

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 164-2025**

**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 “R5(EN) Fifth Density Residential Zone” to “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
  - b) Deleting “RD3” in Subsection 14.891.1.2 and replacing it with “R3”.
  - c) Deleting “5.1 m” in Subsection 14.891.1.4.c. and replacing it with “6.8 m”.
  - d) Deleting Figure E-1377 and substituting therefore Figure E-1377 attached hereto as Schedule “1”.
  - e) Amending Map 84 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 24<sup>th</sup> day of June, 2025.

---

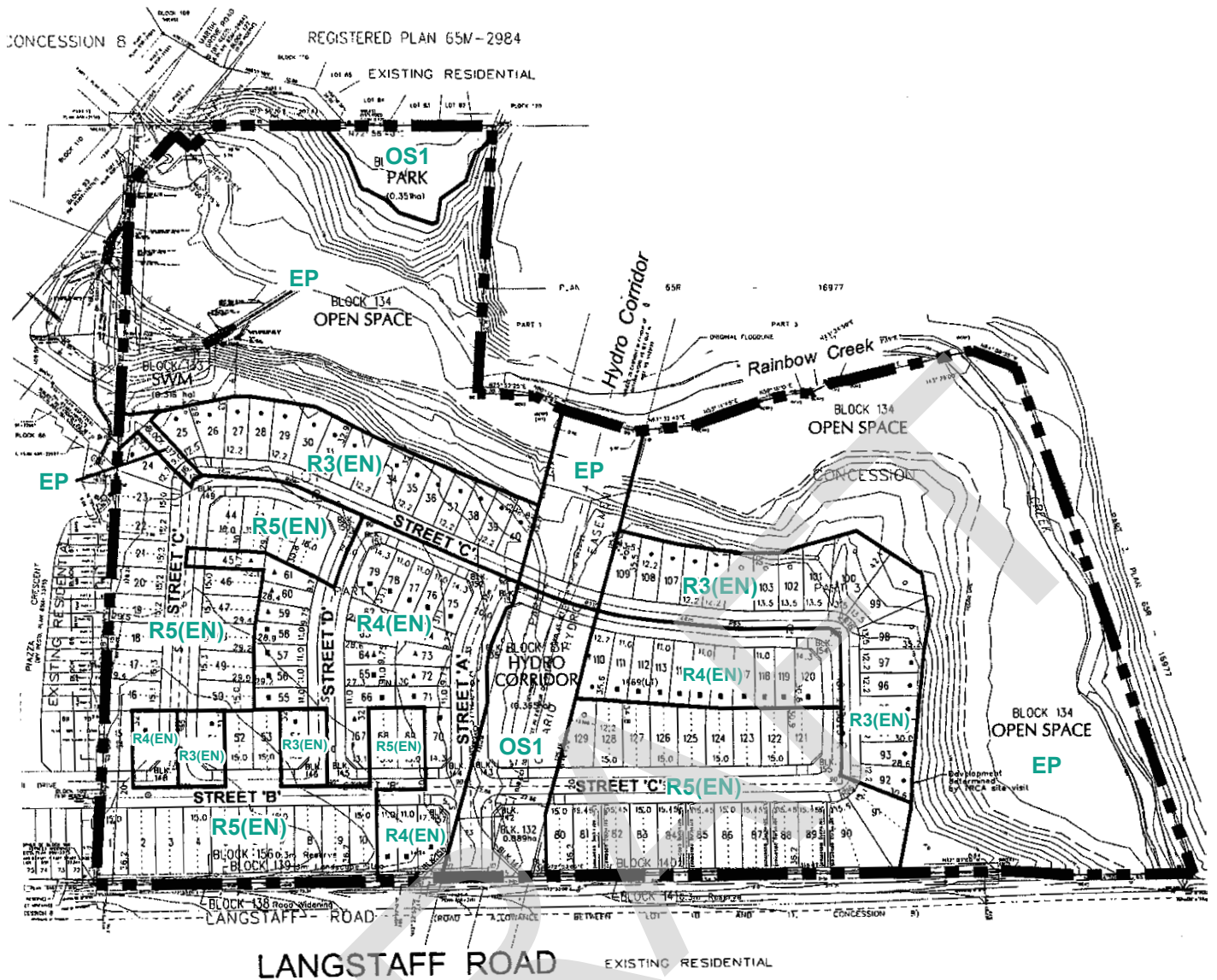
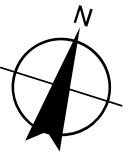
Steven Del Duca, Mayor

---


Todd Coles, City Clerk

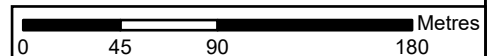
DRAFT

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 June 24, 2025.  
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.  
**Effective Date of By-Law: June 24, 2025**



