

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 120-2025

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 “R2(EN) Second Density Residential Zone” to “R2A(EN) Second Density Residential Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting the “Applicable Parent Zone” description in Subsection 14.676 and replacing it with the following:

“Applicable Parent Zone: EP, OS1, R2A, R3A, R4A”.
 - c) Deleting Subsection 14.676.1.1 and replacing it with the following:

“1. The following provisions shall apply to lots zoned “R2A” as shown on Figure E-1097:

 - a. The minimum lot frontage shall be 14.0 m;
 - b. The minimum lot area shall be 420 m²;
 - c. The minimum required front yard shall be 3.0 m. Where a private garage faces a front lot line the minimum required setback to a private garage shall be 5.7 m; and
 - d. The minimum required exterior side yard shall be 2.4 m. Where a private

garage faces an exterior side lot line, the minimum required setback to a private garage shall be 5.7 m.”

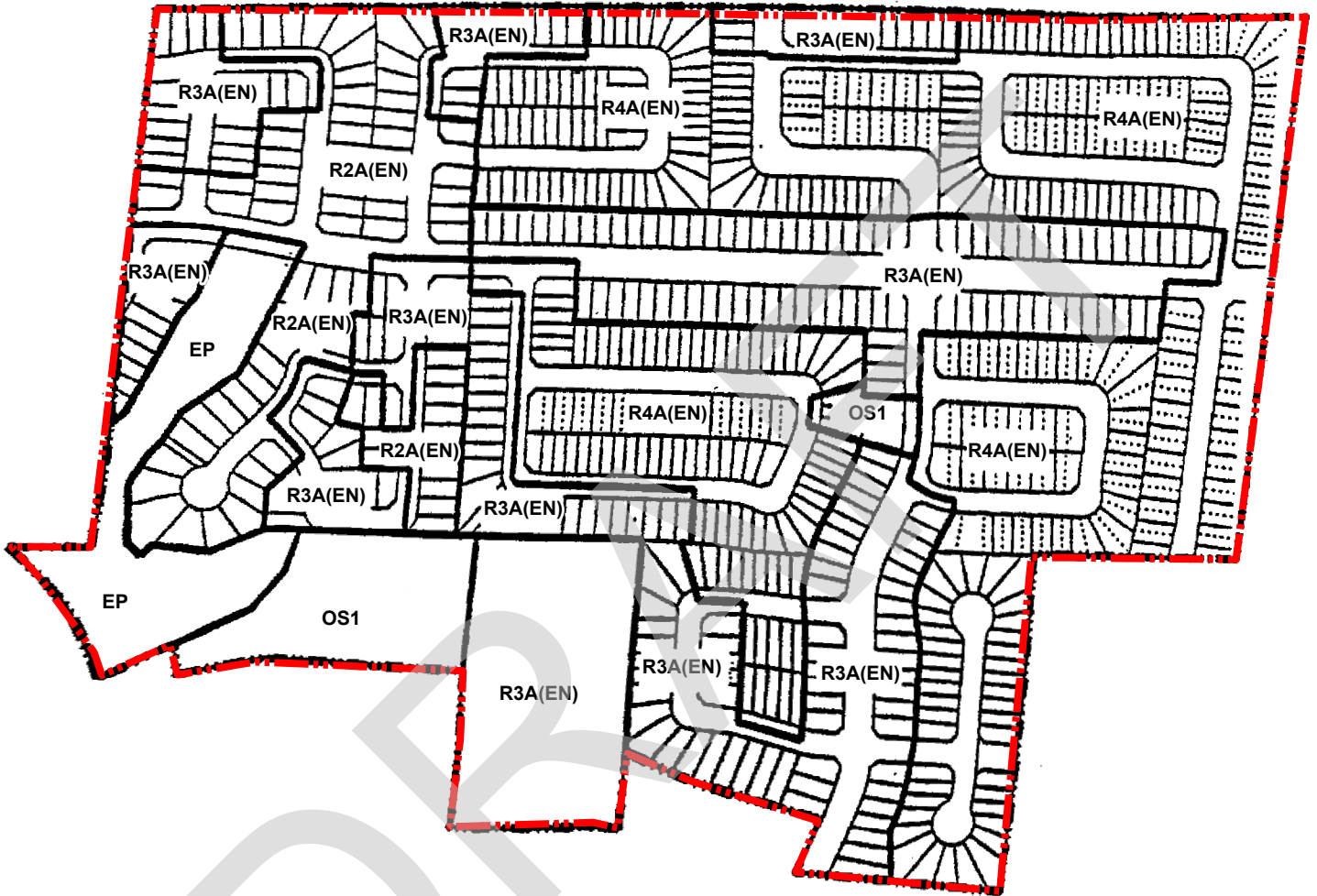
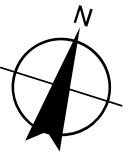
- d) Deleting Subsection 14.676.1.2 in its entirety and replacing it with the word “Deleted”.
 - e) Deleting Subsection 14.676.2.1 in its entirety and replacing it with the word “Deleted”.
 - f) Deleting Figure E-1097 and substituting therefor Figure E-1097 attached hereto as Schedule “1”.
 - g) Amending Map 185 in Schedule A in the form attached hereto as Schedule “2”.
 - h) Amending Map 186 in Schedule A in the form attached hereto as 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 27th day of May, 2025.


