

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 081-2026**

**A By-law to amend City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal.**

**WHEREAS** application for a zoning by-law amendment was filed with respect to the lands at 10-11, 26, 36-39 Barolo Place to permit the development of 104 stacked back-to-back townhouse units that are contained within 5 blocks;

**AND WHEREAS** the Official Plan and Zoning By-law Amendment applications were appealed to the Ontario Land Tribunal as File No. OLT-24-000220 and OLT-24-000221 for failure to make a decision by the City of Vaughan, and the Tribunal made an order with respect to the appeals;

**NOW THEREFORE** the Ontario Land Tribunal **ORDERS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 001-2021, as amended, is further amended in accordance with the Ontario Land Tribunal Order dated the 21<sup>st</sup> day of July 2025 (OLT File No. OLT-24-000220), as attached hereto as Attachment "2", consisting of the attached text, Schedules "1", "2", "3", "4", and "5" is hereby designated as By-Law Number 081-2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

**Ontario Land Tribunal**

655 Bay Street, Suite 1500  
Toronto, ON M5G 1E5  
Telephone: (416) 212-6349  
Toll Free: 1-866-448-2248  
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**Tribunal ontarien de  
l'aménagement du territoire**

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Site Web: olt.gov.on.ca



February 25, 2026

TO: All recipients of the Ontario Land Tribunal Decision and Order issued on July 21, 2025

**RE: OLT CASE NO.: OLT-24-000220, DECISION ISSUED ON JULY 21, 2025**

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On July 21, 2025, the Ontario Land Tribunal issued its Decision and Order (“Decision”) on the above noted case.

Rule 24.4 of the Ontario Land Tribunal’s *Rules of Practice and Procedure* (“Rule”) states that the Tribunal may at any time correct a technical or typographical error made in a decision or order.

The Tribunal has corrected the Decision under the authority of this Rule by:

1. replacing **Attachment 1** with an updated version of the Official Plan for the City of Vaughan, as modified; and
2. replacing **Attachment 2** with an updated version of the amendments to the City of Vaughan By-law No. 001-2021.

A corrected version of the Decision issued on July 21, 2025 is enclosed with this communication. This enclosed Decision replaces the Decision and Order issued on July 21, 2025.

Thank you,

*“Matthew D.J. Bryan”*

MATTHEW D.J. BRYAN  
REGISTRAR

Encl.

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** July 21, 2025

**CASE NO(S):** OLT-24-000220

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: QF Development Group (BT) Inc.  
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment  
Description: To permit a 15-storey residential building  
Reference Number: OP.22.022  
Property Address: 87 Keatley Drive  
Municipality/UT: Vaughan/York  
OLT Case No.: OLT-24-000220  
OLT Lead Case No.: OLT-24-000220  
OLT Case Name: QF Development Group (BT) Inc. v. Vaughan (City)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: QF Development Group (BT) Inc.  
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision  
Description: To permit a 15-storey residential building  
Reference Number: Z.22.043  
Property Address: 87 Keatley Drive  
Municipality/UT: Vaughan/York  
OLT Case No.: OLT-24-000221  
OLT Lead Case No.: OLT-24-000220

**Heard:** February 10, 2025

**APPEARANCES:****Parties**

QF Development Group Inc.

City Of Vaughan

**Counsel**

P. DeMelo

M. B. Rubin

**MEMORANDUM OF DECISION DELIVERED BY CARMINE TUCCI ON FEBRUARY 10, 2025 AND ORDER OF THE TRIBUNAL**

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[1] The matter before the Tribunal was in respect to appeals filed pursuant to s. 22(7) and 34(11) of the *Planning Act* (“Act”) by QF Development Group (BT) Inc. (“Appellant”) against the City of Vaughan (“City”) for its failure to make a decision on Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBLA”) Applications (together “Applications”) within the timeframe prescribed by the Act.

[2] The lands that are the subject of the Application are known municipally as 87 Keatley Drive (“Property”). The Appellant proposes to develop the Property with a 296-unit residential building with a maximum height of 15 storeys and podiums ranging from four to nine storeys.

[3] The Tribunal heard that the Parties confirmed that a settlement had been reached and was presented for the consideration of the Tribunal.

**EVIDENCE AND SUMMARY OPINION**

[4] The Tribunal was presented with the witness statement of Lauren Capilongo, a Principal at Malone Given Parsons Ltd., a land use planning consulting firm that provides services in urban planning, urban design, and project coordination in support of the Settlement.