This is Figure 'E-1377'  
To By-Law 001-2021  
Section 14.891

 Subject Lands



This is Schedule '1'  
To By-Law 164-2025  
Passed the 24th Day of June, 2025

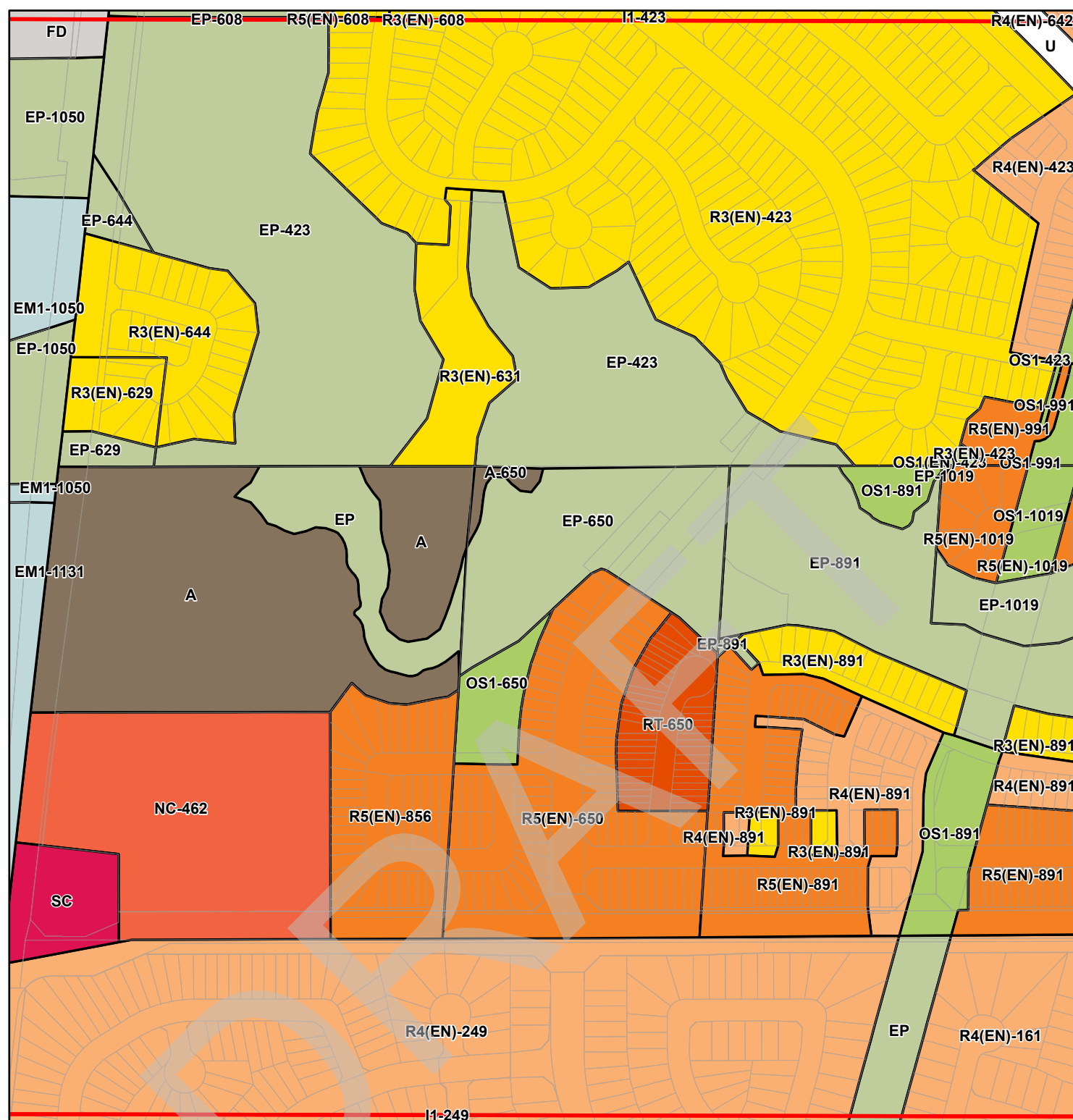
**File:** Z.24.018  
**Related File:** Z.04.050  
**Location:** Part of Lot 11, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers





\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk










## Schedule A | Map 84



### 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)
-  **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



118	119	120	121	122
100	101	102	103	104
82	83	84	85	86
62	63	64	65	66
42	43	44	45	46

