

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 092-2025

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, be and it is hereby further amended by:
 - a) Rezoning a portion of the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R1A First Density Residential Zone” to “EP Environmental Protection Zone”, in the manner shown on the said Schedule “1”.
 - b) Deleting Subsection 14.1009 in Part 14 Exception Zones and replacing it with a new Subsection 14.1009 as follows:

Exception Number 14.1009	Municipal Address: 1-51 Endless Circle, 1-11 Mary Natasha Court, 17-76 Secret Garden Court, 1-9 Sculpture Garden Lane, 25-67 Vivot Boulevard, 54-100 Artist View Boulevard
Applicable Parent Zone: EP, OS1, R1A	
Schedule A Reference: 216	
By-laws 155-2012, 168-2013, 074-2014, 092-2025	

14.1009.1 Lot and Building Requirements

1. The minimum landscape buffer for Blocks 57 and 58, abutting Regional Road 27, as shown on Figure E-1507, shall be 24 m in width, and may include an acoustical buffer and/or berm.
2. The lot and building requirements in the R1A Zone shall be as follows for Lots 1 to 8, Lots 11 to 32, Lots 43 to 50, and Blocks 51 and 53, as shown on Figure E-1507:
 - a. The minimum lot area shall be 720 m²; and
 - b. The minimum interior side yard shall be 1.2 m.
3. The lot and building requirements in the R1A Zone shall be as follows for Lots 9 and 10, as shown on Figure E-1507:
 - a. The minimum lot area shall be 540 m², and shall include the area of the land of the EP Zone, labelled "Tableland Woodlot on Residential Lots" on Figure E-1507 to calculate the lot area;
 - b. The minimum front yard shall be 4.5 m;
 - c. The minimum front yard to an attached private garage shall be 6 m;
 - d. The minimum interior side yard shall be 1.2 m; and
 - e. The lot and building requirements for the R1A Residential Zone shall be applied, notwithstanding the EP Zone, labelled "Tableland Woodlot on Residential Lots", within the limits of Lots 9 and 10.
4. The lot and building requirements in the R1A Zone shall be as follows for Lots 33 to 42, and Block 52, as shown on Figure E-1507:
 - a. The minimum lot area shall be 655 m²; and
 - b. The minimum interior side yard shall be 1.2 m.
5. The maximum lot coverage and maximum height shall be as follows:

Lot Number	Maximum Lot Coverage (%)	Maximum Building Height (m)
1		10.55
2		10.55
3		10.55
4		9.66
5		9.64
6		9.58
7		9.69

8		10
9		9.96
10		10.55
11		10.55
12		10.55
13		10.55
14		9.52
15		10.09
16		10.33
17		10.15
18		10.55
19		10.55
20		10.16
21		10.24
22		10.55
23		10.55
24		10.55
25		10.55
26		10.55
27		9.77
28		9.54
29		10.55
30		10.55
31		9.95
32		9.79
33		10.55
34		10.55
35		9.94
36		9.97
37	40.47	9.97
38		10.55
39		10.55
40		10.55
41		9.9
42	41.53	9.94
44		9.97
45		10.15
46		10.55
47		10.55
48		10.55
49		10.5
50		10.55
Block 51		10.55
Block 52		10.55
Block 53		10.55

6. The minimum ecological buffers for Blocks 55 and 56 shall be as shown on Figure E-1507.

14.1009.2	Other Provisions
1.	The trees and/or vegetation on Lots 9 and 10, as shown on Figure E-1507, shall be protected. There shall be no cutting down or removal of the trees and/or vegetation, without the written authorization of the Toronto and Region Conservation Authority. There shall be no <u>buildings</u> and/or <u>structures</u> or <u>swimming pools</u> , above and/or below <u>grade</u> within the lands <u>zoned</u> EP Zone on Figure E-1507.
14.1009.3	Figures
	Figure E-1507

- c) Deleting Figure E-1507 in Subsection 14.1009 and replacing it with Figure E-1507 attached hereto as Schedule “1”.
- d) Amending Map 215 in Schedule A in the form attached hereto as Schedule “2”.
- e) Amending Map 216 in Schedule A in the form attached hereto as Schedule “3”.
- f) Amending Map 236 in Schedule A in the form attached hereto as Schedule “4”.

