

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 220-2024**

**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 the “Legal Description” in Exception 14.336 and replacing it with the following:

“Municipal Address: 106-510 Westridge Drive, 1-102 Bindertwine Boulevard, 1-187 Weaver Court, 1-321 Treelawn Boulevard, 1-46 North Field Court, 17-91 John Kline Lane, 1-86 Cooperage Road, 20-163 Capner Court, 21-45 Tinsmith Court, 4630 Langstaff Road, 4699 Rutherford Road, 8519 Islington Avenue, 8-63 Granary Road.”
  - b) Amending Map 158 in Schedule A in the form attached hereto as Schedule “1”.
  - c) Amending Map 159 in Schedule A in the form attached hereto as Schedule “2”.
  - d) Amending Map 177 in Schedule A in the form attached hereto as Schedule “3”.
  - e) Amending Map 178 in Schedule A in the form attached hereto as Schedule “4”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

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Steven Del Duca, Mayor

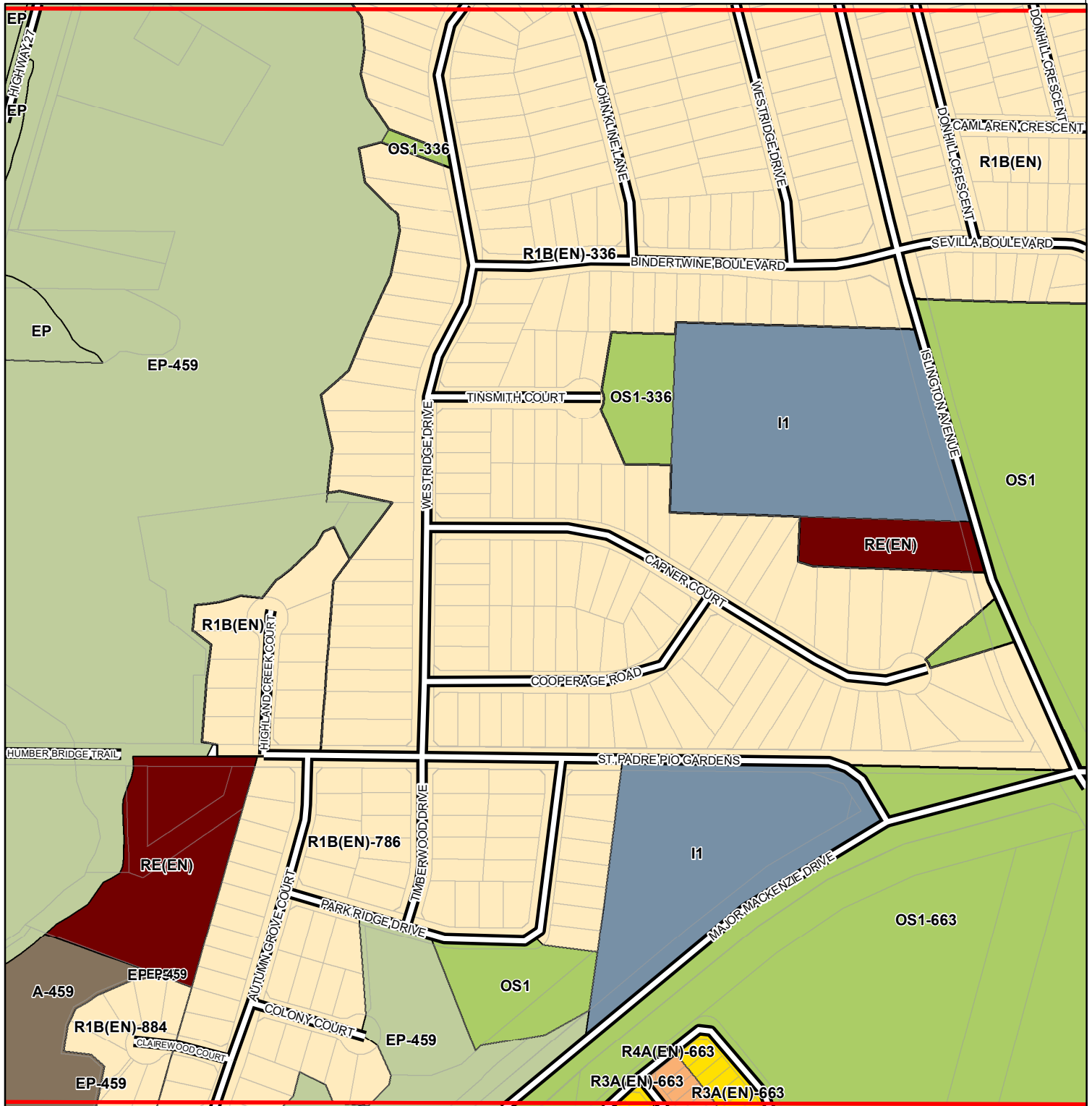
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Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**

