

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 121-2025

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 the lands shown as “Subject Lands” on Schedule “1” attached hereto from “RT Townhouse Residential Zone”, “EP Environmental Protection Zone” and “OS1 Public Open Space Zone” to “RT1 Townhouse Residential Zone”, “EP Environmental Protection Zone” and “OS1 Public Open Space Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1204, as follows:

Exception Number 14.1204	Municipal Address: 4-170 Hartington Street, 3-98 Singhampton Road, 3-101 Kinloss Street, 10135-10247 Huntington Road, 4-211 Haldimand Crescent
Applicable Parent Zone: RT1, OS1, EP	
Schedule A Reference: 155	
By-law 005-2021, 084-2022, By-law 121-2025	
14.1204.1 Lot and Building Requirements	
<div>1. The following provisions shall apply to the lands zoned RT1 Townhouse Residential, as shown on Figure E-1777:</div> <div><div>a. The minimum <u>lot area</u> shall be 162 m² per <u>dwelling unit</u> for Blocks 1 to 10;</div><div>b. The minimum <u>front yard</u> for a <u>lot</u> accessed by a <u>lane</u> shall be 3 m for Blocks 1 to 5;</div><div>c. The minimum <u>rear yard</u> to the second <u>storey</u> of the <u>dwelling</u> for a <u>lot</u> accessed by a <u>lane</u> shall be 12.5 m for Blocks 1 to 5;</div><div>d. The minimum <u>rear yard</u> shall be 7.15 m for Block 8;</div><div>e. The minimum <u>rear yard</u> shall be 6.48 m for Block 9;</div><div>f. The minimum <u>rear yard</u> shall be 7 m for Blocks 6, 7, and 10 to 35;</div><div>g. The minimum <u>rear lot line setback</u> for a <u>private garage</u> shall be 1 m for Blocks 1 to 5.</div><div>h. The minimum <u>interior side yard</u> for a <u>lot</u> accessed by a <u>lane</u> shall be 1 m (End Unit) for Blocks 1 to 5;</div><div>i. The minimum <u>exterior side yard</u> shall be 3.35 m for Block 5;</div><div>j. The minimum <u>exterior side yard</u> shall be 3.9 m for Blocks 19 and 20;</div><div>k. The minimum <u>setback</u> to a <u>sight triangle</u> shall be 2.4 m for Block 19;</div><div>l. The minimum <u>setback</u> to a <u>sight triangle</u> shall be 2.7 m for Block 20;</div><div>m. The maximum <u>height</u> for a <u>townhouse dwelling</u> shall be 11.5 m;</div><div>n. The maximum <u>height</u> of a <u>private garage</u> and a one <u>storey dwelling</u> shall not exceed 6.5 m; and</div><div>o. The maximum <u>lot coverage</u> shall not apply.</div></div>	
14.1204.2 Other Provisions	
<div>1. The following definition shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1777:</div> <div><div>a. Townhouse dwelling means a <u>building</u> divided vertically side by side into three or more attached <u>dwelling units</u>, each unit having direct pedestrian access from the exterior of the <u>building</u>.</div></div>	

2. The following provision shall apply to Blocks 1 to 5 zoned RT1 Townhouse Residential, as shown on Figure E-1777:	
a. A minimum outdoor <u>amenity area</u> of 4.5 m by 4.5 m shall be provided.	
14.1204.3	Figures
Figure E-1777	

