

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 068-2026**

**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) Deleting Subsection 14.473 in Part 14 Exception Zones and replacing it with a new Subsection 14.473 as follows:

Exception Number 14.473	Municipal Address: 11-37 Theresa Circle, 17-101 Paula Court, 20-81 Briarose Avenue, 5623 & 5655 Kirby Road
Applicable Parent Zone: RE	
Schedule A Reference: 237, 238	
By-law 356-93	
14.473.1 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands identified as "Subject Lands", as shown on Figure E-848 and Figure E-848A:</p> <ul style="list-style-type: none"> <li>a. The minimum <u>lot frontage</u> shall be as shown on Figure E-848 and Figure E-848A;</li> <li>b. The minimum <u>rear yard</u> for Lots 6 and 7 on Briarose Avenue, as shown on Figure E-848, shall be 50 m;</li> <li>c. The minimum <u>rear yard</u> for Lot 14 on Paula Court, as shown on Figure E-848, shall be 50 m;</li> <li>d. The minimum <u>rear yard</u> for Block 19 on Paula Court, as shown on Figure E-848, shall be 40 m;</li> <li>e. The minimum <u>rear yard</u> for Lot 7 on Paula Court, as shown on Figure E-848A, shall be 40 m;</li> <li>f. The minimum <u>rear yard</u> for Block 8 on Paula Court, as shown on Figure E-848A, shall be 40 m; and</li> <li>g. The minimum <u>rear yard</u> for Lot 6 on Paula Court, as shown on Figure E-848A, shall be 30 m;</li> <li>h. The minimum <u>setback</u> of a <u>building</u> or <u>structure</u> located on Lot 5, as shown on Figure E-848A, shall be 30m from the south <u>lot line</u> and 15 m from the west <u>lot line</u>; and</li> <li>i. The maximum <u>height</u> shall be 11 m.</li> </ul>	
14.473.2 Other Provisions	
1. The private waste disposal systems for the <u>lots</u> shall be installed in such manner as to preserve as many trees as possible.	
14.473.3 Figures	
Figure E-848	
Figure E-848A	

b) Deleting Figure E-848 in Exception 14.473 and replacing it with Figure E-848 attached hereto as Schedule "1".

c) Deleting Figure E-848A in Exception 14.473 and replacing it with Figure E-848A attached hereto as Schedule "2".

d) Amending Map 238 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.