# Zoning By-law 001 - 2021

Schedule A | Map 158



**Conservation, Open Space 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use 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

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November 2024

195	196	197	198	199
175	176	177	178	179
156	157	158	159	160
137	138	139	140	141
119	120	121	122	123

THIS IS SCHEDULE '1'  
TO BY-LAW 220-2024  
PASSED THE 17TH DAY OF DECEMBER, 2024

SIGNING OFFICERS

File: Z.21.052

Location: Part of Lots 21, 22, 23, and 24, Concession 8

Applicant: City of Vaughan

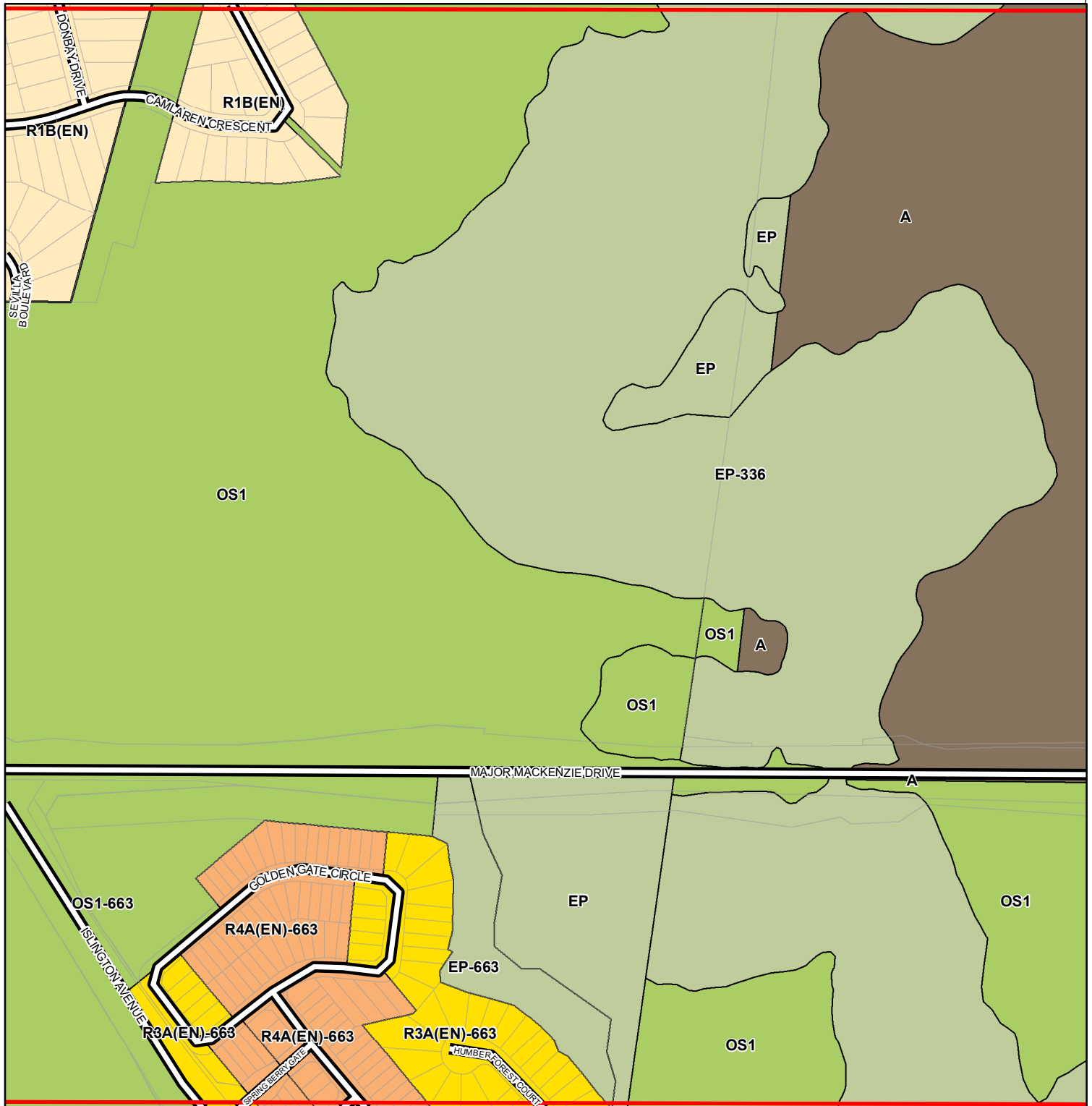
City of Vaughan

MAYOR

CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 159



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
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- 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

**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

196	197	198	199	200
176	177	178	179	180
157	158	159	160	161
138	139	140	141	142
120	121	122	123	124