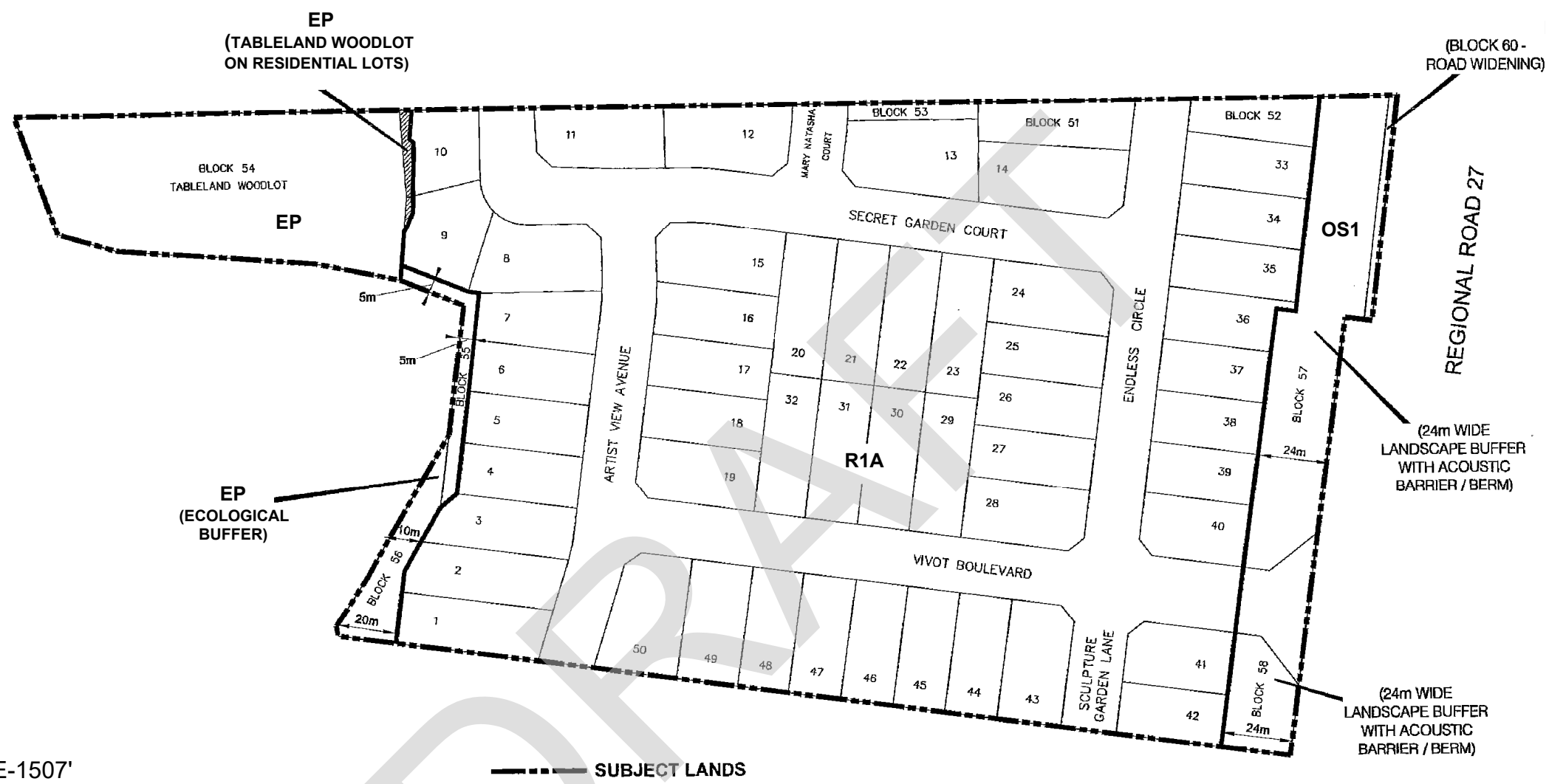
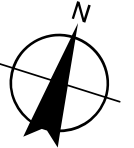
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 23rd day of April, 2025.