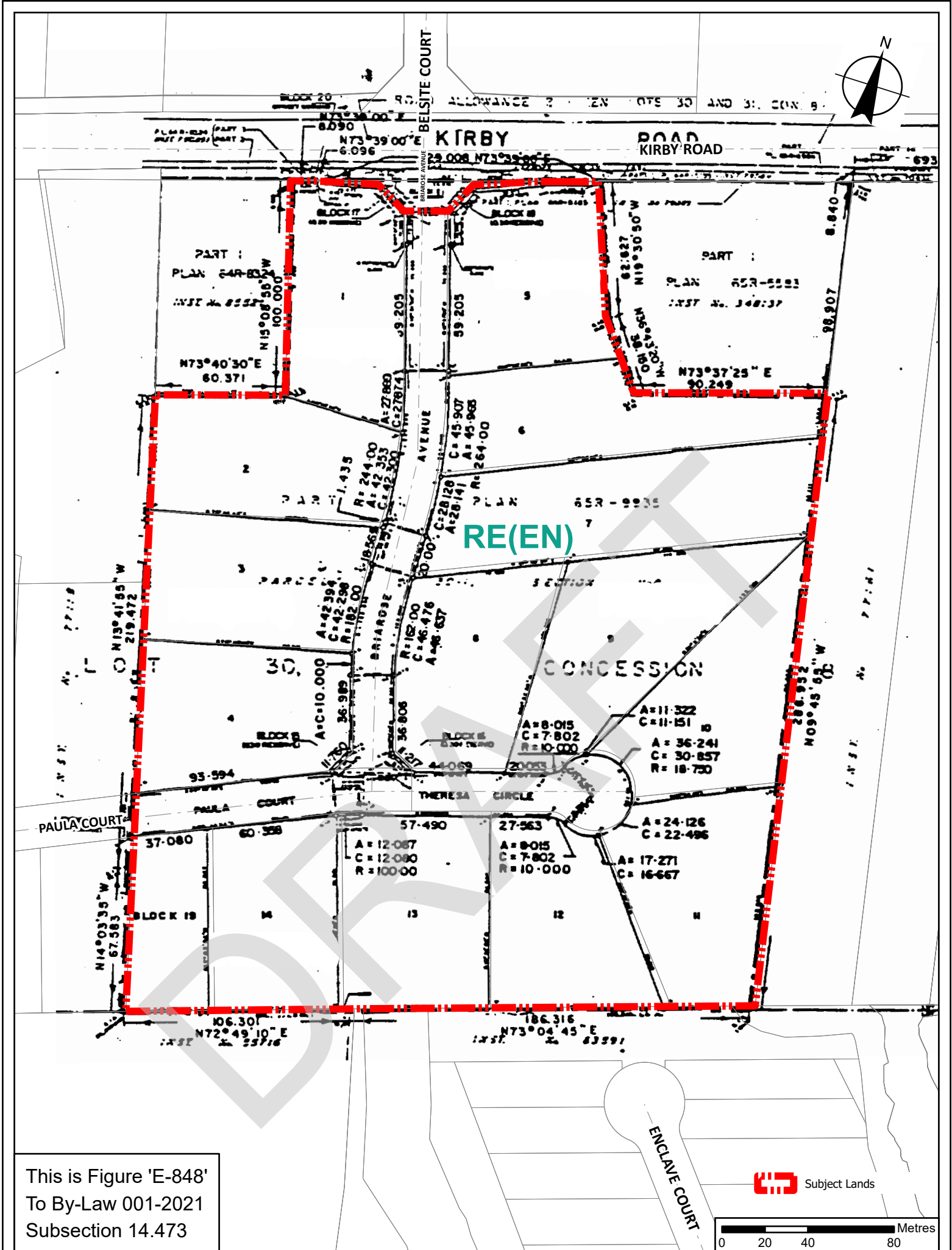
Voted in favour by City of Vaughan Council this 28<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Steven Del Duca, Mayor

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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. 1 of Report No. 28 of the Committee of the Whole.  
Report adopted by Vaughan City Council on September 22, 2025.  
City Council voted in favour of this by-law on April 28, 2026.  
Approved by Mayoral Decision MDC 005-2026 dated April 28, 2026.  
**Effective Date of By-Law: April 28, 2026**



