

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 193-2025

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 171-2025.

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

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) Deleting Subsection 14.1195.1.1 in Exception 14.1195 and replacing it with the word “Deleted”.
 - b) Deleting Figure E-1769 in Exception 14.1195 and replacing it with Figure E-1769 attached hereto as Schedule “1”.
 - c) Amending Map 171 in Schedule A in the form attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedule “1” attached hereto, and effectively zoning the Subject Lands A Agriculture Zone, subject to site-specific Exception 14.1195.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 14th day of July, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 6 of Report No. 25 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 24, 2025.
City Council voted in favour of this by-law on July 14, 2025.
Approved by Mayoral Decision MDC 011-2025 dated July 14, 2025.
Effective Date of By-Law: July 14, 2025




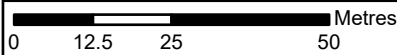
EP

A-1195

BATHURST STREET

This is Figure 'E-1769'
To By-Law 001-2021
Section 14.1195

 Subject Lands



This is Schedule '1'
To By-Law 193-2025
Passed the 14th Day of July, 2025

Signing Officers

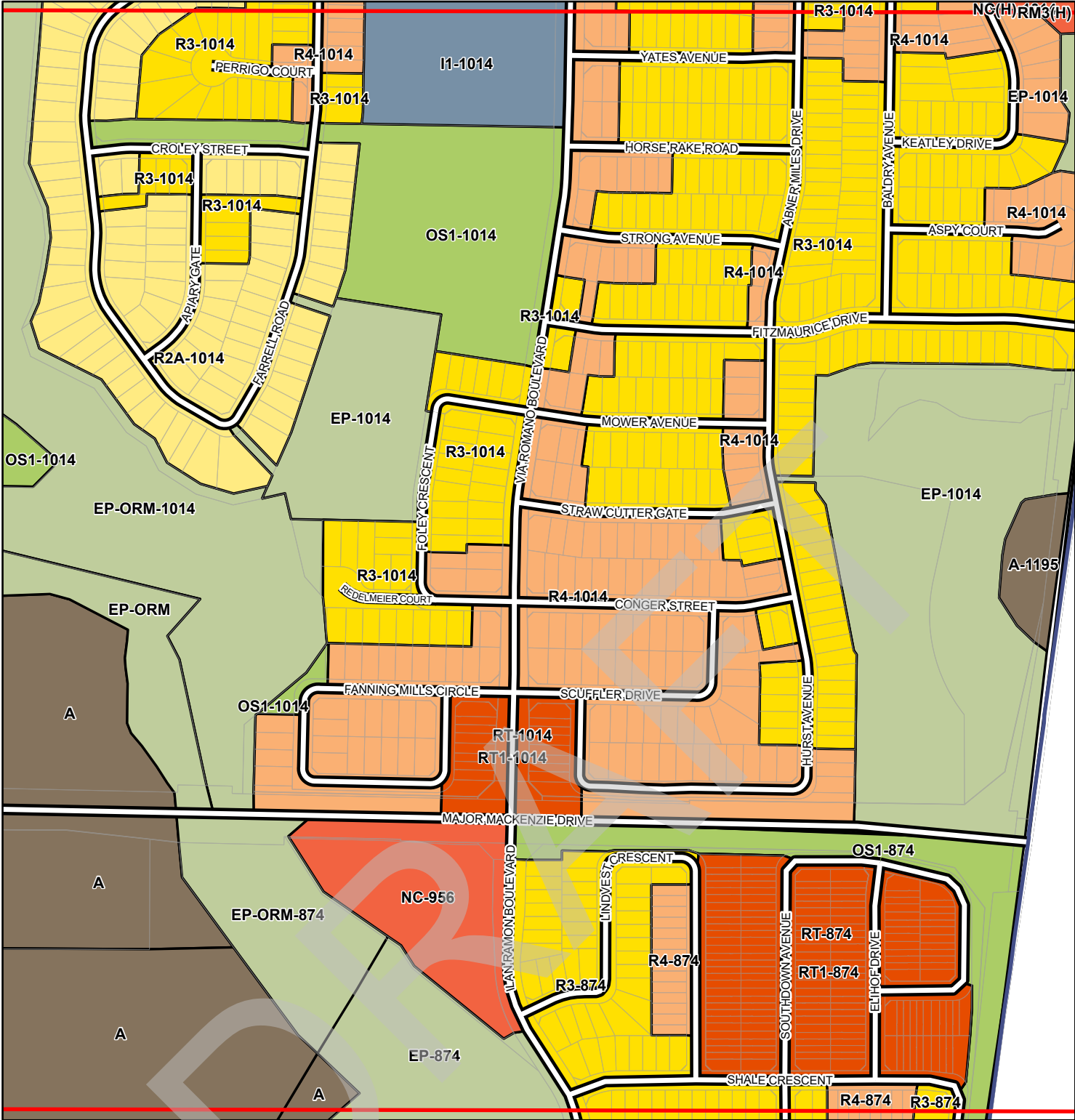
File: Z.25.028
Location: Part of Lot 21, Concession 2
Address: 10090 Bathurst Street
City of Vaughan