[5] Ms. Capilongo was affirmed and qualified to provide expert evidence in relation to land use planning.

[6] Ms. Capilongo provided that the Revised Settlement Proposal comprises of:

QF Development Group (BT) Inc. Development Statistics		
	Original (Dec 2022)	Revised (Dec 2024)
Built Form Typology	Apartments	Stacked Back-to-Back Townhouses
Building Height	15 storeys	4 storeys
Gross Floor Area	24,077 m <sup>2</sup>	10,920 m <sup>2</sup>
Residential Units	296	104
Vehicle Parking (underground)	355 spaces	141 spaces
Density	3.68 FSI	1.71 FSI

[7] Ms. Capilongo stated a single full-moves access is proposed from Keatley Drive, providing access to the underground parking spaces, the loading space, and a truck turnaround area at the end of the private driveway, internal to the site. 141 parking spaces are proposed, including 21 visitor spaces and 5 accessible spaces.

[8] Ms. Capilongo provided that a 3 metre (“m”) landscape buffer is proposed along the south property line, adjacent to the existing single detached dwellings.

[9] Ms. Capilongo further provided that the Settlement Proposal includes bicycle parking and proposes to complete the sidewalk on the west side of Bathurst Street, south of Queen Filomena Avenue, supporting active transportation and accessibility.

## REQUIRED AMENDMENTS

[10] Ms. Capilongo testified that to implement the Settlement Proposal, amendments to the City of Vaughan 2010 Official Plan (“VOP”) and the City’s Comprehensive Zoning By-law, being By-law No. 001-2021, are required.

### Official Plan Amendment

[11] The amendment seeks that the approval in principle will:

- Maintain the existing land use designation, being a low-rise mixed-use designation on the Property,
- Permit a maximum site density of 1.75 floor space index,
- Permit stacked back-to-back townhouses that also share a rear wall, resulting in a building with two facades where individual entrances to the units are located with no rear yard,
- Permit Stacked Townhouses to front onto a public and private street; and,
- To reduce the facing distance between blocks of Stacked Townhouses to 10 m.

### Zoning By-Law Amendment

[12] The amendment seeks that the approval in principle will:

- Rezone the Property from Neighbourhood Commercial to RM1 – Multiple Unit Residential
- Permit a front yard setback (Keatley Drive) of 2.4 m
- Minimum lot area per unit: 60 m<sup>2</sup>;
- Minimum front yard setback (Keatley Drive): 2.4 m;
- Minimum rear yard setback (Bathurst Street): 2.4 m;

- Minimum interior side yard setback (Southerly Lot Line): 3 m;
- Minimum side yard setback to a sight triangle: 1.2 m;
- Maximum width of front main wall of a block of multiple-unit townhouse dwellings: 48 m;
- Minimum below grade setback from a street line: 0 m;
- Minimum landscape strip abutting a street line: 0 m width;
- Minimum outdoor amenity area: 0 m<sup>2</sup>;
- Minimum amenity area: 0 m<sup>2</sup>; and,
- Encroachment (stairs (open, enclosed), retaining walls, and porch, including access stairs from grade): TBD through the site plan process.

[13] Ms. Capilongo opined that the Settlement Proposal;

1. Has regard for matters of provincial interest under s. 2 of the Act;
2. Is consistent, and does not conflict, with the Provincial Planning Statement 2024 (“PPS”), particularly Policy 2.3.1.1 of the PPS which provides that “Settlement areas shall be the focus of growth and development”. The OPA and ZBLA provide additional growth and development within a settlement area;
3. Conforms to the York Region Official Plan, 2022;
4. Conform, subject to approval of the OPA and ZBLA , to the VOP; and
5. Is appropriate for the Property, represents good planning, and is in the public interest.

## FINDINGS

[14] On the strength of the uncontradicted expert opinion evidence of Ms. Capilongo and upon a review of the applicable provisions of the Act, the PPS, the York Region

Official Plan, and the VOP, the Tribunal is satisfied that the proposed OPA and ZBLA represent an efficient use of land, resources, and infrastructure.

[15] The Tribunal finds that the updated proposed changes guarantee the site's redevelopment remains suitable within its context and aligns with the City's diverse growth and housing objectives.

[16] The Tribunal agrees that the Settlement Plan proposes stacked back-to-back townhouses which provide for more efficient use of land in comparison to stacked townhouses.