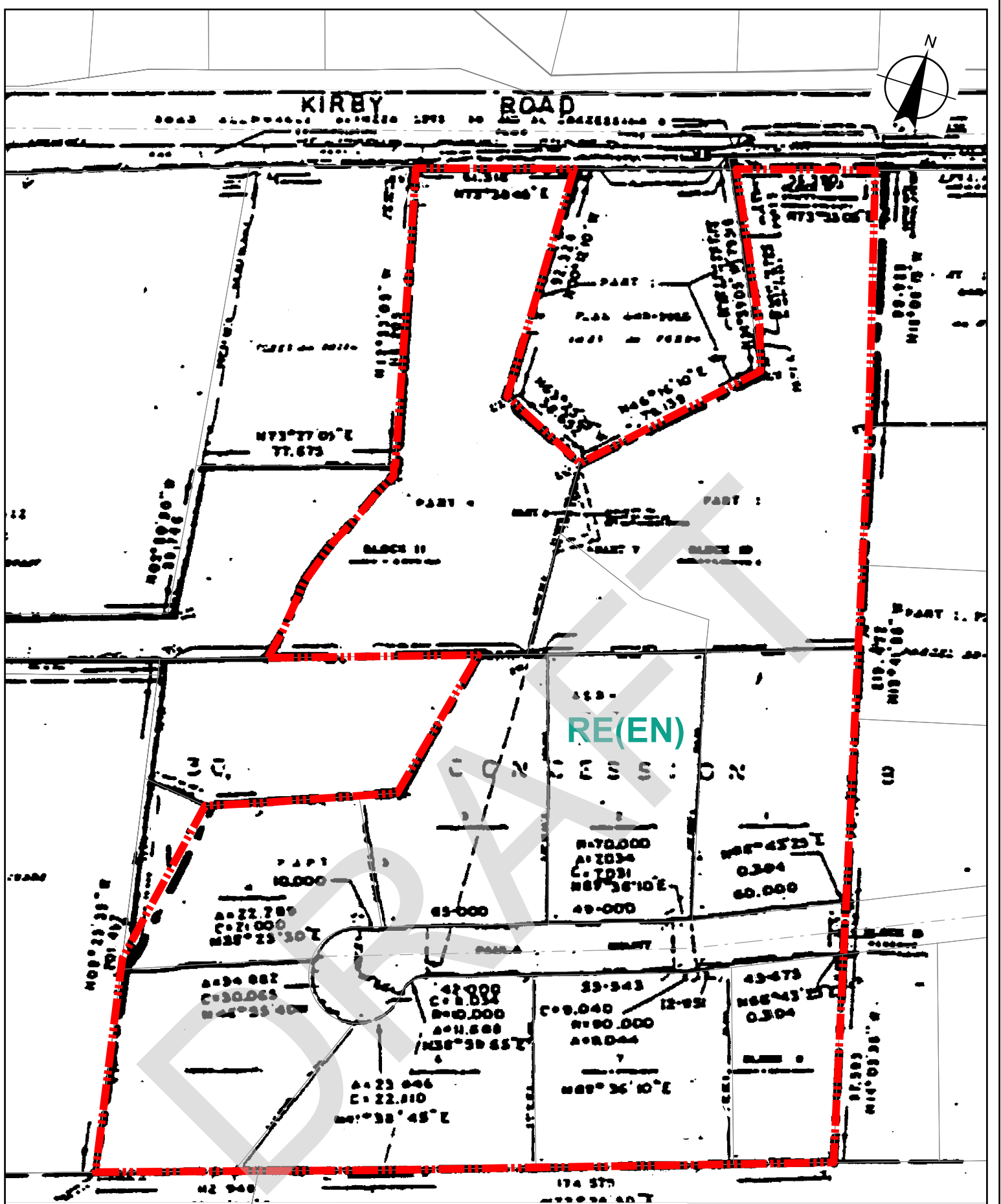
This is Figure 'E-848'  
 To By-Law 001-2021  
 Subsection 14.473

This is Schedule '1'  
 To By-Law 068-2026  
 Passed the 28th Day of April, 2026

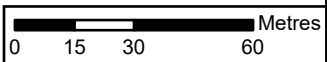
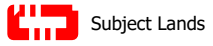
Signing Officers

File: Z.25.011  
 Location: Part of Lot 30, Concession 8  
 Applicant: City of Vaughan  
 City of Vaughan

