

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 055-2025

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) Amending Map 81 in Schedule A in the form attached hereto as Schedule “1”.
 - b) Amending Map 82 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of February, 2025.

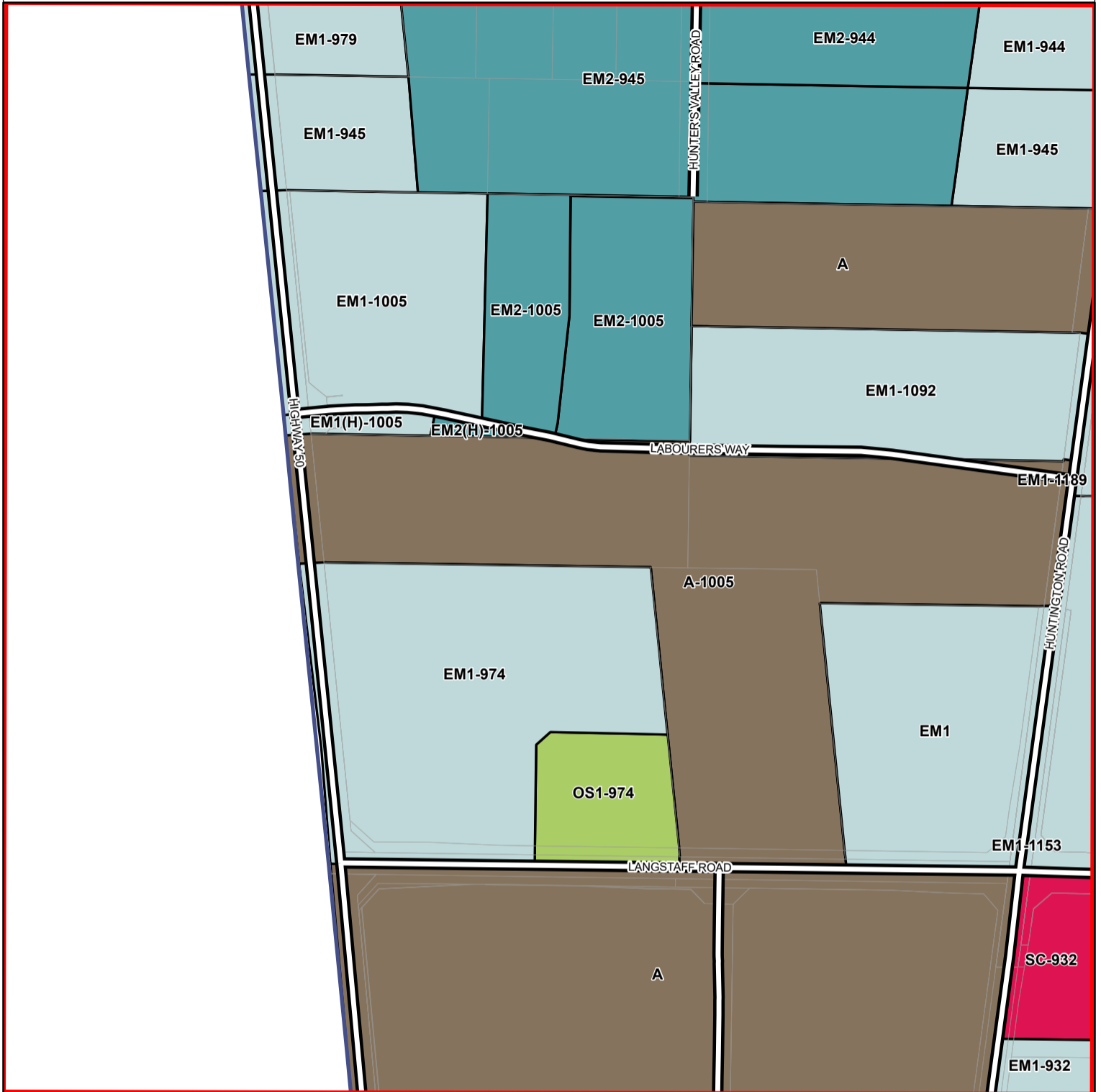
Steven Del Duca, Mayor

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 February 25, 2025.
Approved by Mayoral Decision MDC 002-2025 dated February 25, 2025.
Effective Date of By-Law: February 25, 2025

Zoning By-law 001 - 2021

Schedule A | Map 81



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)