[17] The Tribunal supports the notion that the Settlement will offer a built form harmonious with the community's character by introducing a low-rise structure that complements the existing residential subdivision and is allowed under the low-rise mixed-use land use designation.

[18] The Tribunal endorses the development of a compact urban built form that is pedestrian and cyclist-friendly, with the completion of the Bathurst Street sidewalk and the provision of bicycle parking spaces. It also supports transit by offering a medium-density built form near existing bus routes. The proposed townhouses provide a more affordable type of ground-oriented housing.

[19] Tribunal is of the view that the Settlement reached by the Parties is fair and reasonable, and that the resulting OPA and ZBLA represent good planning in the public interest. The Tribunal praises the Parties in working collaboratively and engaging in productive discussions in order to reach a Settlement in these proceedings.

**ORDER**

[20] **THE TRIBUNAL ORDERS THAT** the appeal is allowed in part and orders that the Official Plan for the City of Vaughan is modified as set out in **Attachment 1** to this Order.

[21] **THE TRIBUNAL ORDERS THAT** the appeal is allowed in part and the Tribunal directs the City of Vaughan to amend By-law No. 001-2021 as set out in **Attachment 2** to this Order.

[22] Should the parties be unable to agree on the final form and content of the Zoning By-law and Official Plan Amendments necessary to implement the Tribunal's Order, the Tribunal may be spoken to.

*"Carmine Tucci"*

CARMINE TUCCI  
MEMBER

**Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 081-2026**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**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 “NC(H) Neighbourhood Commercial Zone” with a Holding Provision “(H)” subject to site-specific exception 14.1014 to” RM1 Multiple Unit Residential Zone” with site-specific exception 14.1226, in the manner shown on the said Schedule “1”.
  - b) Deleting Figure E-1512 and replacing it with a new Figure E-1512 in Subsection 14.1014.5, in the manner shown on the said Schedule “2”;
  - c) Deleting Subsections 14.1014.1, 14.1014.2.1 and 14.1014.4.1 and replace with the word “Deleted”;
  - d) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1226, as follows:

Exception Number 1226	Municipal Address: 10-11, 26, 36-39
Applicable Parent Zone: RM1	Barolo Place (previously known as 87
Schedule A Reference: 171, 190, 191	Keatley Drive); Block 279, Plan 65M-
By-law 081-2026	4491;
14.1226.1 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure "E-1806":</p> <ol style="list-style-type: none"> <li>a. The minimum <u>lot area</u> shall be 60 m<sup>2</sup> per unit</li> <li>b. The minimum <u>front yard</u> (Keatley Drive) shall be 1.6 m</li> <li>c. The minimum <u>rear yard</u> (Bathurst Street) shall be 2.4 m</li> <li>d. The minimum <u>interior side yard</u> (Southerly Lot Line) shall be 3.0 m</li> <li>e. The minimum <u>exterior side yard</u> (Queen Filomena Avenue) shall be 3.0 m</li> <li>f. The minimum <u>setback</u> to a <u>sight triangle</u> shall be 1.2 m</li> <li>g. The maximum <u>height</u> shall be 12 m</li> <li>h. The maximum width of the front <u>main wall</u> of a block of <u>multiple-unit townhouse dwellings</u> shall be 48 m</li> <li>i. The minimum <u>landscape strip</u> abutting a <u>street line</u> shall be 0 m</li> <li>j. The minimum <u>landscape strip</u> abutting the interior side <u>lot line</u> shall be 1.4 m</li> </ol>	
14.1226.2 Other Provisions	
<ol style="list-style-type: none"> <li>1. The <u>front lot line</u> shall be the <u>lot line</u> abutting Keatley Drive</li> <li>2. The minimum setback from below- <u>grade parking structure</u> to a <u>street line</u> shall be 0 m</li> <li>3. Air ventilation shafts or access stairs shall be permitted in any <u>yard</u></li> <li>4. The minimum <u>setback</u> for air ventilation shafts or access stairs from any <u>lot line</u> shall be 1.0 m</li> <li>5. The minimum <u>setback</u> for a retaining wall with a maximum <u>height</u> of 2.0 m shall be 0.5 m from the <u>rear lot line</u></li> <li>6. The minimum <u>setback</u> for a retaining wall with a maximum <u>height</u> of 3.0 m shall be 1.4 m from the <u>interior side lot line</u></li> <li>7. The minimum <u>amenity area</u> shall be 0 m<sup>2</sup></li> <li>8. A <u>waste storage enclosure</u> shall be <u>setback</u> a minimum of 2.4 m from an <u>interior side lot line</u> and less than 30.0 metres from a <u>lot line</u> abutting a residential zone</li> </ol>	