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk



This is Figure 'E-848A'  
 To By-Law 001-2021  
 Subsection 14.473



This is Schedule '2'  
 To By-Law 068-2026  
 Passed the 28th Day of April, 2026

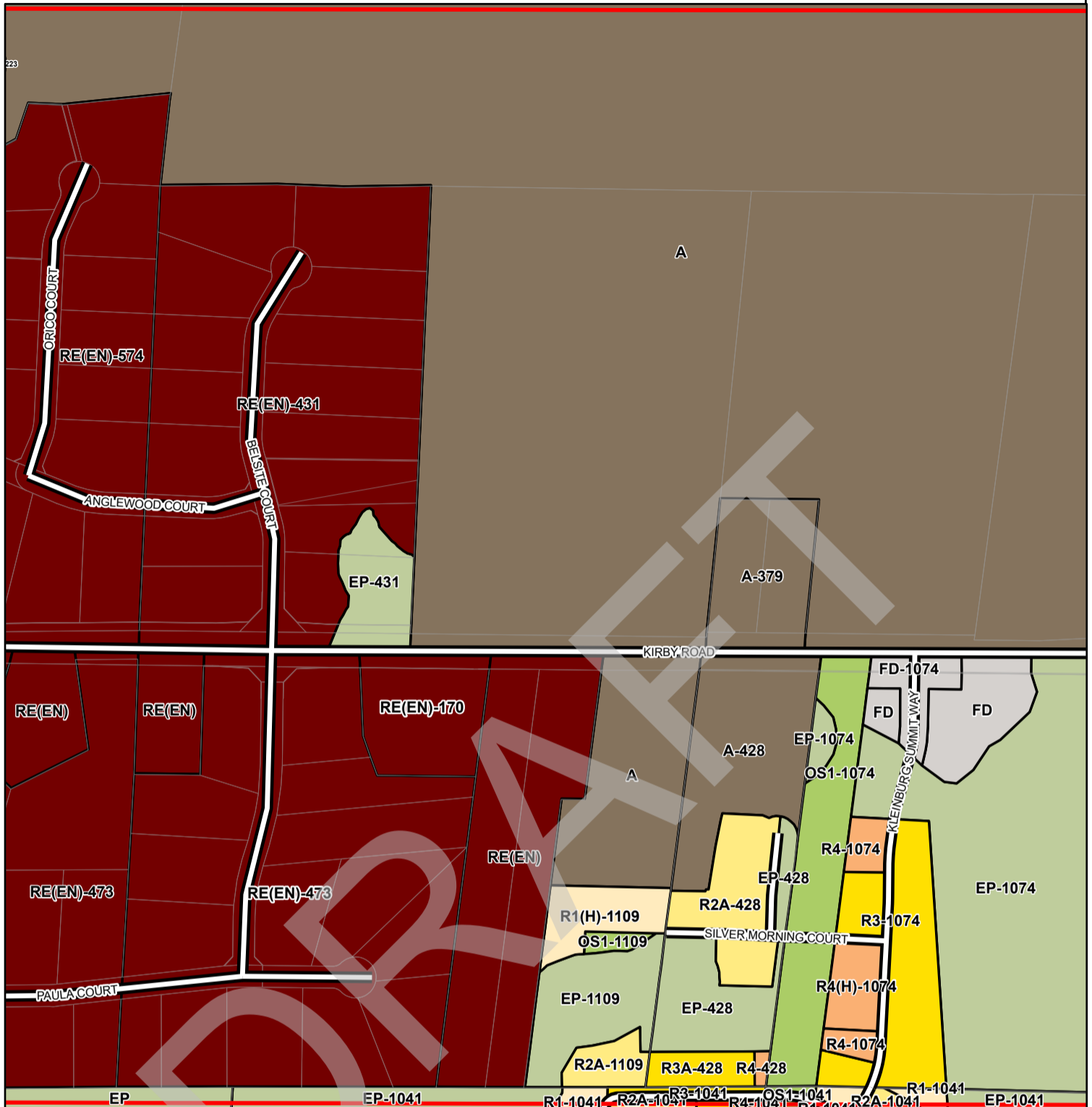
Signing Officers

File: Z.25.011  
 Location: Part of Lot 30, Concession 8  
 Applicant: City of Vaughan  
 City of Vaughan

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 238



<p><b>Conservation, OpenSpace and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zone)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone); R4A(H)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone); RT1(H)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>EM3 (Mineral Aggregate Operation Zone)</li> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> <li>These Lands shall not be subject to Zoning By-law 001-2021</li> </ul>	<p>1:5,000</p> <p>February 2026</p>
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276	277	278	279	280
256	257	258	259	260
236	237	238	239	240
216	217	218	219	220
196	197	198	199	200

This is Schedule '3'  
To By-Law 068-2026  
Passed the 28th Day of April, 2026

**File:** Z.25.011  
**Location:** 5471, 5491 and 5511 Kirby Road  
Part of Lot 30, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## **SUMMARY TO BY-LAW 068-2026**