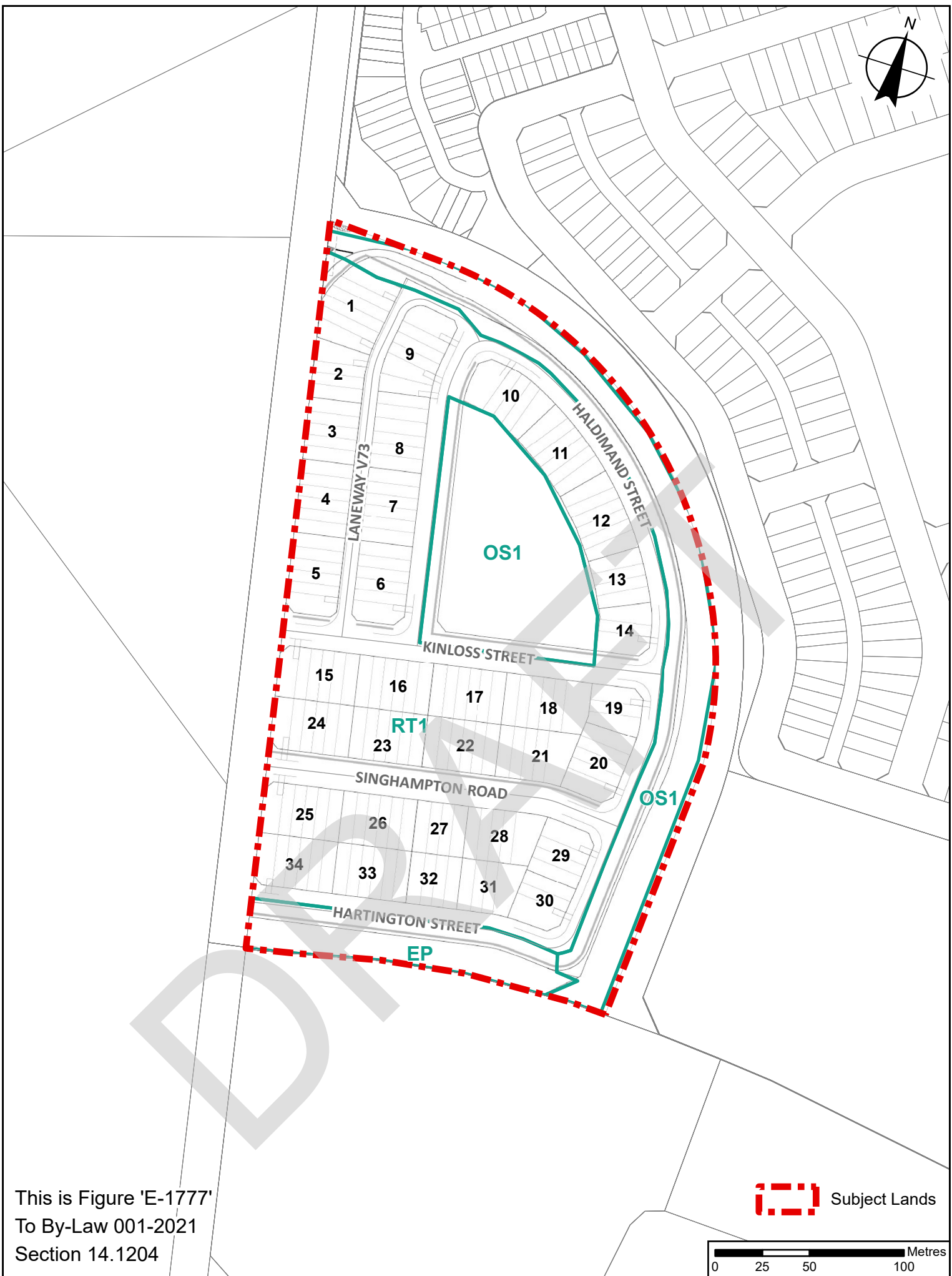
- c) Adding a new Figure E-1777 in Subsection 14.1204 attached hereto as Schedule “1”.
 - d) Amending Map 155 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 27th day of May, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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 May 27, 2025.
Approved by Mayoral Decision MDC 008-2025 dated May 27, 2025.
Effective Date of By-Law: May 27, 2025



This is Schedule '1'
To By-Law 121-2025
Passed the 27th Day of May, 2025

File: Z.21.052
Related File: Z.19.004, 19T-19V001
Location: Part of Lots 21 and 22, Concession 9
Applicant: City of Vaughan
City of Vaughan