Steven Del Duca, Mayor

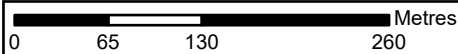
Todd Coles, City Clerk

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. 3 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
City Council voted in favour of this by-law on May 27, 2025.
Approved by Mayoral Decision MDC 008-2025 dated May 27, 2025.
Effective Date of By-Law: May 27, 2025



This is Figure 'E-1097'
To By-Law 001-2021
Section 14.676

 Subject Lands



This is Schedule '1'
To By-Law 120-2025
Passed the 27th Day of May, 2025

File: Z.24.018
Related File: OP.03.026, Z.03.095, 19T-03V21
Location: Part of Lots 24, Concession 4
Applicant: City of Vaughan
City of Vaughan

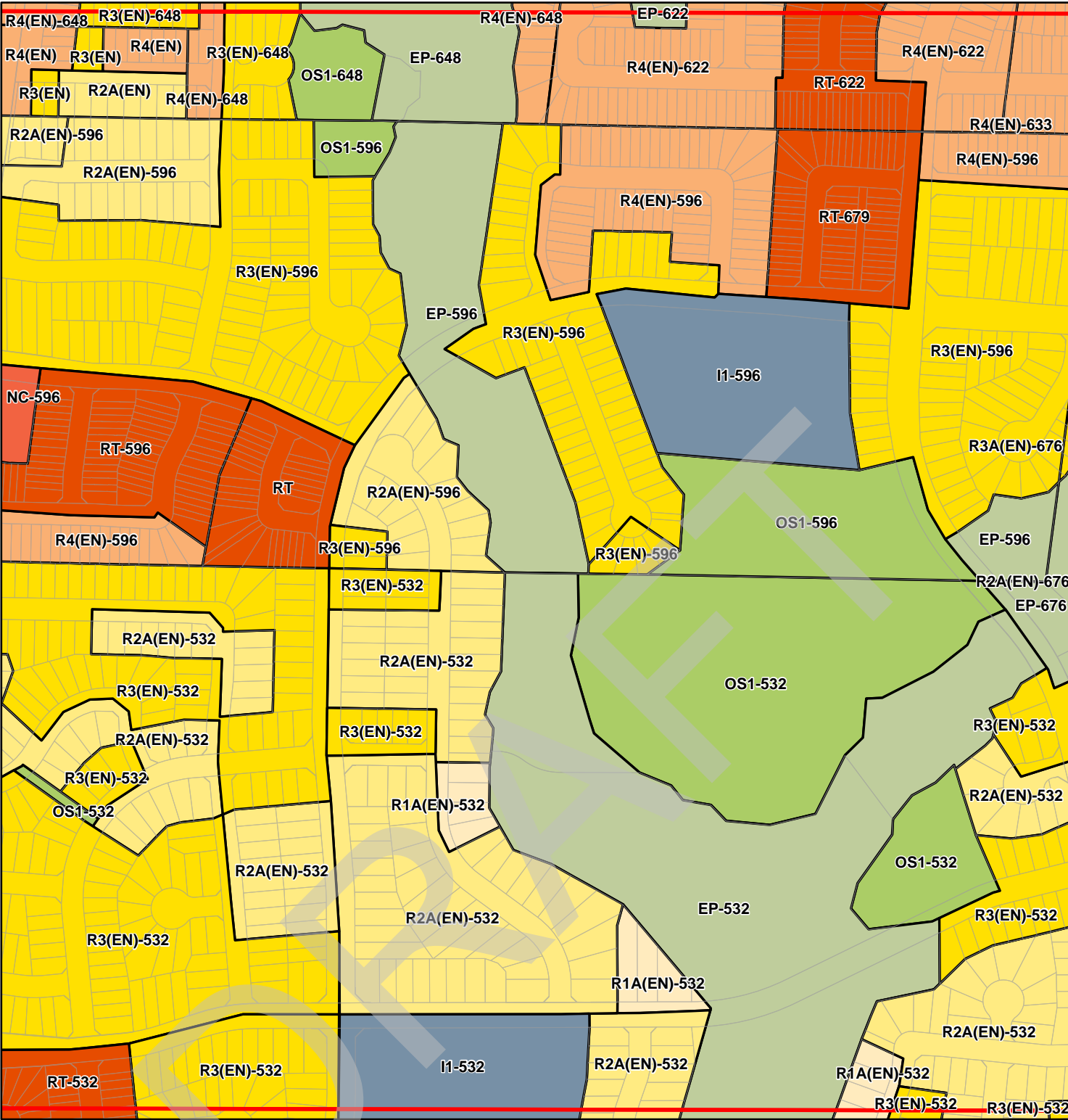
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 185



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- 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