14.1226.5 Figures
Figure E-1806

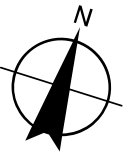
- a) Adding a new Figure E-1806 in Subsection 14.1226 attached hereto as Schedule "1".
  - b) Deleting Map 171 in Schedule A and substituting therefore Map 171 attached hereto as Schedule "3"
  - c) Deleting Map 190 in Schedule A and substituting therefore Map 190 attached hereto as Schedule "4"
  - d) Deleting Map 191 in Schedule A and substituting therefore Map 191 attached hereto as Schedule "5".
2. Schedules "1", "2", "3", "4" and "5" shall be and hereby form part of this By-law.

## **SUMMARY TO BY-LAW 081-2026**

The lands subject to this By-law are located on the southwest corner of Queen Filomena Avenue and Bathurst Street. The lands are described as Block 279, Plan 65M-4491, municipally known as 10-11, 26, 36-39 Barolo Place (previously known as 87 Keatley Drive), City of Vaughan.

The purpose of this By-law is to rezone the lands subject to this By-law from NC(H) Neighbourhood Commercial Zone with a Holding Provision “(H)” subject to Exception 14.1014 to RM1 Multiple Unit Residential Zone with site-specific zoning exceptions to facilitate the development of 104 stacked, back-to-back townhouse units with 141 underground parking spaces.

DRAFT



QUEEN FILOMENA AVENUE

**BLOCK 01**  
(20 UNITS)

**BLOCK 02**  
(26 UNITS)

**RM1**


**BLOCK 05**  
(24 UNITS)

**BLOCK 03**  
(16 UNITS)

**BLOCK 04**  
(18 UNITS)

KEATLEY DRIVE

This is Figure 'E-1806'  
To By-Law 001-2021  
Section 14.1226

 Subject Land

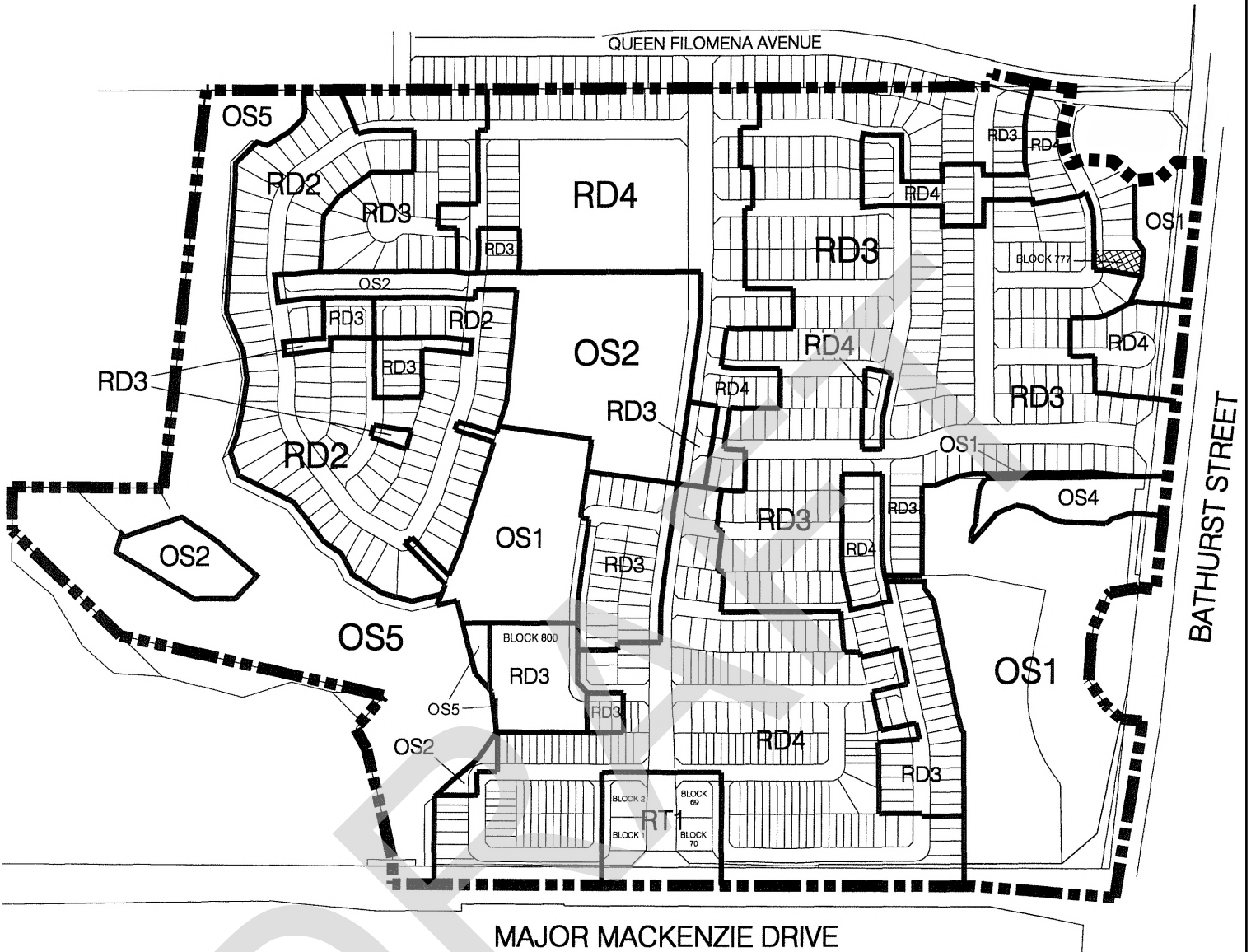
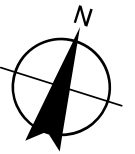
0 10 20 40 Metres