Steven Del Duca, Mayor

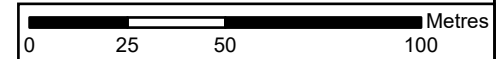
Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 17, 2022.
City Council voted in favour of this by-law on April 23, 2025.
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.
Effective Date of By-Law: April 23, 2025



This is Figure 'E-1507'
 To By-Law 001-2021
 Section 14.1009

----- SUBJECT LANDS



File: Z.21.052
Related File: Z.13.030, Z.13.033,
 Z.03.008, Z.08.035, 19T-03V02, 19T-08V04
Location: Part of Lots 29 & 30, Concession 9
Applicant: City of Vaughan
City of Vaughan

This is Schedule '1'
 To By-Law 092-2025
 Passed the 23rd Day of April, 2025

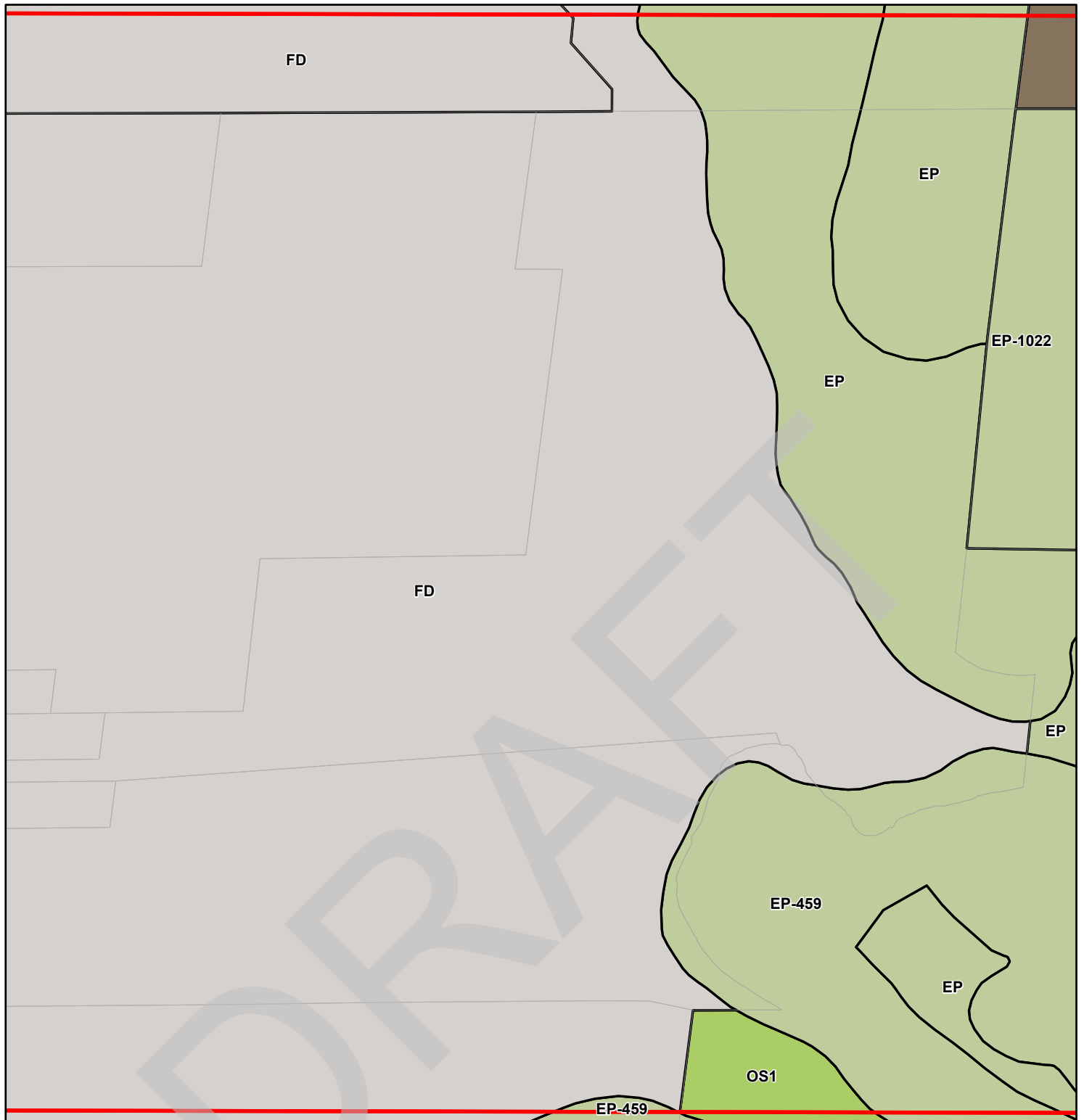
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 215