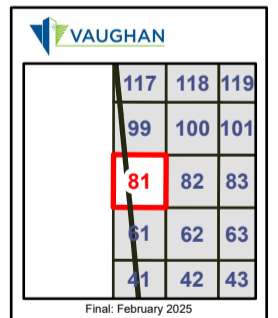
Other Zones

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



1:5,000



Final: February 2025

This is Schedule '1'
To By-Law 055-2025
Passed the 25th Day of February, 2025

Signing Officers

File: Z.21.052

Location: 8700 Huntington Road, Part of Lot 12, Concession 10

Applicant: City of Vaughan

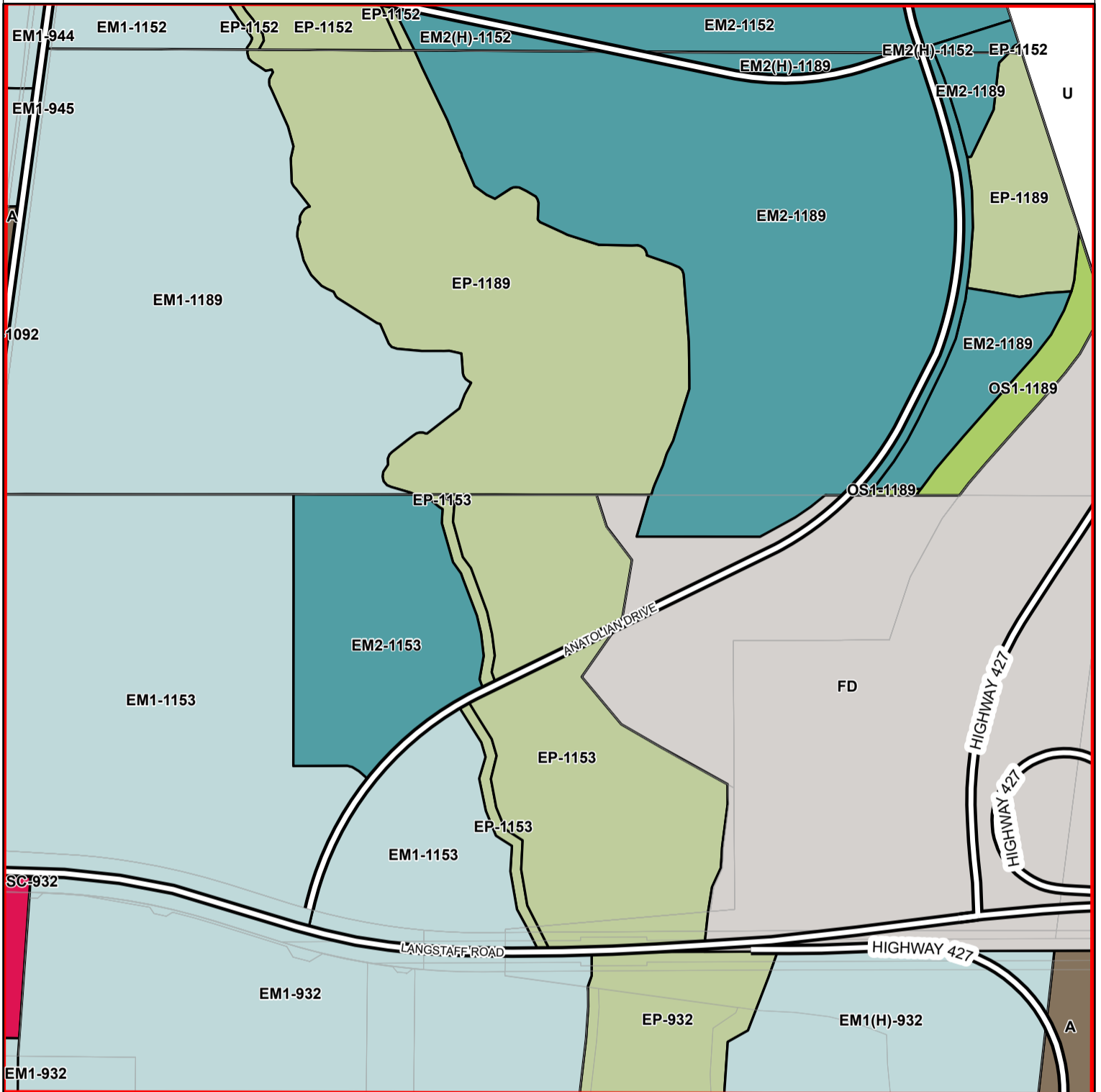
City of Vaughan

_____ Mayor

_____ Clerk

Zoning By-law 001 - 2021

Schedule A | Map 82



- | | | | | | |
|---|--|---|---|--|--|
| Conservation, Open Space and Agricultural Zones
<ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) | Residential Zones
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) | Mixed-Use Zones
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) | Other Zones
<ul style="list-style-type: none"> 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
- 1:5,000