- 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



1:5,000



204	205	206
184	185	186
165	166	167

Final: April 2025

This is Schedule '2
To By-Law 120-2025
Passed the 27th Day of May, 2025

File: Z.24.018

Related File: OP.03.026, Z.03.095, 19T-03V21

Location: Part of Lots 24, Concession 4

Applicant: City of Vaughan

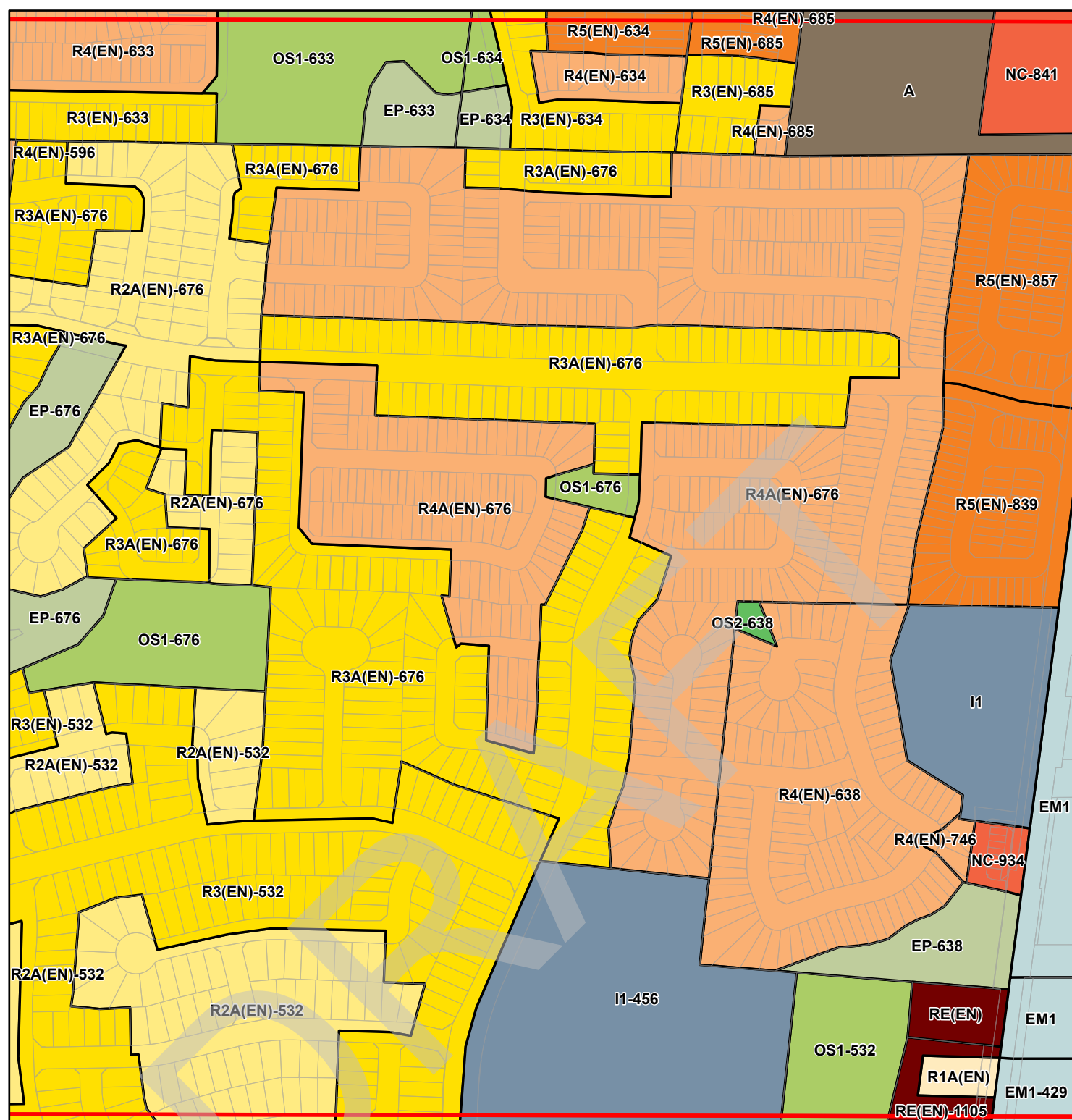
City of Vaughan

Signing Officers

Mayor

Clerk

Schedule A | Map 186



Conservation, Open Space and Agricultural Zones










A (Agriculture Zone)

OS1 (Public Open Space Zone)

OS2 (Private Open Space Zone)

EP (Environmental Protection Zone)

Residential Zones

 **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






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)
-  **VMS** (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 Recreation Zone)