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> 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) 	<p>Employment Zones</p> <ul style="list-style-type: none"> 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) EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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) 	<p>VAUGHAN</p> <table border="1"> <tr><td>253</td><td>254</td><td>255</td><td>256</td><td>257</td></tr> <tr><td>233</td><td>234</td><td>235</td><td>236</td><td>237</td></tr> <tr><td>213</td><td>214</td><td>215</td><td>216</td><td>217</td></tr> <tr><td>193</td><td>194</td><td>195</td><td>196</td><td>197</td></tr> <tr><td>173</td><td>174</td><td>175</td><td>176</td><td>177</td></tr> </table> <p>Final: March 2025</p>	253	254	255	256	257	233	234	235	236	237	213	214	215	216	217	193	194	195	196	197	173	174	175	176	177
253	254	255	256	257																										
233	234	235	236	237																										
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193	194	195	196	197																										
173	174	175	176	177																										

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

1:5,000

This is Schedule '2'
To By-Law 092-2025
Passed the 23rd Day of April, 2025

File: Z.21.052
Related File: Z.13.030, Z.13.033, Z.03.008, Z.08.035, 19T-03V02, 19T-08V04
Location: Part of Lots 29 & 30, Concession 9
Applicant: City of Vaughan
City of Vaughan

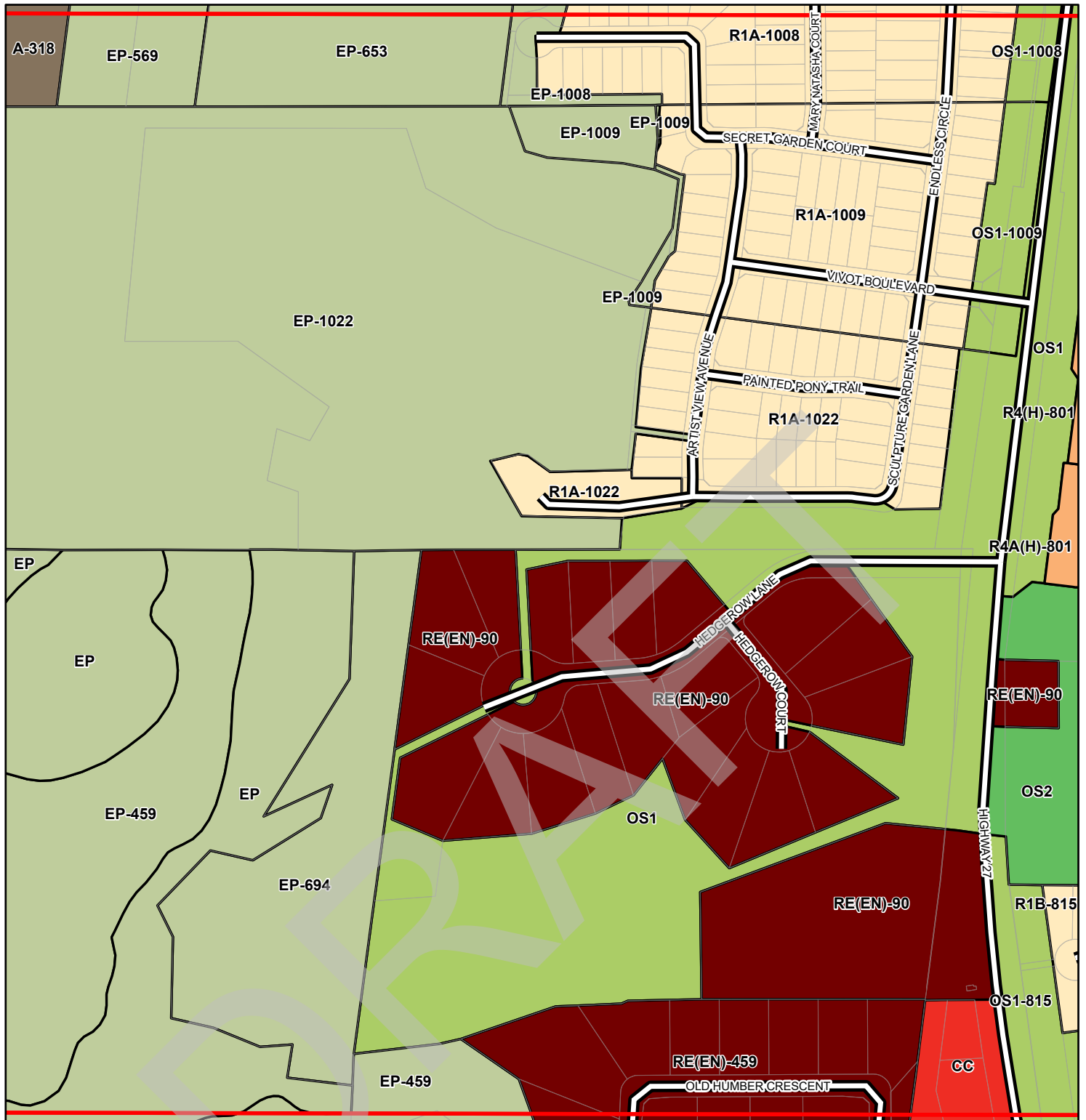
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 216