This is Schedule '1'  
To By-Law 081- 2026  
Passed the 21st Day of July, 2025

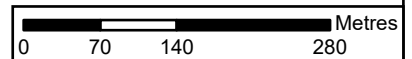
**File:** Z.22.043  
**Related File:** OP.Z.22.043, DA.23.061  
**Location:** 10-11, 26, 36-39 Barolo Place  
Part of Lot 22, Concession 2  
**Applicant:** QF Development Group (BT) Inc.  
**City of Vaughan**

Signing Officers

**OLT CASE NO. OLT-24-000220**  
**JULY 21, 2025**



THIS IS SCHEDULE 'E-1512'  
 TO BY-LAW 1-88  
 SECTION 9(1385)



This is Schedule '2'  
 To By-Law 081- 2026  
 Passed the 21st Day of July, 2025

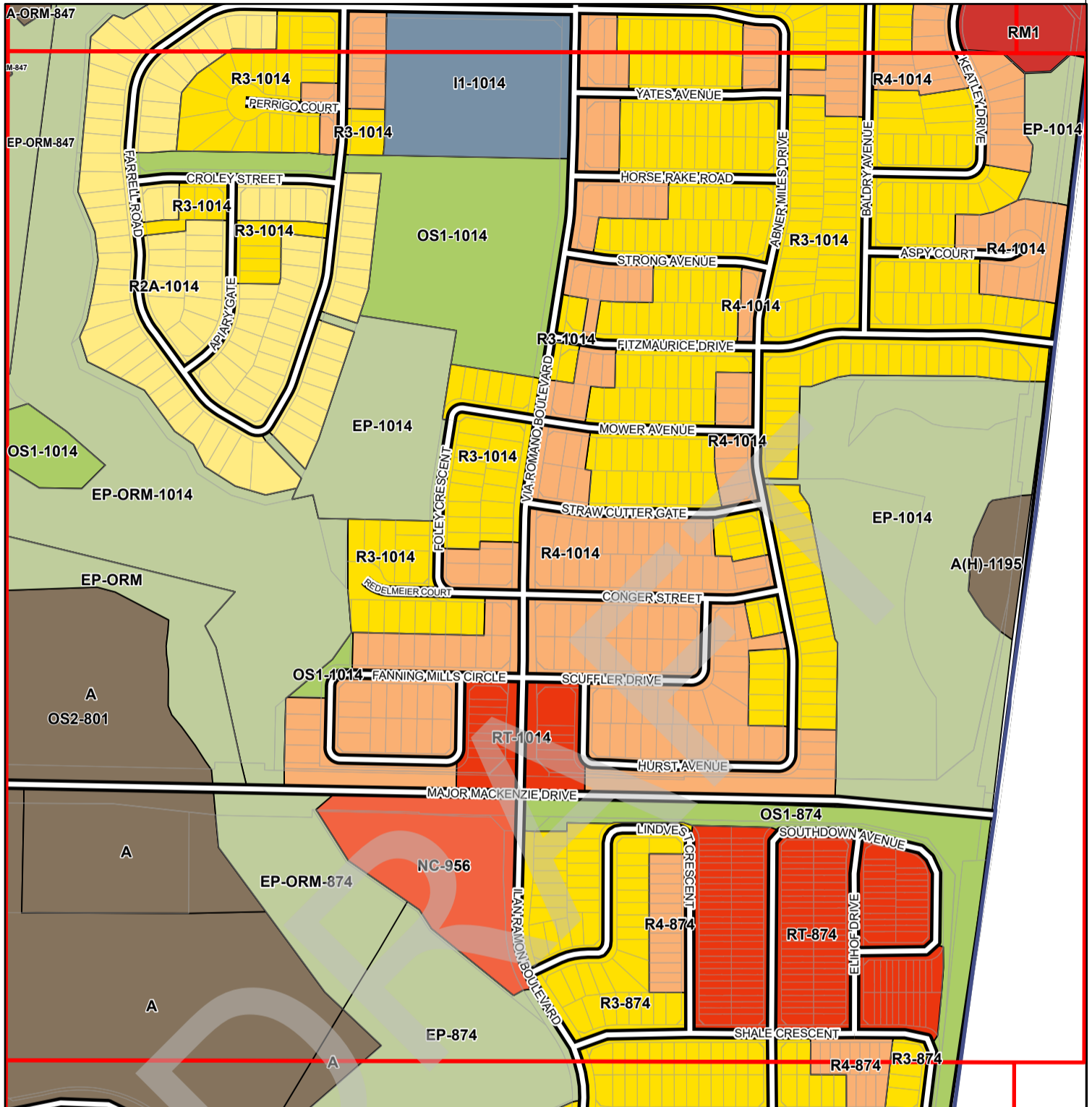
**File:** Z.22.043  
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**Location:** 10-11, 26, 36-39 Barolo Place  
 Part of Lot 22, Concession 2  
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**City of Vaughan**

Signing Officers

**OLT CASE NO. OLT-24-000220**  
**JULY 21, 2025**

# Zoning By-law 001 - 2021

## Schedule A | Map 171



### Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

### Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

### Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

### Employment Zones

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment 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