November 2024

**THIS IS SCHEDULE '2'  
TO BY-LAW 220-2024  
PASSED THE 17TH DAY OF DECEMBER, 2024**

SIGNING OFFICERS

**File:** Z.21.052

**Location:** Part of Lots 21, 22, 23, and 24, Concession 8

**Applicant:** City of Vaughan

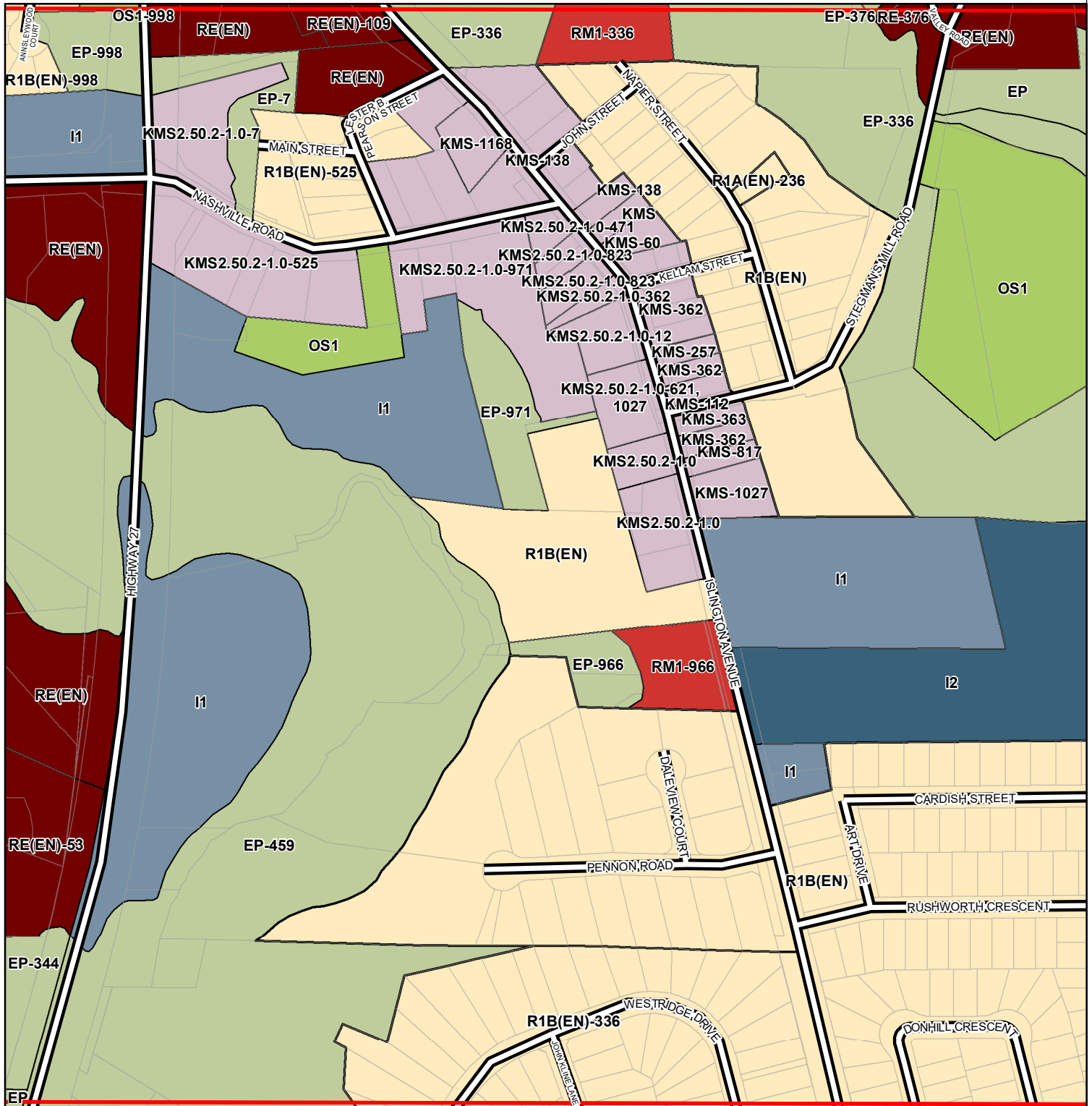
**City of Vaughan**

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MAYOR

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# Zoning By-law 001 - 2021

## Schedule A | Map 177



**Conservation, Open Space 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- 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**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

**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

**VAUGHAN**

215	216	217	218	219
195	196	197	198	199
175	176	177	178	179
156	157	158	159	160
137	138	139	140	141