VAUGHAN			
117	118	119	
99	100	101	
81	82	83	84
61	62	63	64
41	42	43	44

Final: February 2025

This is Schedule '2'
 To By-Law 055-2025
 Passed the 25th Day of February, 2025

Signing Officers

File: Z.21.052

Location: 8700 Huntington Road, Part of Lot 12, Concession 10

Applicant: City of Vaughan

City of Vaughan

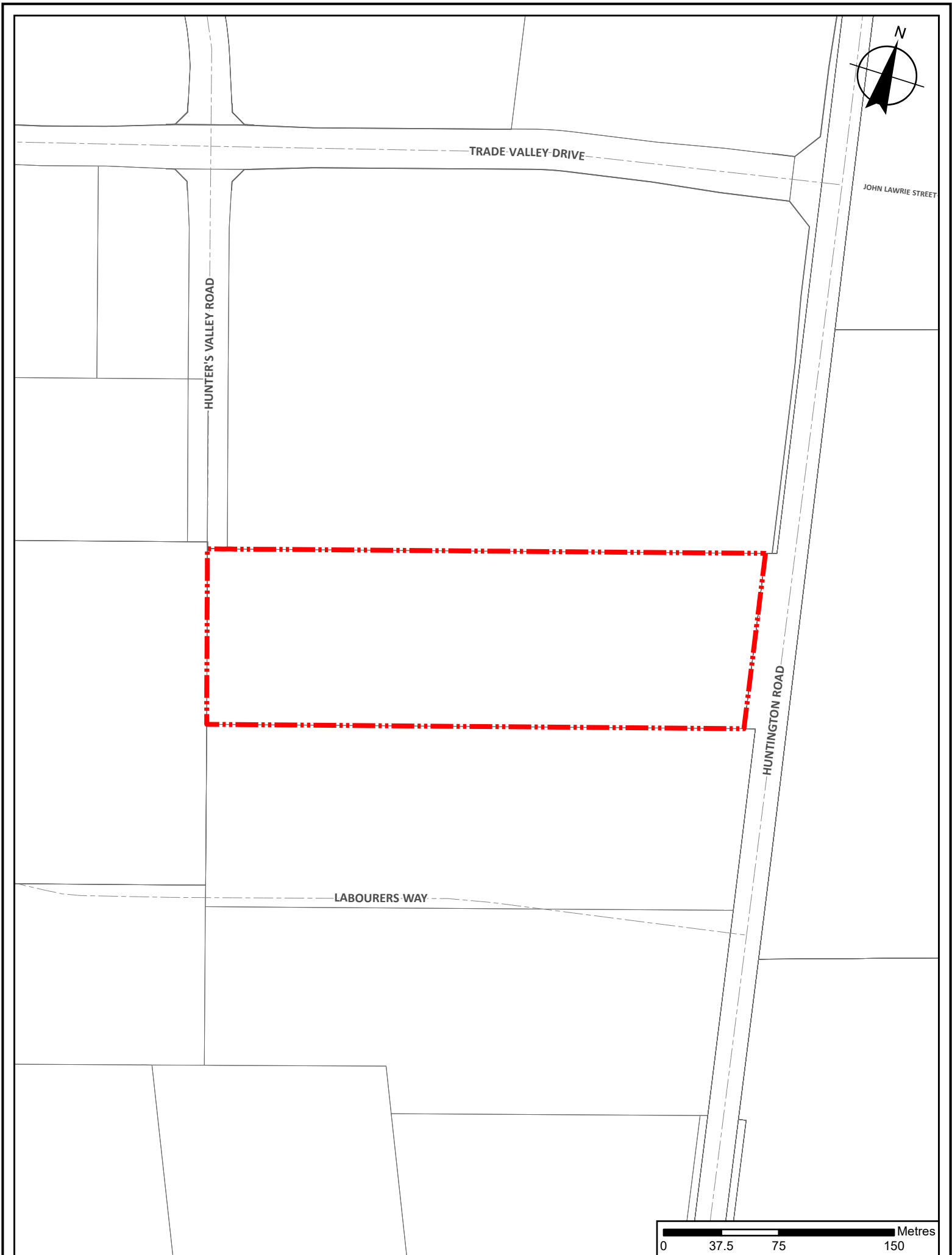
 Mayor

 Clerk

SUMMARY TO BY-LAW 055-2025

The lands subject to this By-law are located on the west side of Huntington Road, south of Trade Valley Drive, municipally known as 8700 Huntington Road, City of Vaughan, Regional Municipality of York.

The purpose of this by-law is to amend Maps 81 and 82 in Schedule A of City of Vaughan Zoning By-law 001-2021 to remove references to site-specific exception 14.1005 incorrectly applied to the subject lands.



Location Map To By-Law 055-2025

File: Z.21.052

Location: 8700 Huntington Road, Part of Lot 12, Concession 10

Applicant: City of Vaughan

City of Vaughan



Subject Lands