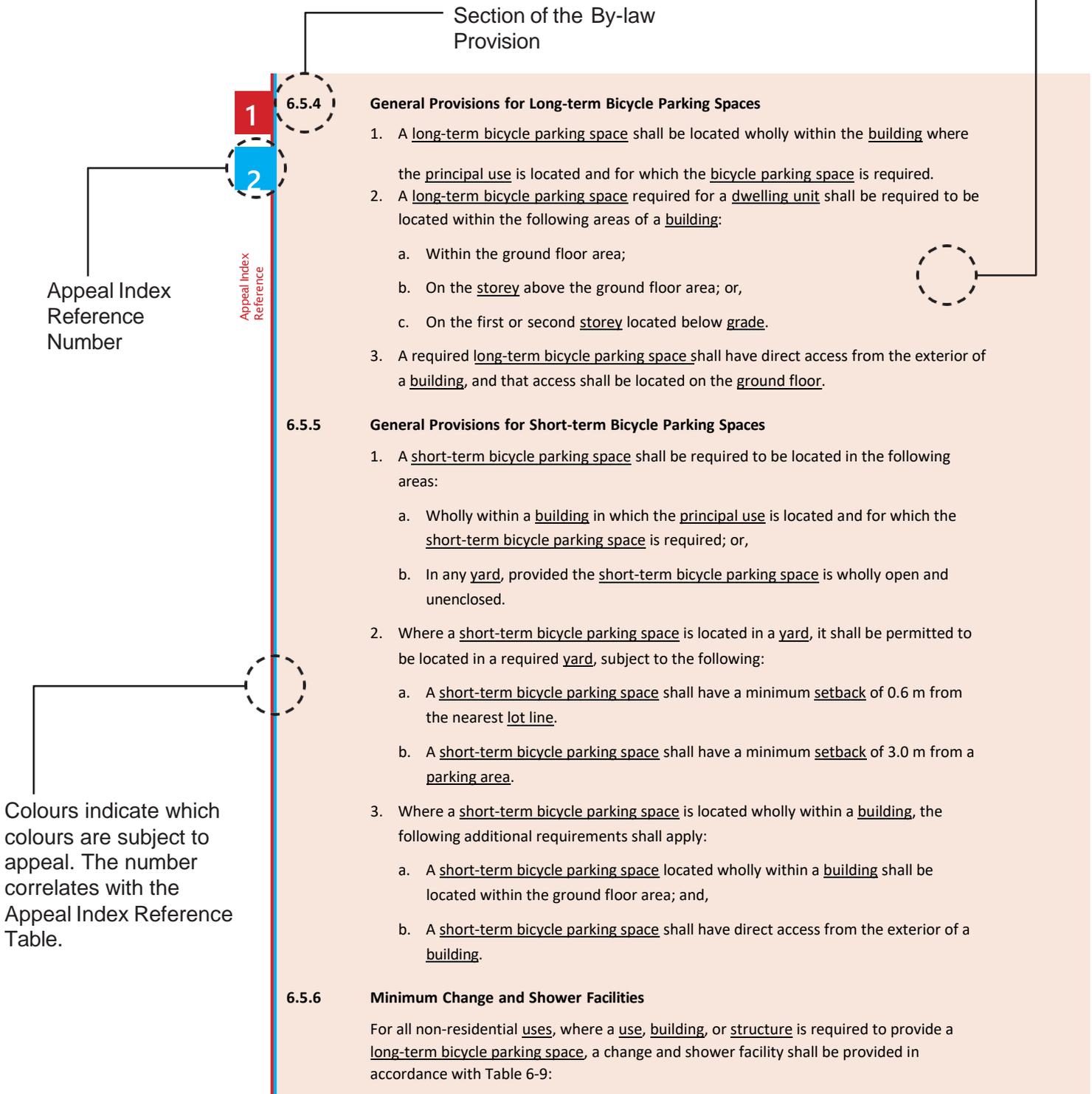


How to Interpret the Appeal Status of this Document



Note: Appeal categories 1, 1A, 2A, 2B and 2D are appeals of the entire by-law, except that some appeals within these categories are not inclusive of Section 1.6. Appeal categories 1, 1A, 2A, 2B and 2D are not annotated in this document. Refer to the Appeal Index Reference Table for information on the subject of these appeal categories.

