

Committee of the Whole (1) Report

DATE: Tuesday, March 31, 2026

WARD(S): ALL

**TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
GENERAL AND SITE-SPECIFIC AMENDMENTS
ZONING BY-LAW AMENDMENT Z.25.046
THE CORPORATION OF THE CITY OF VAUGHAN**

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek approval of general and site-specific amendments to Comprehensive Zoning By-law 001-2021.

Report Highlights

- The Comprehensive Zoning By-law 001-2021 was enacted by Council on Oct. 20, 2021.
- Since the enactment of the Comprehensive Zoning By-law 001-2021, staff have identified technical omissions and clarifications in the Comprehensive Zoning By-law 001-2021 that are recommended for correction and amendment, as shown in Attachments 2 and 3.
- Reports detailing further recommended amendments to the Comprehensive Zoning By-law 001-2021 will be brought forward on a regular basis to reflect approvals respecting zoning by-law amendment applications in process and to correct omissions that may be identified in the future.

Recommendations

1. That Zoning By-law Amendment File Z.25.046 (The Corporation of the City of Vaughan) be approved, for the general and site-specific amendments to Comprehensive Zoning By-law 001-2021 identified in Attachments 2 and 3

2. That Council authorizes the Deputy City Manager, Planning and Infrastructure Development to make minor modifications to the amendments set out in Attachments 2 and 3, as may be required, before introducing the necessary by-law(s) for enactment; and
3. That all necessary by-law(s) be enacted.

Background

Location: *City-wide and for the site-specific sites identified in Attachment 3.*

On Oct. 20, 2021, Council adopted the Comprehensive Zoning By-law 001-2021. The Ontario Land Tribunal ordered the Comprehensive Zoning By-law 001-2021 into force by its order on Dec. 28, 2022, and as corrected on March 28, 2023, with exceptions.

The Comprehensive Zoning By-law 001-2021 affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West, as shown on Attachment 1. The Comprehensive Zoning By-law 001-2021 replaces Zoning By-law 1-88, with the exception of matters of transition pursuant to section 1.6 of the Comprehensive Zoning By-law 001-2021 and lands within the Yonge-Steeles Corridor Secondary Plan area.

The Comprehensive Zoning By-law 001-2021 has been appealed to the Ontario Land Tribunal by a number of appellants. The Ontario Land Tribunal issued an Order on Dec. 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the Comprehensive Zoning By-law 001-2021 that have not been appealed.

On May 17, 2022, Oct. 29, 2024, May 27, 2025, Sept. 22, 2025, and Dec. 16, 2025, Council approved site-specific and general amendments to correct omissions in the Comprehensive Zoning By-law 001-2021.

Since that time, staff have identified additional omissions in the Comprehensive Zoning By-law 001-2021 that are recommended for correction and have identified other provisions that require clarification. This report identifies further recommended general amendments as shown on Attachment 2, and site-specific amendments as shown on Attachment 3.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- *Date of Notice: Feb. 06, 2026, posted on the City website*
- *Date of Public Meeting: March 04, 2026, date ratified by Council March 24, 2026*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 24, 2026*

Previous Reports/Authority

The following link is to the Comprehensive Zoning By-law 001-202 approval report (adopted, as amended, by Council on Oct. 20, 2021):

[Oct. 13, 2021, Committee of the Whole \(2\) \(Item 9, Report No. 46\)](#)

The following links are to previous reports granting authority to make general and site-specific amendments to the Comprehensive Zoning By-law 001-2021:

(File Z.21.052):

[March 8, 2022, Committee of the Whole \(Public Meeting\) \(Item 1, Report No. 14\)](#)

[May 10, 2022, Committee of the Whole \(2\) \(Item 14, Report No. 24\)](#)

(File Z.24.018):

[Sept. 10, 2024, Committee of the Whole \(Public Meeting\) \(Item 3, Report No. 28\)](#)

[Oct. 8, 2024, Committee of the Whole \(1\) \(Item 3, Report No. 32\)](#)

(File Z.25.005):

[April 1, 2025, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 14\)](#)

[May 6, 2025, Committee of the Whole \(1\) \(Item 1, Report No. 18\)](#)

[Sept. 9, 2025, Committee of the Whole \(1\) \(Item 1, Report No. 28\)](#)

(File Z.25.011):

[June 4, 2025, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 24\)](#)

[Sept. 9, 2025, Committee of the Whole \(1\) \(Item 1, Report No. 28\)](#)

(File Z.25.033):

[Nov. 4, 2025, Committee of the Whole \(Public Meeting\) \(Item 1, Report No. 40\)](#)

[Dec. 2, 2025, Committee of the Whole \(1\) \(Item 1, Report No. 45\)](#)

(File Z.25.046):

[March 4, 2026, Committee of the Whole \(Public Meeting\) \(Item 4, Report No. 14\)](#)

Analysis and Options

General amendments to the Comprehensive Zoning By-law 001-2021 are proposed, as shown on Attachment 2.