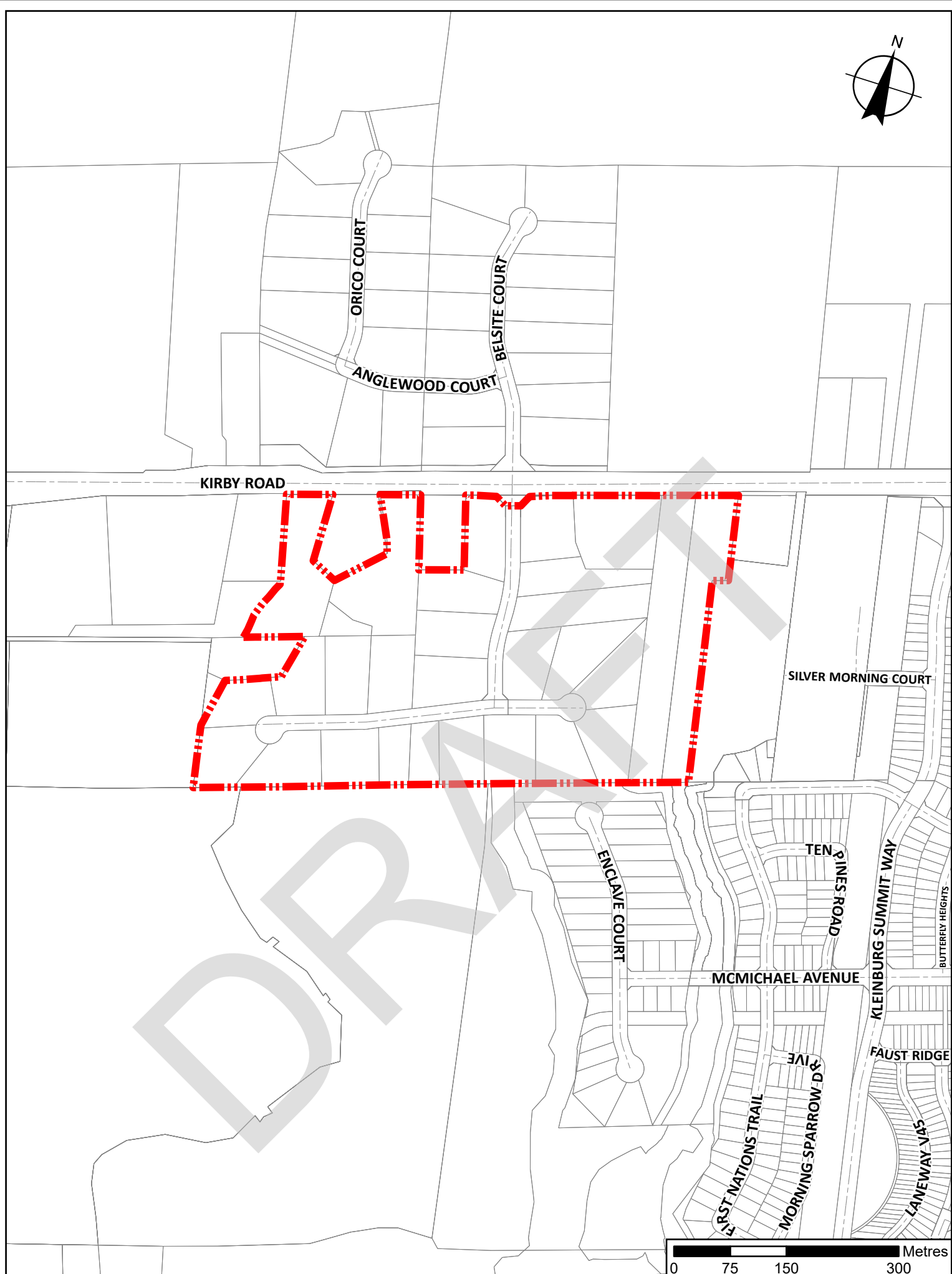
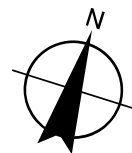
The lands subject to this By-law are located on the south side of Kirby Road, west of Kipling Avenue, municipally known as 5471, 5491, and 5511 Kirby Road and being Part of Lot 30, Concession 8, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 238 in Schedule A of City of Vaughan Zoning By-law 001-2021 to delete references to site-specific exception 14.473 on 5471, 5491 and 5511 Kirby Road as it does not apply to these lands, and to add references to site-specific exception 14.170 on 5511 Kirby Road, as the site-specific exception applies to the lands. This By-law also updates references to Figure E-848 and Figure E-848A in site-specific exception 14.473.

This By-law also makes the following administrative corrections to Zoning By-law 001-2021:

- updating the Zoning By-law 1-88 zone symbols on Figure E-848 and Figure E-848A in site-specific exception 14.473 with the applicable zone symbols in Zoning By-law 001-2021;
- updating the “Legal Description” section in site-specific exception 14.473 with the correct addresses; and
- updating the formatting and arrangement of provisions in site-specific exception 14.473.

The administrative corrections to Zoning By-law 001-2021 are considered to be alterations to the arrangement of “provisions” and corrections to “reference errors” and “format” under Policies 10.1.4.7.b and 10.1.4.7.c of Vaughan Official Plan, 2010.



## Location Map To By-Law 068-2026

**File:** Z.25.011

**Location:** 5471, 5491 and 5511 Kirby Road  
Part of Lot 30, Concession 8

**Applicant:** City of Vaughan

**City of Vaughan**



Subject Lands