Conservation, Open Space and Agricultural Zones <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) 	Residential Zones <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone) 	Commercial Zones <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) 	Mixed-Use Zones <ul style="list-style-type: none"> 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) 	Employment Zones <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	Other Zones <ul style="list-style-type: none"> 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)
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These lands shall not be subject to Zoning By-law 001-2021
 1:5,000
 Final: March 2025

254	255	256	257	258
234	235	236	237	238
214	215	216	217	218
194	195	196	197	198
174	175	176	177	178

This is Schedule '3'
 To By-Law 092-2025
 Passed the 23rd Day of April, 2025

File: Z.21.052
Related File: Z.13.030, Z.13.033,
 Z.03.008, Z.08.035, 19T-03V02, 19T-08V04
Location: Part of Lots 29 & 30, Concession 9
Applicant: City of Vaughan
City of Vaughan

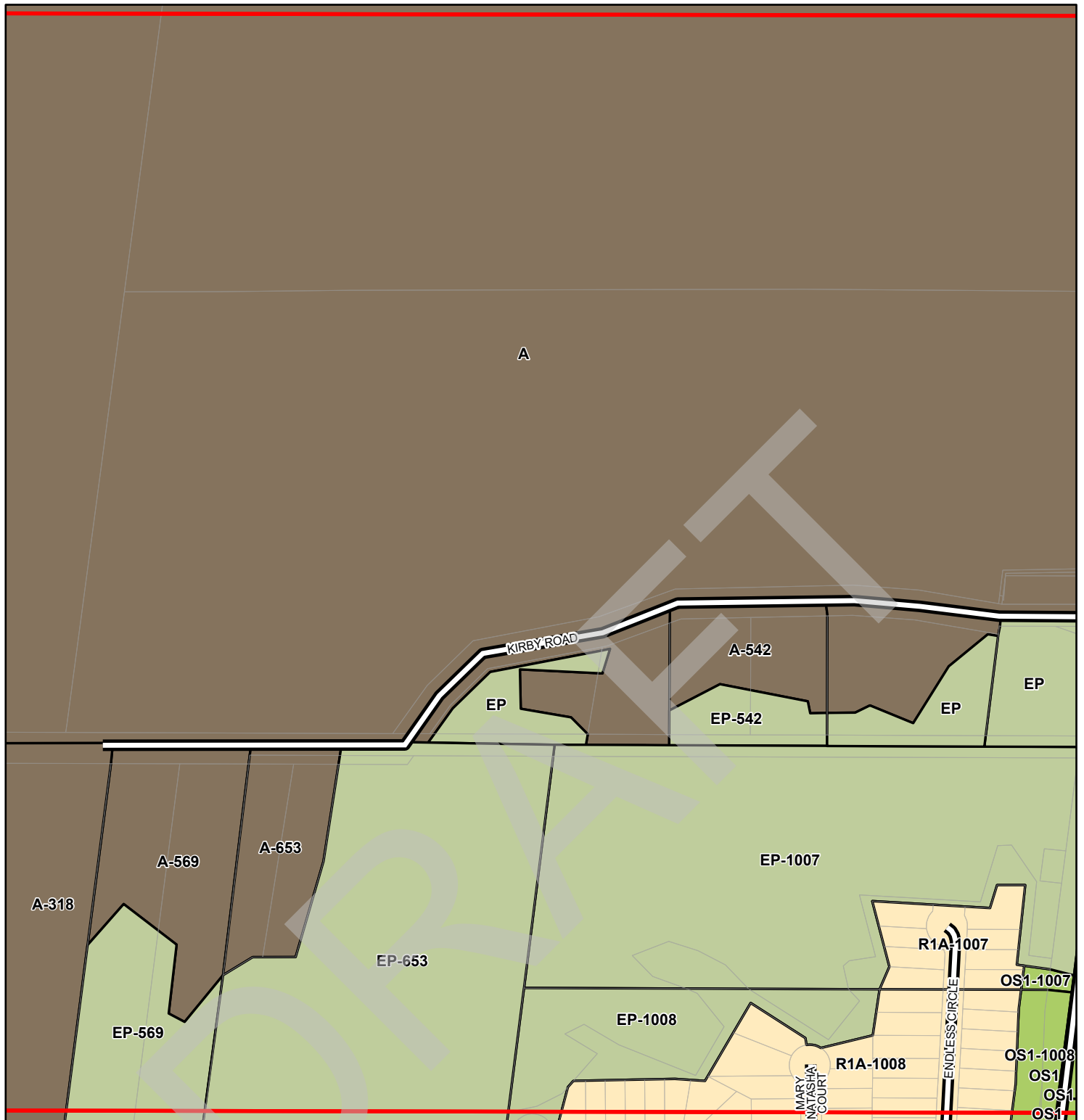
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 236



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> 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) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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) 	<p>Legend</p> <ul style="list-style-type: none"> 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) <p>These lands shall not be subject to Zoning By-law 001-2021</p>	<p>VAUGHAN</p> <table border="1"> <tr><td>274</td><td>275</td><td>276</td><td>277</td><td>278</td></tr> <tr><td>254</td><td>255</td><td>256</td><td>257</td><td>258</td></tr> <tr><td>234</td><td>235</td><td>236</td><td>237</td><td>238</td></tr> <tr><td>214</td><td>215</td><td>216</td><td>217</td><td>218</td></tr> <tr><td>194</td><td>195</td><td>196</td><td>197</td><td>198</td></tr> </table> <p>Final: March 2025</p>	274	275	276	277	278	254	255	256	257	258	234	235	236	237	238	214	215	216	217	218	194	195	196	197	198
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This is Schedule '4'
To By-Law 092-2025
Passed the 23rd Day of April, 2025

File: Z.21.052
Related File: Z.13.030, Z.13.033, Z.03.008, Z.08.035, 19T-03V02, 19T-08V04
Location: Part of Lots 29 & 30, Concession 9
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