Highlighted text shows which provisions are under appeal as shown in the Appeal Index Reference Table.



Appeal Index Reference

Notes:

- A. Regulations of this By-law that are under appeal before the Ontario Land Tribunal (“OLT”) are identified in the following table. For convenience purposes, the subject of appeal is noted in this table and is annotated throughout the By-law.
- B. Unless listed as an area-specific appeal in the legend below or otherwise indicated, the identified appeals are site-specific and are only applicable to lands described under “Subject Lands”.
- C. Unless otherwise specifically noted, the Subject of Appeal shall be inclusive of Schedule A and all applicable maps thereto, as applicable to the Subject Lands.
- D. All regulations of this By-law not under site-specific appeal before the OLT shall be interpreted to apply to lands described under “Subject Lands”.
- E. Reference to “New Section 1.6” means By-law 039-2022. The New Section 1.6 is incorporated in this Annotated CZBL.
- F. To determine if an area-specific appeal includes an appeal of New Section 1.6, refer to the “Subject of Appeal” for the respective appeal in this Appeal Index Reference Table and Attachment “B” to the decision of the Tribunal arising from the June 9, 2022 Case Management Conference in OLT Case Nos. OLT-22-002104 and OLT-22-003554.

Appeal Index Reference Legend	
Appeal Index Reference	Description
1	Site-specific appeal of entire ZBL, with appeal of By-law 039-2022
1A	Site-specific appeal of entire ZBL, no appeal of By-law 039-2022
2A	Area-specific appeal: Vaughan Metropolitan Centre (“ VMC ”) Secondary Plan Area, as shown on the map attached as Schedule D
2B	Area-specific appeal: Yonge Steeles Corridor Secondary Plan (“ YSCSP ”) Area, as shown on the map attached as Schedule E
2C	Area-specific appeal: Lands within 300 m of the MacMillan Yard, as shown on the map attached as Schedule F
2D	Area-specific appeal: Numerous lands on Keele Street (Employment Area Triangle), as shown on the map attached as Schedule G
2E	Area-specific appeal: Greenbelt Fingers within Block 41, as shown on the map attached as Schedule H
2F	City-wide appeal: Greenpark Homes & Intergreen Developments

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
1	Entirety of by-law as it pertains to the Subject Lands	Pristine Homes (Pine Grove) Inc.	8337, 8341, 8345, 8353 and 8359 Islington Avenue	002680 / 004810
1	Entirety of by-law as it pertains to the Subject Lands	2735447 Ontario Inc.	177, 185 and 197 Woodbridge Avenue	002689 / 004801
1	Entirety of by-law as it pertains to the Subject Lands	Wedgewood Columbus Limited	7887 Weston Road	002700 / 004794
1	Entirety of by-law as it pertains to the Subject Lands	1150 Centre Street GP Inc.	1150 Centre Street	002702 / 004797
1	Entirety of by-law as it pertains to the Subject Lands	Blue Water Ranch Developments Inc.	Lands located on the south side of Gatineau Drive, east of New Westminster Drive, and north of 784 Centre Street	002704 / 004796
1	Entirety of by-law as it pertains to the Subject Lands	Highview Building Corp Inc.	89 and 99 Nashville Road & Part of 10515 Highway 27	002705 / 004793
1	Entirety of by-law as it pertains to the Subject Lands	Prima Vista Estates Inc.	4333 Teston Road & 10699 and 10733 Pine Valley Drive	002707 / 004804
1	Entirety of by-law as it pertains to the Subject Lands	840999 Ontario Limited	10601 Pine Valley Drive	002708 / 004803
1	Entirety of by-law as it pertains to the Subject Lands	Lionston Developments Inc	Block 59, Registered Plan 65M-3885, East side of Cityview Boulevard north of Retreat Boulevard	002710 / 004802
4 Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands	9773 Keele Development Inc.	9773 Keele Street	002712 / 004799
1	Entirety of by-law as it pertains to the Subject Lands	Rutherford Land Development Corp	2901 Rutherford Road and 401 Caldari Road	002735 / 004812
1	Entirety of by-law as it pertains to the Subject Lands	My Place On 7 Inc.	4850 Highway 7 & 79 Arrowhead Drive	002752 / 004784
1	Entirety of by-law as it pertains to the Subject Lands	Lorwood Holdings Inc.; Fleur de Cap Development Inc.; and Cuenca Development Inc.	3180 Teston Road & 10980 and 10804 Jane Street	002776 / 004798
1	Entirety of by-law as it pertains to the Subject Lands	Centra (BT1) Inc.	17 Millwood Parkway	002785 / 004805

