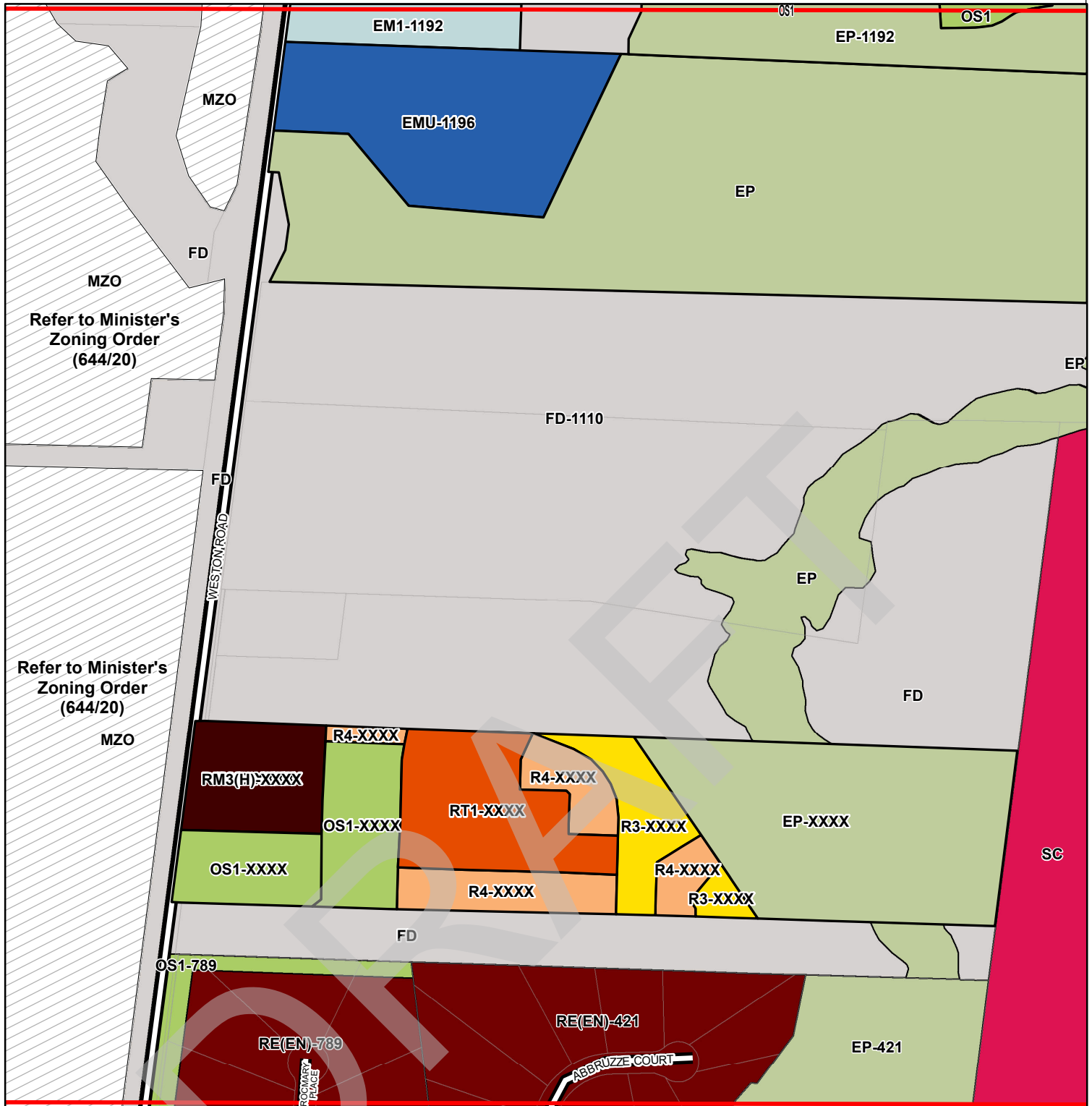
This is Schedule '1'  
 To By-Law 057-2025  
 Passed the 25th Day of February, 2025

Signing Officers

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 223



**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)
- R5 (Fifth Density Residential Zone)
- RT (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)
- EM4 (Employment Residential 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)

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

1:5,000

261	262	263	264	265
241	242	243	244	245
221	222	223	224	225
201	202	203	204	205
181	182	183	184	185

January, 2025

This is Schedule '2'  
To By-Law 057-2025  
Passed the 25th Day of February, 2025

File: Z.22.037  
Related Files: OP.22.017, 19T-22V011  
Location: Part of Lot 28, Concession 5  
Applicant: Cornice Developments Ltd., Fertile Investments Inc.,  
Fawn Grove Holdings Inc., and 1360737 Ontario Limited  
City of Vaughan

Signing Officers

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Mayor

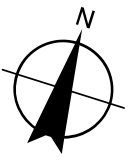
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Clerk

## **SUMMARY TO BY-LAW 057-2025**

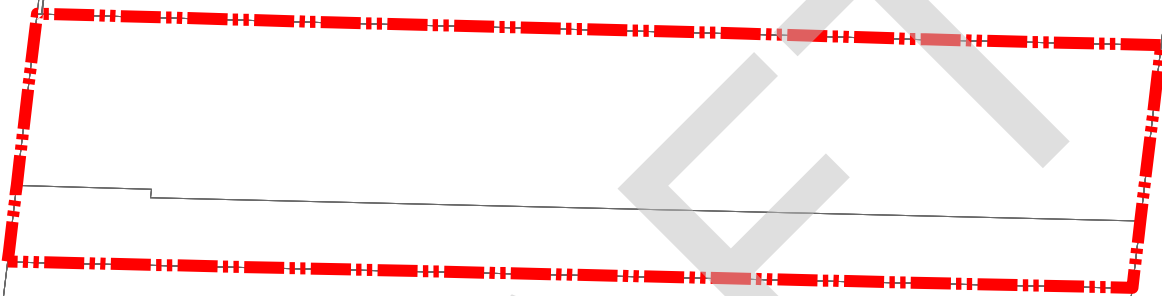
The lands subject to this By-law are located on the east side of Weston Road, south of Kirby Road, municipally known as 11075 and 11091 Weston Road, being Part of Lot 28, Concession 5, Parts 1-4, 65R3619, City of Vaughan, Regional Municipality of York.

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”, “FD Future Development Zone” subject to site-specific Exception 14.1110, and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “R3 Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone” and to add site-specific exceptions to facilitate the proposed Subdivision Plan development.

DRAFT



WESTON ROAD



ROCMARY PLACE

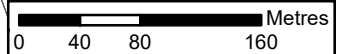
ABBRUZZE COURT

MATTUCCI COURT

MARLENE COURT

RIMWOOD CIRCLE

PHILLIPS LANE



## Location Map To By-Law 057-2025

**File:** Z.22.037

**Related Files:** OP.22.017, 19T-22V011

**Location:** Part of Lot 28 Concession 5

**Applicant:** Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc., and 1360737 Ontario Limited

**City of Vaughan**



Subject Lands