1:5,000 November 2024

THIS IS SCHEDULE '3'  
TO BY-LAW 220-2024  
PASSED THE 17TH DAY OF DECEMBER, 2024

SIGNING OFFICERS

File: Z.21.052

Location: Part of Lots 21, 22, 23, and 24, Concession 8

Applicant: City of Vaughan

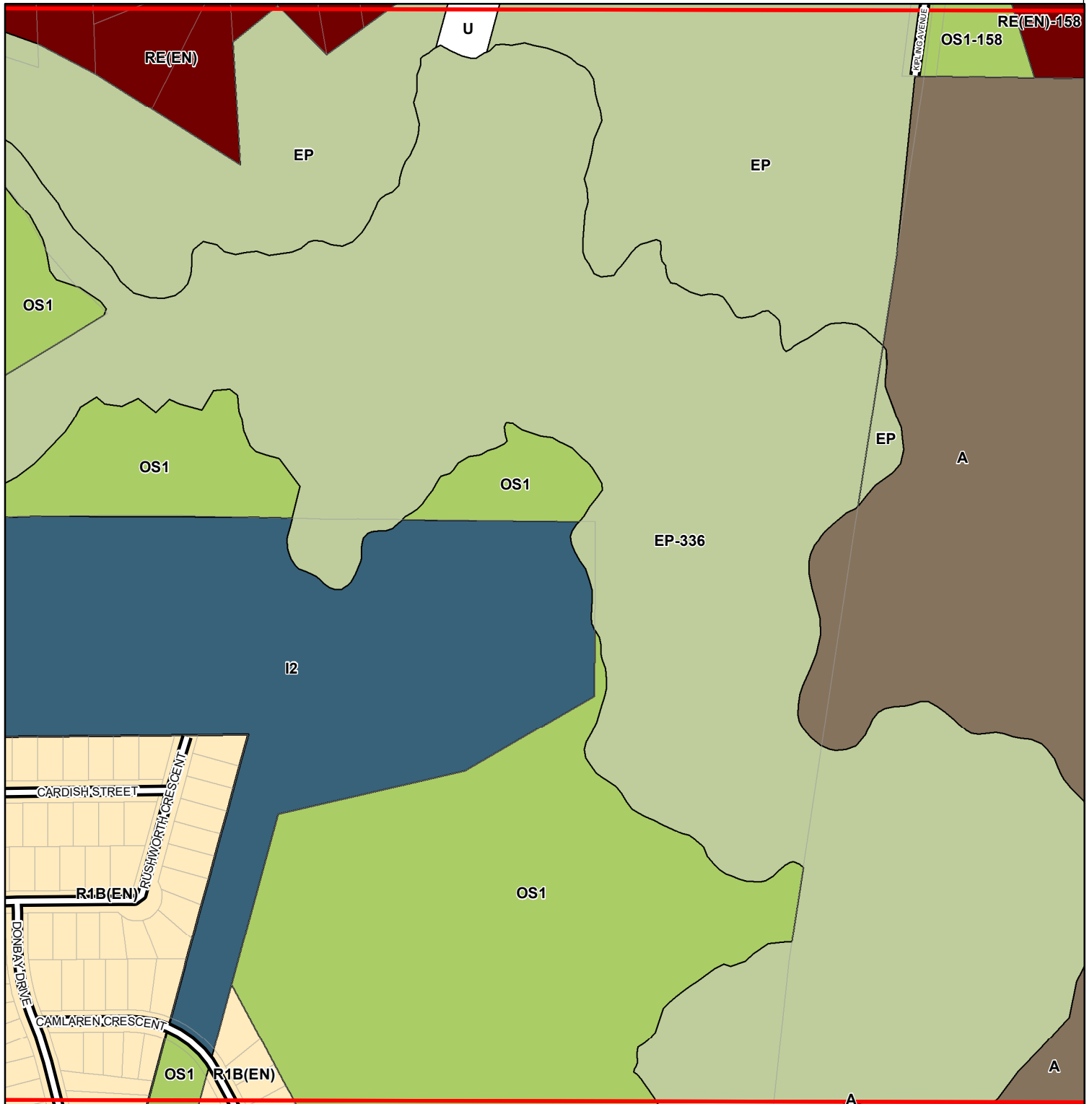
City of Vaughan

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MAYOR

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CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 178



**Conservation, Open Space 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**

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- R2 (Second Density Residential Zone)
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- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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)

**Employment Zones**

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

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
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- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

216	217	218	219	220
196	197	198	199	200
176	177	178	179	180
157	158	159	160	161
138	139	140	141	142

November 2024

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**THIS IS SCHEDULE '4'  
TO BY-LAW 220-2024  
PASSED THE 17TH DAY OF DECEMBER, 2024**