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
1	Entirety of by-law as it pertains to the Subject Lands	Clubhouse Developments Inc., (formerly the Board of Trade Golf Course)	20 Lloyd Street, 241 Wycliffe Avenue & 737 and 757 Clarence Street	002798 / 004788
4 Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands	Islamic Shia Ithna-Asheri Jamaat of Toronto	9000 Bathurst Street	002801 / 004790
4 Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands	Portside Developments (Kipling) Inc.	7476 Kipling Avenue	002804 / 004815
4 Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands	2097500 Ontario Limited	Part of Lot 25, Concession 6 (4077 Teston Road)	002847 / 004821
1	Entirety of by-law as it pertains to the Subject Lands	Ozner Corporation (South)	Blocks 10 and 272, Registered Plan 65M-3898, Lot 2, Concession 5	002848 / 004818
1	Entirety of by-law as it pertains to the Subject Lands	West Rutherford Properties Ltd.	3660 Rutherford Road	002850 / 004820
4 Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands	Laurier Harbour (Keele) Inc.	9785 and 9797 Keele Street	002913 / 004780
4 Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands	Sharewell Investments Inc.	9929 Keele Street	002967 / 004779
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Market Lane Holdings Inc.	124, 140 and 166 Woodbridge Avenue	002664
4A Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Nashville Major Developments Inc., Nashville Developments (South) Inc., Nashville (Barons) Developments Inc., and Nashville 10 Acres Developments Inc.	Various lands in the Nashville Community	002667
4A Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Betovan Construction Limited	520 Worth Boulevard	002668
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Tien de Religion	5859 Rutherford Road	002671

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Anland Developments Inc.	8955 Weston Road	002678
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	8940 Bathurst Street Limited	8940 Bathurst Street, 0 Knightshade Drive	002691
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Di Poce Real Estate Holdings Limited	245 Nashville Road	002706
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	D'Aversani Holdings Inc.	7960 Kipling Avenue	002709
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Marina Shcolyar	8 Campbell Avenue	002711
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	D'Or Developments Inc.	10-20 Gatineau Drive	002713
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Danlauton Holdings Ltd	10335 Highway 50	002714
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Stellex Properties Inc., 2268005 Ontario Limited, Guscon Mackenzie GP Inc., Gusgo Holdings Ltd.,	10481 Highway 50 N/A Highway 50 (PIN 03321-0046) 7050 Major Mackenzie Drive, 7050 Major Mackenzie Drive	002715
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Sedano Group Corp.	8940 Jane Street (including 85, 105 and 125 Bass Pro Mills Drive)	002716
1A	Entirety of by-law as it pertains to the Subject Lands	1529749 Ontario Limited	7700 Bathurst Street	002717

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
	except for New Section 1.6			
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Genazzano Highrises Inc. and Granerola Residences Ltd	8960 & 9000 Jane Street and 27 Korda Gate	002719
4A Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Teston Sands Inc.	1600 Teston Road	002739
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Teston Villas Inc.	1136 Teston Road	002740
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	MM 27 Ltd.	9829 Highway 27	002742
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Rizmi Holdings Limited; Lucia Milani and Lucia Milani, in Trust	11333 and 11641 Dufferin Street 11490 Bathurst Street	002743
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Dufferin Vistas Ltd.	230 Grand Trunk Avenue	002744
1A Appeal relating to 10150 Keele Street resolved	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	A.G.A. Holdings Inc.	40150 Keele Street & 9920 Keele Street	002746
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	G Group Major Mackenzie Inc.	3812 Major Mackenzie Drive	002748
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	7553 Islington Holding Inc.	553 Islington Avenue and 150 Bruce Street	002750
4A Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Laurier Harbour (Keele) Inc.	9560 and 9570 Keele Street	002770