1:5,420  
September 2025

208	209	210	211
188	189	190	191
169	170	171	172
150	151	152	153
132	133	134	135

This is Schedule '3'  
To By-Law 081- 2026  
Passed the 21st Day of July, 2025

File: Z.22.043

Related File: OP.Z.22.043, DA.23.061

Location: 10-11, 26, 36-39 Barolo Place  
Part of Lot 22, Concession 2

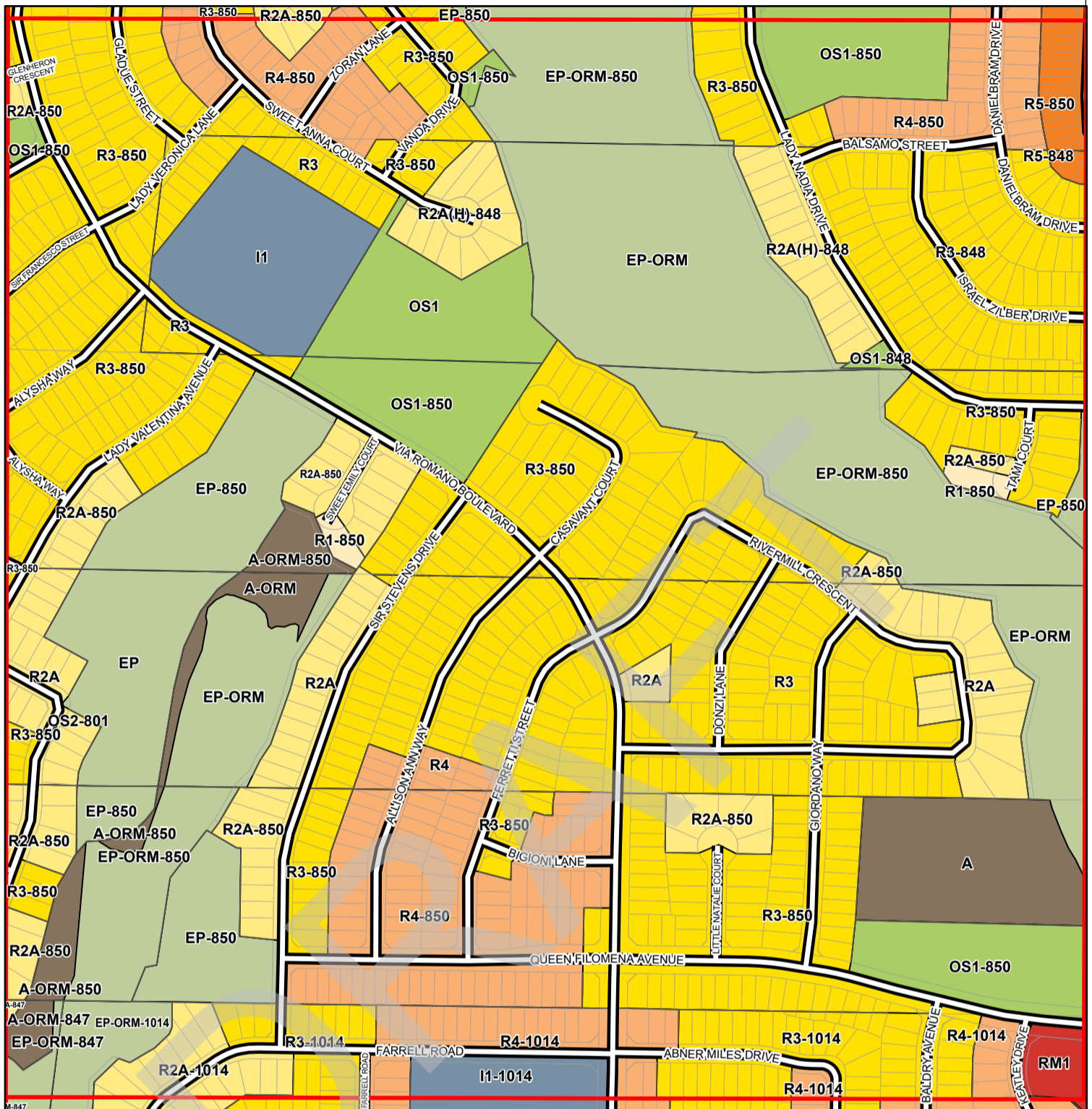
Applicant: QF Development Group (BT) Inc.  
City of Vaughan

Signing Officers

**OLT CASE NO. OLT-24-000220  
JULY 21, 2025**

# Zoning By-law 001 - 2021

## Schedule A | Map 190



<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 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>RM2 (Multiple Unit Residential Zone)</b></p> <p><b>RM3 (Multiple Residential Zone)</b></p> <p><b>RE (Estate Residential Zone)</b></p> <p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <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> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p>	<table border="1" style="margin-top: 10px;"> <tr><td>228</td><td>229</td><td>230</td><td>231</td></tr> <tr><td>208</td><td>209</td><td>210</td><td>211</td></tr> <tr><td>188</td><td>189</td><td style="border: 2px solid red;">190</td><td>191</td></tr> <tr><td>169</td><td>170</td><td>171</td><td></td></tr> <tr><td>150</td><td>151</td><td>152</td><td></td></tr> </table> <p style="text-align: right;">1:5,070 September 2025</p>	228	229	230	231	208	209	210	211	188	189	190	191	169	170	171		150	151	152	
228	229	230	231																						
208	209	210	211																						
188	189	190	191																						
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This is Schedule '4'  
To By-Law 081- 2026  
Passed the 21st Day of July, 2025