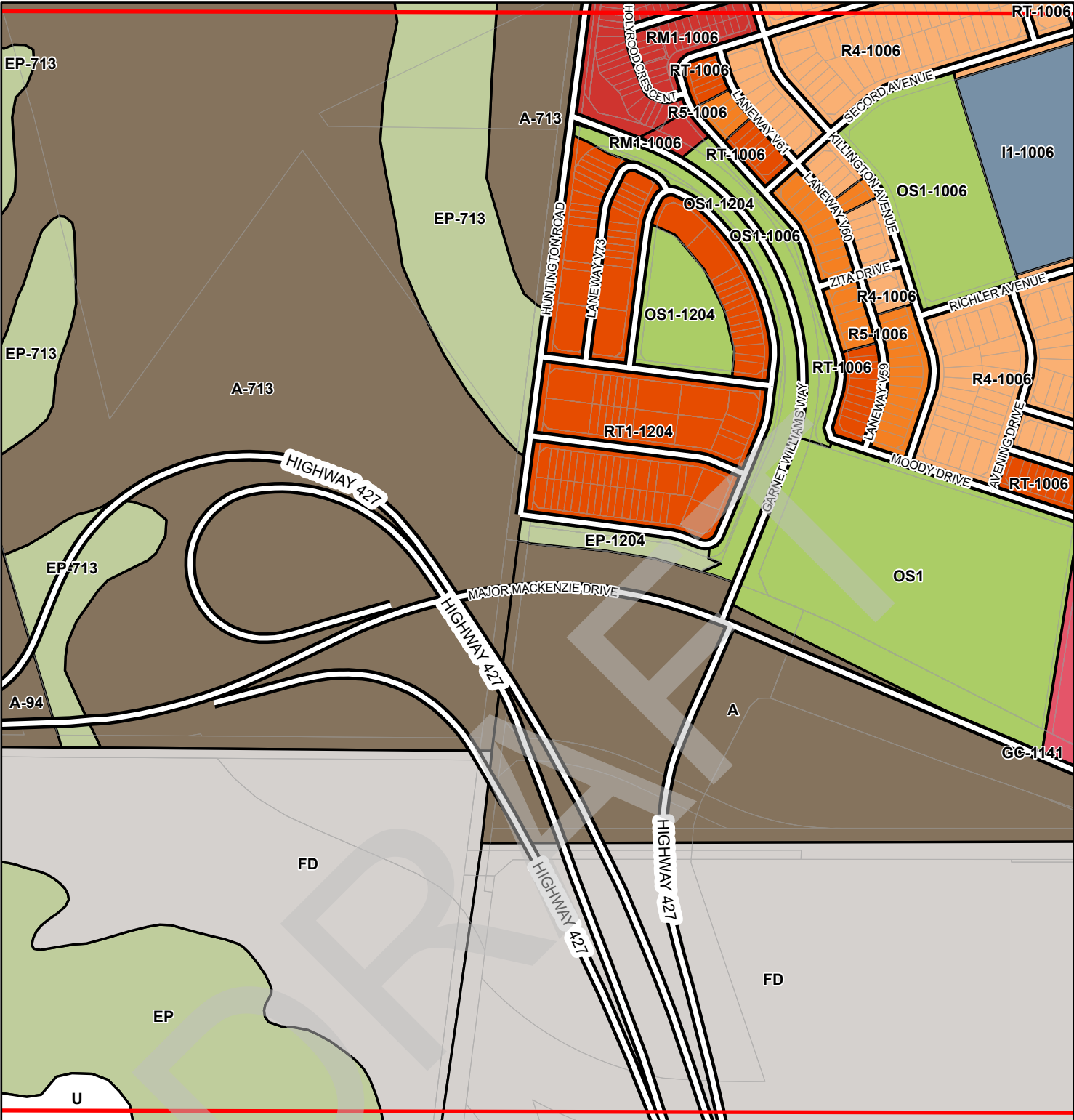
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 155



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)

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

VAUGHAN					
192	193	194	195	196	
172	173	174	175	176	
153	154	155	156	157	
	135	136	137	138	
	117	118	119	120	
Final: April 2025					

This is Schedule '2'
To By-Law 121-2025
Passed the 27th Day of May, 2025

File: Z.21.052
Related File: Z.19.004, 19T-19V001
Location: Part of Lots 21 and 22, Concession 9
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