The general amendments to the Comprehensive Zoning By-law 001-2021 identified in Attachment 2 are proposed to provide clarity with respect to various maps and text provisions relating to permitted uses, definitions, lot and building requirements, notes, tables, and special provisions. The description of each general amendment, including detailed language of the proposed amendments, are identified in Attachment 2.

Site-specific amendments to the Comprehensive Zoning By-law 001-2021 are proposed, as shown on Attachment 3.

The site-specific amendments to the Comprehensive Zoning By-law 001-2021 identified in Attachment 3 are intended to address site-specific zoning exceptions that were not carried forward into the Comprehensive Zoning By-law 001-2021 from Zoning By-law 1-88 or were carried forward, but omissions occurred in the Comprehensive Zoning By-law 001-2021 version of the site-specific exceptions. The proposed site-specific

amendments are intended to ensure that current and future owners and tenants of the lands are not adversely impacted by legal non-conforming status or site-specific discrepancies between Zoning By-law 1-88 and the Comprehensive Zoning By-law 00-2021.

The amendments to the Comprehensive Zoning By-law 001-2021 identified in Attachments 2 and 3 are consistent with the Provincial Planning Statement, 2024 and conform to the York Region Official Plan, 2022 and the Vaughan Official Plan, 2010.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 is a policy statement issued pursuant to Section 3 of the *Planning Act* and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement, 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

In accordance with section 6.1.6 of the Provincial Planning Statement, 2024, planning authorities are required to keep zoning by-laws up-to-date with their official plans and the Provincial Planning Statement, 2024 by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development. The proposed amendments are intended to bring certain provisions and site-specific exceptions of the Comprehensive Zoning By-law 001-2021 into conformity with Vaughan Official Plan, 2010 and to establish or clarify permitted uses and other development standards. The proposed amendments are consistent with the Provincial Planning Statement, 2024.

York Region Official Plan, 2022

York Region Council adopted the York Region Official Plan, 2022 in June 2022. York Region Official Plan, 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

Effective July 1, 2024, York Region became a Region without planning responsibilities in accordance with Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*). Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan, 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Vaughan Official Plan, 2010

Vaughan Official Plan, 2010 establishes the planning framework for development throughout the City to the year 2031 and fulfills the City's obligations to conform to provincial policies and meet targets imposed for residential and employment growth.

Vaughan Official Plan, 2010 serves as the primary source of policy direction for the Comprehensive Zoning By-law 001-2021. The proposed amendments conform to Vaughan Official Plan, 2010.

The recently adopted Vaughan Official Plan, 2025 is not the in-force policy for the City.

The Vaughan Official Plan, 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. Until then, amendments must conform to the Vaughan Official Plan 2010 and applicable York Region Official Plan, 2022 policies. Once the Vaughan Official Plan, 2025, is approved, future amendments to Comprehensive Zoning By-law 001-2021 must conform to it.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

The proposed amendments identified in Attachments 2 and 3 have been reviewed in collaboration with the Development and Parks Planning and Building Standards Departments, and the City's legal counsel for technical accuracy.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations associated with this report.

Conclusion

The proposed amendments to the Comprehensive Zoning By-law 001-2021 identified in Attachments 2 and 3 are intended to correct omissions identified in the Comprehensive Zoning By-law 001-2021 and to provide clarification in respect to certain provisions.

For more information, please contact Michael Torres, Acting Senior Planner, Development and Parks Planning Department, ext. 8933.

Attachments

1. Lands Subject to Comprehensive Zoning By-law 001-2021
2. General Amendments Proposed to Comprehensive Zoning By-law 001-2021
3. Site-Specific Amendments Proposed to Comprehensive Zoning By-law 001-2021

Prepared by

Michael Torres, Acting Senior Planner, ext. 8933

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529