Final: May 2025

This is Schedule '2'  
To By-Law 164-2025  
Passed the 24th Day of June, 2025

**File:** Z.24.018

**Related File:** Z.04.050

**Location:** Part of Lot 11, Concession 8

**Applicant:** City of Vaughan

**City of Vaughan**

## Signing Officers

Mayor

Clerk

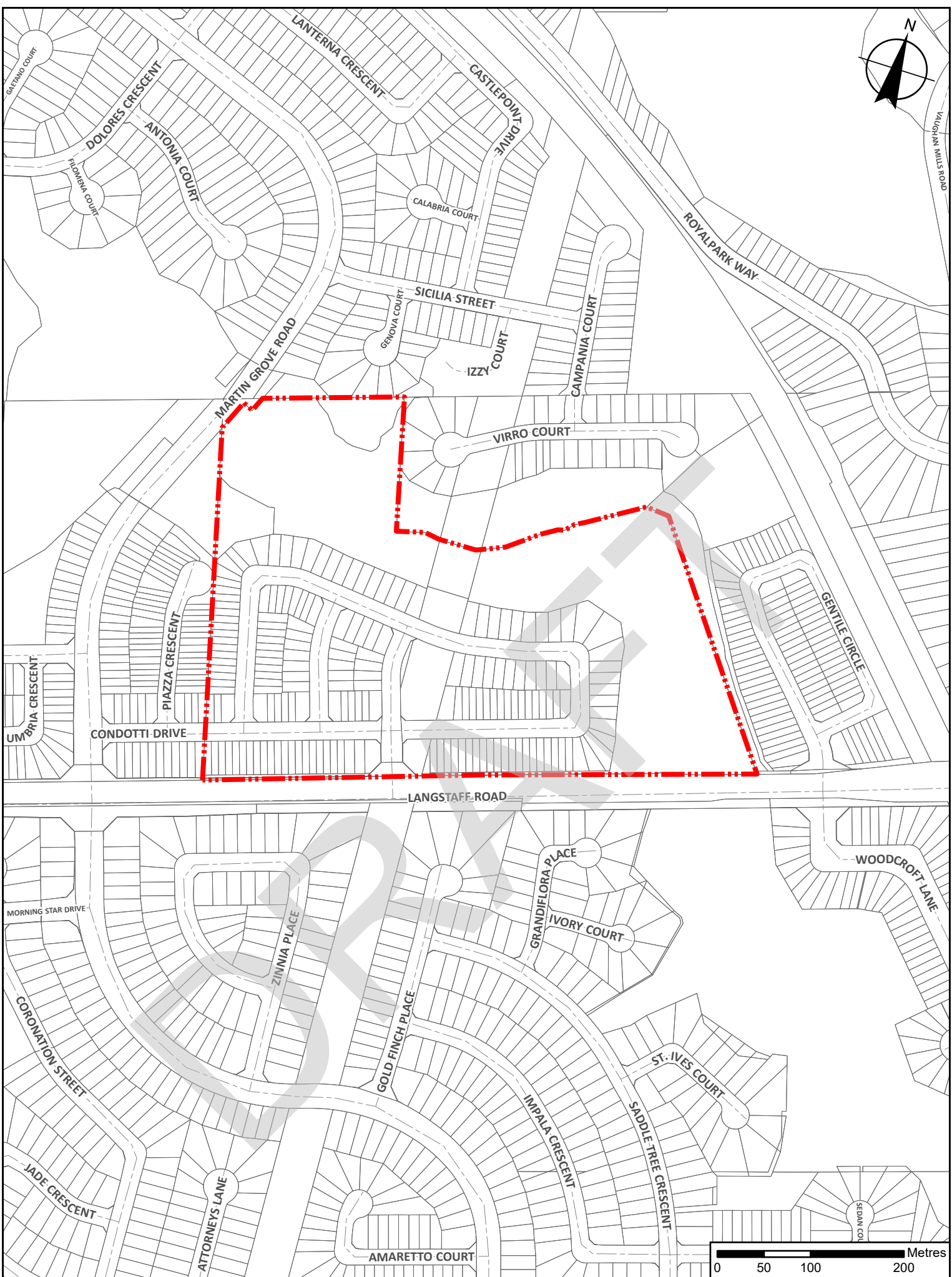
## **SUMMARY TO BY-LAW 164-2025**

The lands subject to this By-law are located north of Langstaff Road, east of Martin Grove Road, being Part of Lot 11, Concession 8, 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 correct references to the “R3” Zone, and to correct the rear yard setback requirement for “Lot 44” in site-specific exception 14.891.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by updating the zone symbols from Zoning By-law 1-88 on Figure E-1377 to the applicable zone symbols in Zoning By-law 001-2021, and to revise Map 84 in Schedule A of Zoning By-law 001-2021 by rezoning a portion of the lands legally described as Block 139, Plan 65M-3927 and Part of Block 134, Plan 65M-3927 from “R5 Fifth Density Residential Zone” to “EP Environmental Protection Zone” to align with Figure E-1377. The administrative corrections to Zoning By-law 001-2021 are considered to be a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.





# Location Map To By-Law 164-2025

**File:** Z.24.018  
**Related File:** Z.04.050  
**Location:** Part of Lot 11, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**



Subject Lands