SIGNING OFFICERS

**File:** Z.21.052

**Location:** Part of Lots 21, 22, 23, and 24, Concession 8

**Applicant:** City of Vaughan

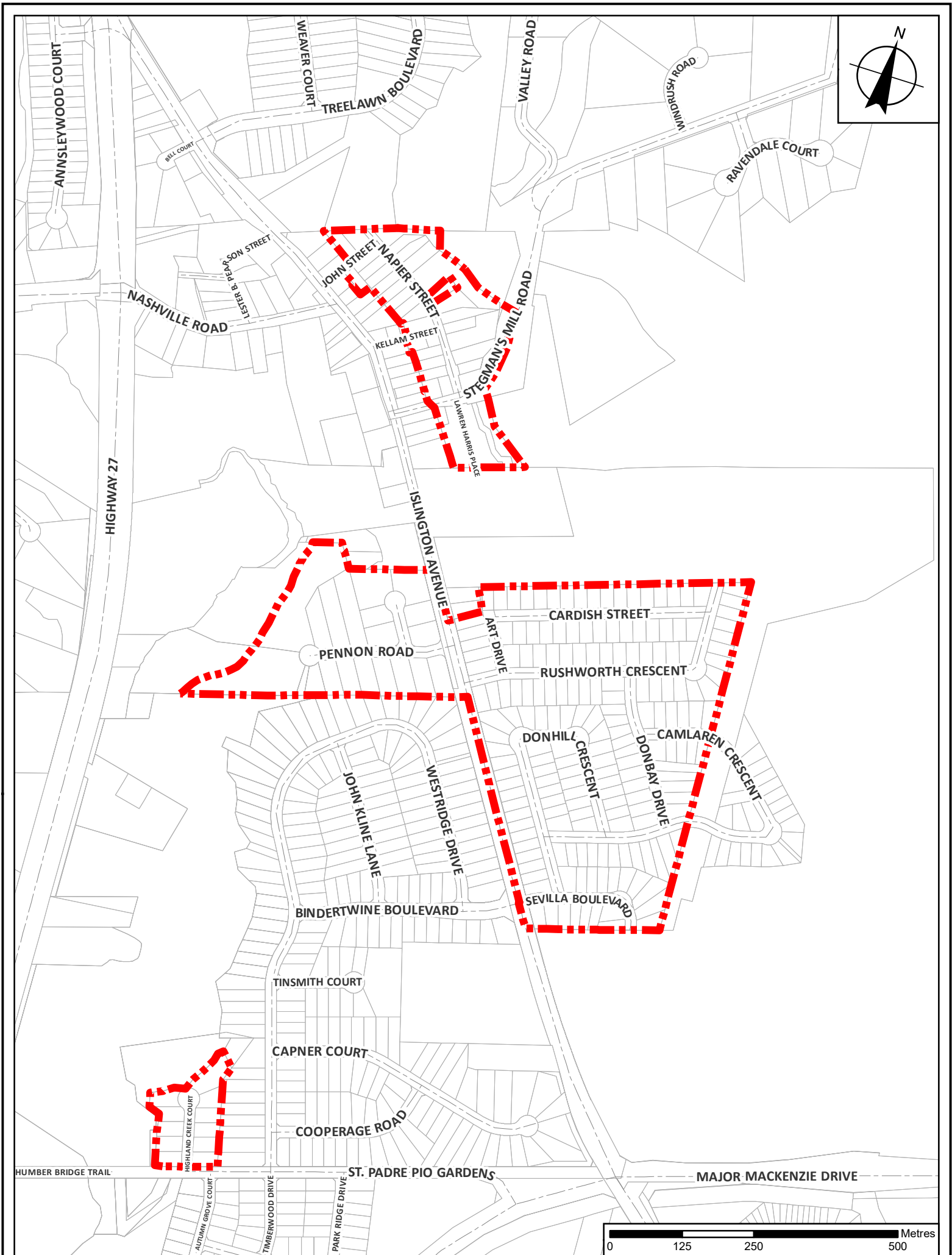
**City of Vaughan**

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MAYOR  
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CLERK

## **SUMMARY TO BY-LAW 220-2024**

The lands subject to this By-law are located on Part of Lots 21, 22, 23 and 24, Concession 8, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Maps 158, 159, 177 and 178 in Schedule A of City of Vaughan Comprehensive Zoning By-law 001-2021 to remove references to site-specific exception 14.336 incorrectly applied to the subject lands.




## Location Map To By-Law 220-2024

**File:** Z.21.052

**Location:** Part of Lots 21, 22, 23, and 24, Concession 8

**Applicant:** City of Vaughan

**City of Vaughan**

 Subject Lands