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



205	206	207
185	186	187
166	167	168

Final: May 2025

File: Z.24.018

Related File: OP.03.026, Z.03.095, 19T-03V21

Location: Part of Lots 24, Concession 4

Applicant: City of Vaughan

City of Vaughan

Signing Officers

Mayor

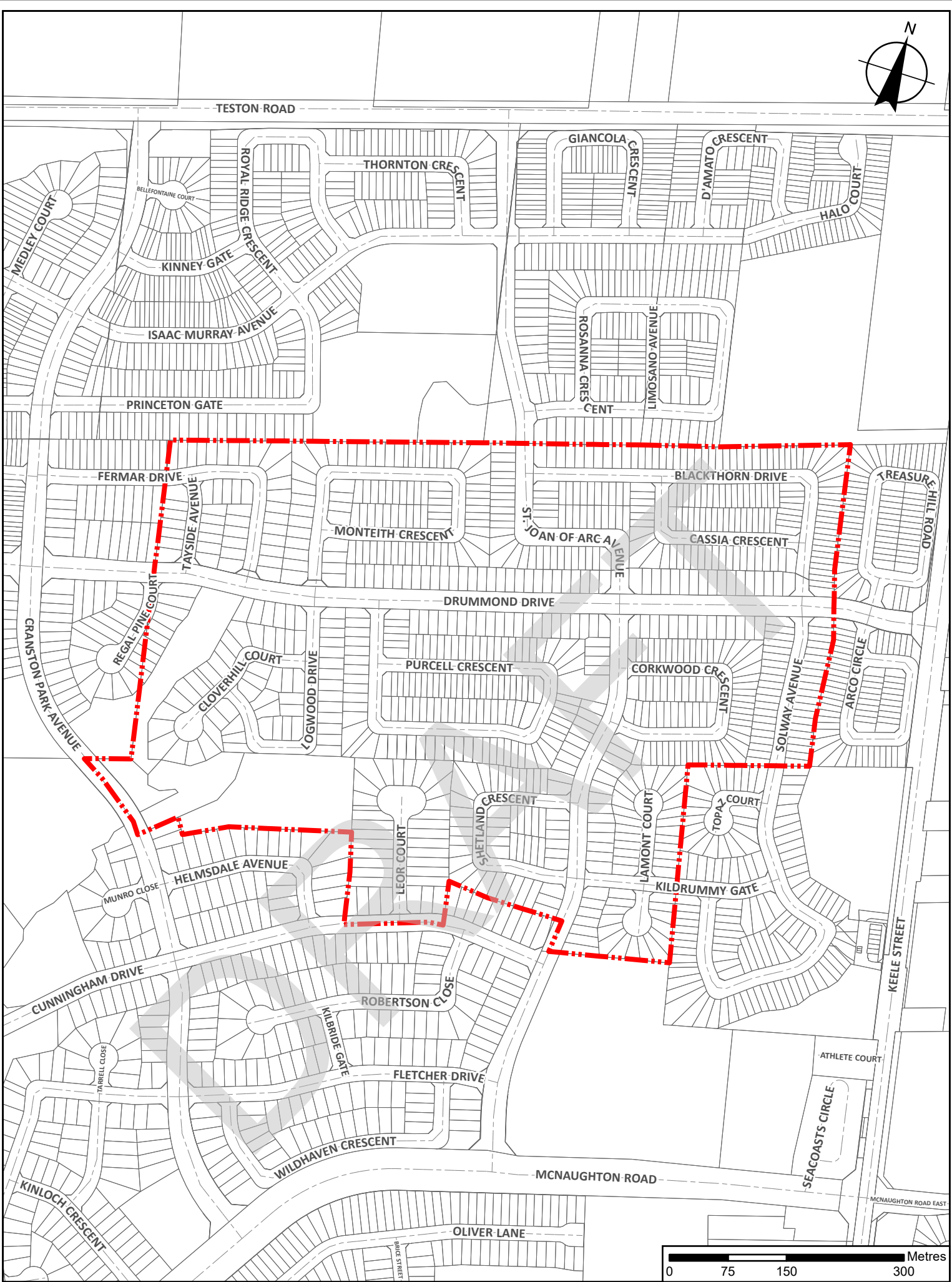
Clerk

SUMMARY TO BY-LAW 120-2025

The lands subject to this By-law are located on Part of Lot 24, Concession 4, 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 a portion of the Subject Lands from “R2(EN) Second Density Residential Zone” to “R2A(EN) Second Density Residential Zone” and to add references to the “R2A” Zone to Subsection 14.676.1.1 to clarify minimum setbacks, lot frontage and lot area provisions in site-specific exception 14.676.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by deleting obsolete provisions with respect to lot frontage, lot area and parking in subsections 14.676.1 and 14.676.2, by modifying the formatting of site-specific exception 14.676, and by updating the zone symbols from Zoning By-law 1-88 on Figure E-1097 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.



Location Map To By-Law 120-2025

File: Z.24.018

Related File: OP.03.026, Z.03.095, 19T-03V21

Location: Part of Lot 24, Concession 4

Applicant: City of Vaughan

City of Vaughan



Subject Lands