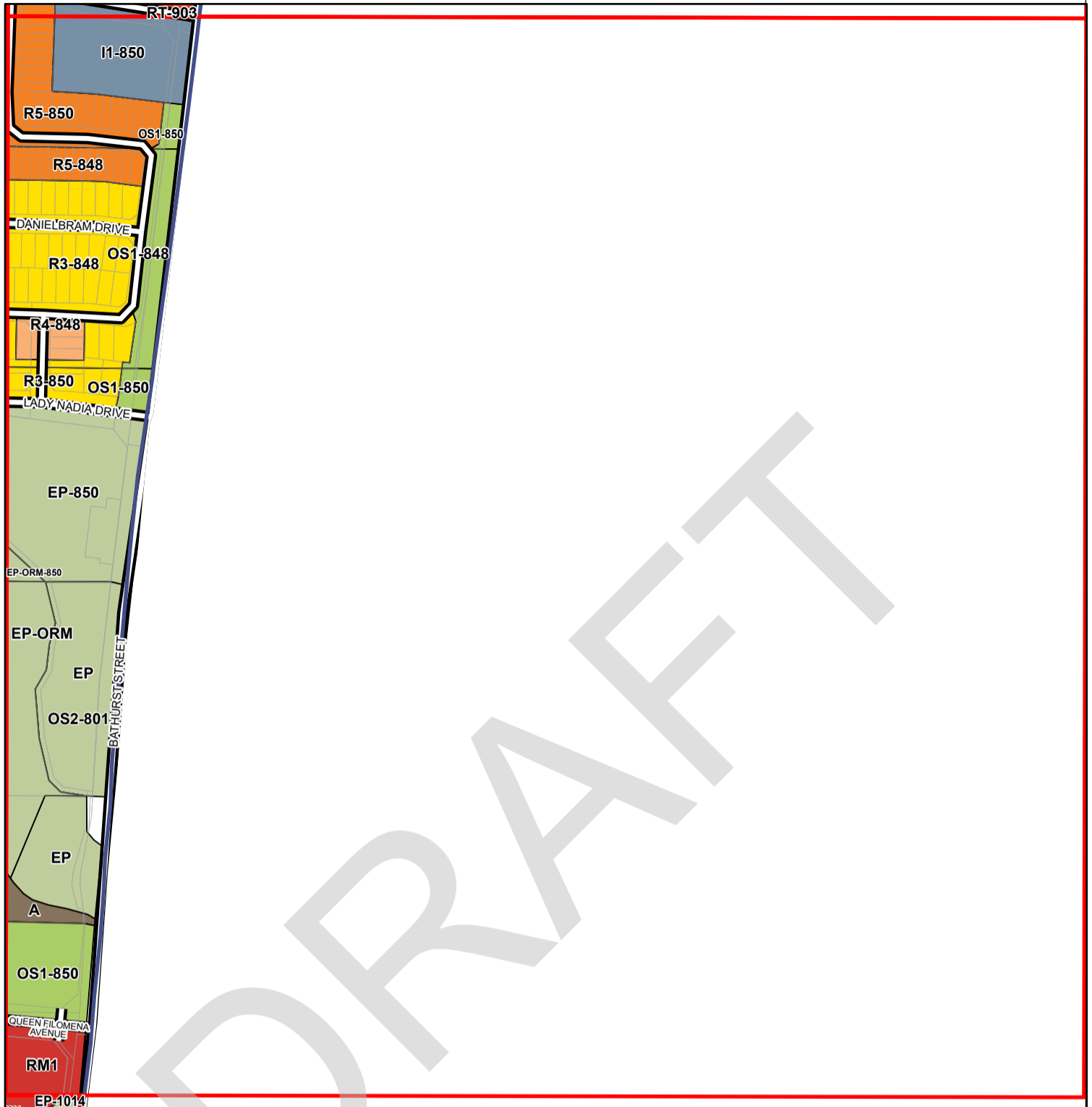
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Signing Officers

**OLT CASE NO. OLT-24-000220**  
**JULY 21, 2025**

# Zoning By-law 001 - 2021

Schedule A | Map 191



<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>	<ul style="list-style-type: none"> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate 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>	<ul style="list-style-type: none"> <li>HMU (High-Rise Mixed-Use Zone)</li> <li>GMU (General Mixed-Use Zone)</li> <li>CMU (Community Commercial Mixed-Use Zone)</li> <li>EMU (Employment Commercial Mixed-Use Zone)</li> <li>KMS (Main Street Mixed-Use - Kleinburg Zone)</li> <li>MMS (Main Street Mixed-Use - Maple Zone)</li> <li>WMS (Main Street Mixed-Use - Woodbridge 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>	<ul style="list-style-type: none"> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul> <p><b>Other Zones</b></p> <ul style="list-style-type: none"> <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> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p>
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229	230	231
209	210	211
189	190	191
170	171	

1:5,070  
September 2025

This is Schedule '5'  
To By-Law 081- 2026  
Passed the 21st Day of July, 2025

**File:** Z.22.043  
**Related File:** OP.Z.22.043, DA.23.061  
**Location:** 10-11, 26, 36-39 Barolo Place  
 Part of Lot 22, Concession 2  
**Applicant:** QF Development Group (BT) Inc.  
**City of Vaughan**

Signing Officers

**OLT CASE NO. OLT-24-000220**  
**JULY 21, 2025**