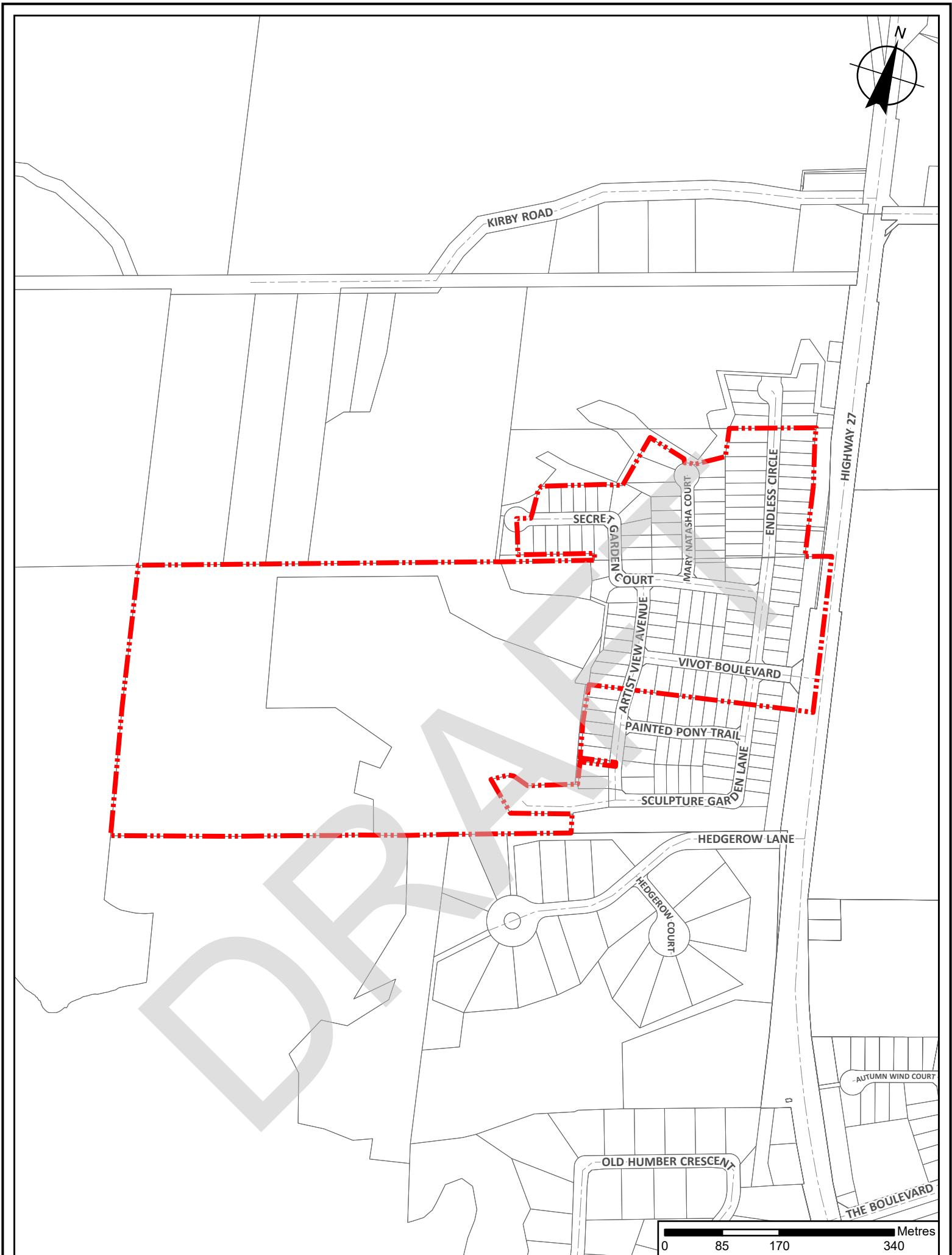
SUMMARY TO BY-LAW 092-2025

The lands subject to this By-law are located on the west side of Regional Road 27 and south of Kirby Road, in Part of Lots 29 and 30, Concession 9, 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 make technical corrections to site-specific exception 14.1009 and to amend Maps 215, 216 and 236 in Schedule A of Zoning By-law 001-2021 to remove and replace references to site-specific exception 14.1009 incorrectly applied. The technical corrections also include rezoning a portion of Lots 9 and 10 shown on Figure E-1507 from R1A Zone to EP Zone on Map 216 of Schedule A, to align with Figure E-1507.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by deleting obsolete provisions, by modifying the formatting of site-specific exception 14.1009, and by updating the zone symbols from Zoning By-law 1-88 on Figure E-1507 to the applicable zone symbols in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be “obsolete provisions”, “format”, and “reference errors” under Policies 10.1.4.7.a and 10.1.4.7.b of Vaughan Official Plan, 2010.

DRAFT



Location Map To By-Law 092-2025

File: Z.21.052

Related File: Z.13.030, Z.13.033,
Z.03.008, Z.08.035, 19T-03V02, 19T-08V04

Location: Part of Lots 29 & 30, Concession 9

Applicant: City of Vaughan

City of Vaughan



Subject Lands