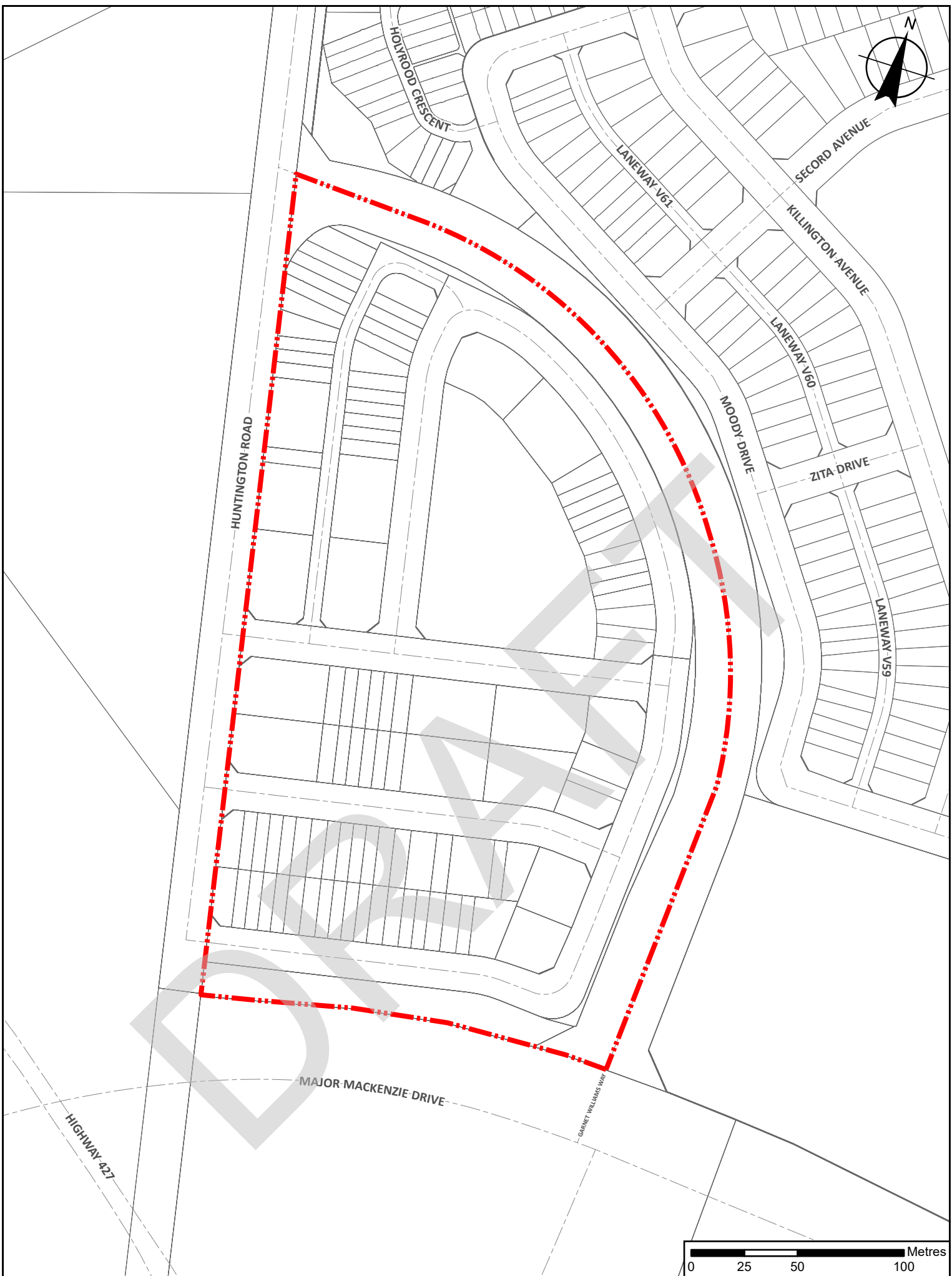
Clerk

SUMMARY TO BY-LAW 121-2025

The lands subject to this By-law are located north of Major Mackenzie Drive and east of Huntington Road, being Part of the west half of Lot 21 and Part of Lot 22, 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 carry forward the development standards from site-specific exception 9(1510) from Zoning By-law 1-88 to accurately reflect the zoning applicable to the Subject Lands approved through By-laws 005-2021 and 084-2022, and to also incorporate development standards approved by the Committee of Adjustment.

DRAFT



Location Map
To By-Law 121-2025

File: Z.21.052
Related File: Z.19.004, 19T-19V001
Location: Part of Lots 21 and 22, Concession 9
Applicant: City of Vaughan
City of Vaughan

 Subject Lands