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 171



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

- 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)

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

VAUGHAN			
208	209	210	211
188	189	190	191
169	170	171	
150	151	152	
132	133	134	
Final: November 2024			

This is Schedule '2'
To By-Law 193-2025
Passed the 14th Day of July, 2025

Signing Officers

File: Z.25.028
Location: Part of Lot 21, Concession 2
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Mayor

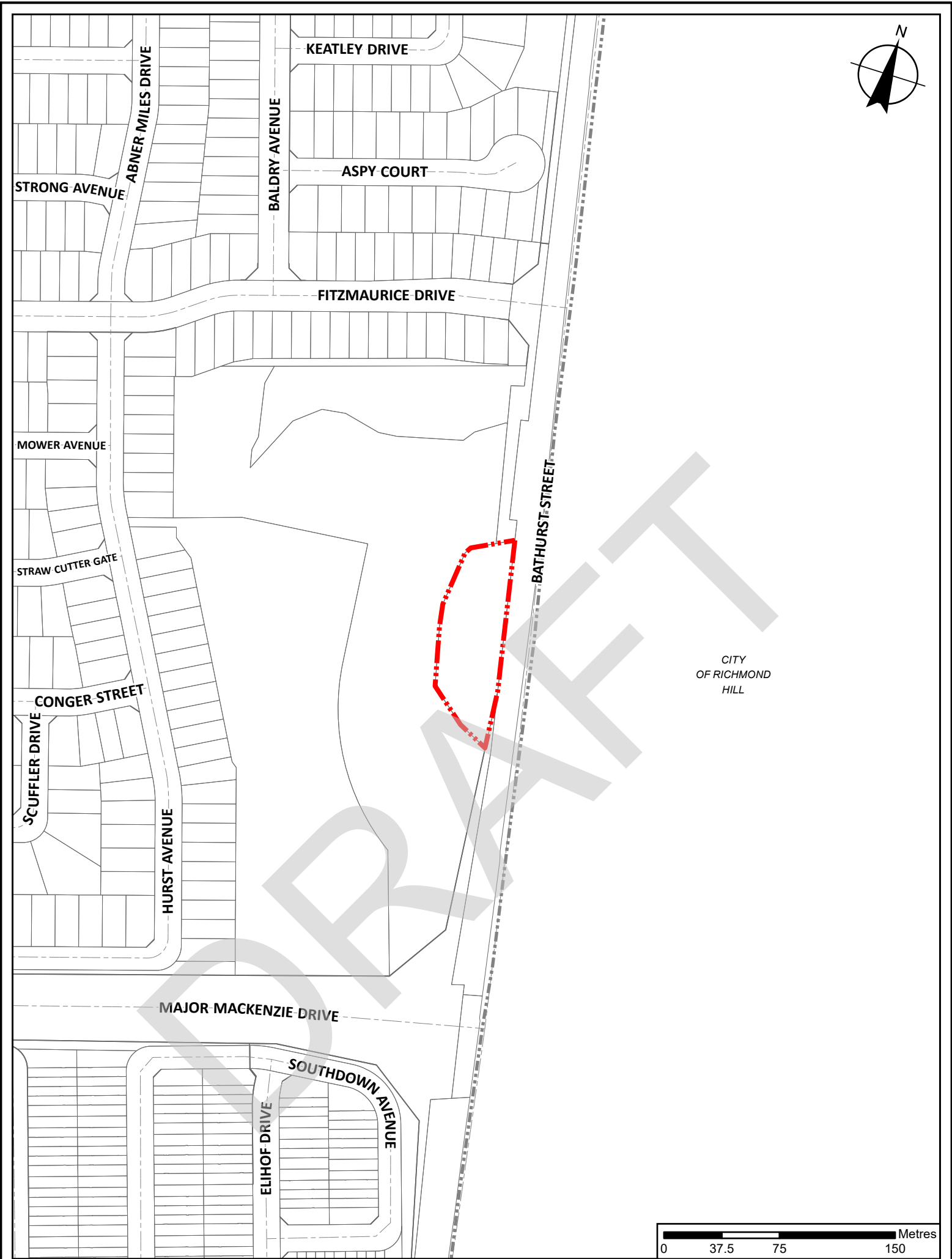
Clerk

SUMMARY TO BY-LAW 193-2025

The lands subject to this By-law are located on the west side of Bathurst Street, north of Major Mackenzie Drive, municipally known as 10090 Bathurst Street, City of Vaughan, Regional Municipality of York.


The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021, as amended by By-law 171-2025, to remove the Holding Symbol “(H)” from the subject lands.

DRAFT



Location Map
To By-Law 193-2025

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City of Vaughan

 Subject Lands