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	281187 Ontario Limited	8955 Weston Road	002771
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Liberata D'Aversa	5317 Highway 7	002775
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Royal Group, Inc.	71 and 91 Royal Group Crescent	002787
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Promenade Limited Partnership	1 and 180 Promenade Circle	002789
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Jane Teston Holdings Inc.	2975, 2985 and 2993 Teston Road	002794
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Home Depot of Canada Inc.	140 Northview Boulevard	002796
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	H & L Title Inc. and Ledbury Investments Ltd	9081 Weston Road	002797
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	2090396 Ontario Limited	1470 and 1500 Centre Street	002799
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Concen Developments Limited	1260, 1272, 1282, 1294, 1304 and 1314 Centre Street	002803
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	2678462 Ontario Ltd. (previously 1834375 Ontario Inc. (Liberty Development Corporation))	1890 Highway 7	002808

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Tony Nicoletti	56 Woodbridge Ave, 15 Clarence St and 23 Clarence St	002826
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Amar Transport Inc. and 3942198 Canada Inc.	7290 Major Mackenzie Drive West	002824
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Glenview Memorial Gardens	7541 Highway 50	002830
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Cortel Group	1950, 1970, 2160, 2180 and 2200 Highway 7, 137 Bowes Road and 11260 and 11424 Jane Street	002832
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	MCN Pine Valley Inc.	12011 Pine Valley Road	002851
4A Appeal Resolved	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	TDC Medical Properties	400 Bradwick Drive	002839
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Kirbywest Ltd.	3893 Kirby Road	002852
1A	Entirety of by-law as it pertains to the Subject Lands except for New Section 1.6	Home Depot of Canada Inc.	55 Cityview Boulevard	002914
2A	Entirety of by-law as it pertains to the VMC Area	1042710 Ontario Limited	3300 Highway 7	002679 / 004785
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	Hollywood Princess Convention and Banquet Centre Inc.	2800 Highway 7	002681
2A	Entirety of by-law as it pertains to the VMC Area,	785343 Ontario Ltd. and I & M Pandolfo Holdings Inc.	7551, 7601 Jane Street	002683

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
	except for New Section 1.6			
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	2748355 Canada Inc.	Land holdings in the area south of Highway No. 7, west of Jane Street, north of Highway 407, and east of Highway 400 within the VMC	002693
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	RP B3S Holdings Inc.	Land holdings in the area south of Highway No. 7, west of Jane Street, north of Highway 407, and east of Highway 400 within the VMC	002696
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	Mobilio Developments Ltd.	Land holdings in the area south of Highway No. 7, west of Jane Street, north of Highway 407, and east of Highway 400 within the VMC	002699
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	RP B3N Holdings Inc.	Land holdings in the area south of Highway No. 7, west of Jane Street, north of Highway 407, and east of Highway 400 within the VMC	002701
2A	Entirety of by-law as it pertains to the VMC Area	2117969 Ontario Inc.	2986 and 2966 Highway 7	002718 / 004775
2A	Entirety of by-law as it pertains to the VMC Area	2431247 Ontario Limited	7725 Jane Street	002720 / 004777
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	Greenpark Homes and Intergreen Development Inc.	25 Interchange Way	002721
2A	Entirety of by-law as it pertains to the VMC Area	Midvale Estates Limited	2938 Highway 7	002722 / 004778

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	Toromont Industries Ltd.	Land holdings in the area south of Highway No. 7, west of Jane Street, north of Highway 407, and east of Highway 400 within the VMC	002723
2A	Entirety of by-law as it pertains to the VMC Area	7800 Jane Street Inc. and Metrus (Terra) Properties (Aspen Ridge)	7800 Jane Street	002734 / 004776
2A	Entirety of by-law as it pertains to the VMC Area	Royal 7 Developments Ltd.	2920 Highway 7	002736 / 004811
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	SmartCentres	Numerous lands	002762
2A	Entirety of by-law as it pertains to the VMC Area	Graywood Acquisitions Limited	3201 Highway 7	002777 / 004809
2A	Entirety of by-law as it pertains to the VMC Area	Doughton Residences Corp.	216 and 220 Doughton Road	002779 / 004806
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	Liberty Development Corporation	2871 and 2901 Highway 7	002843
2A	Entirety of by-law as it pertains to the VMC Area, except for New Section 1.6	Liberty Development Corporation	2951 Highway 7, 180 & 190 Maplecrete Road	002844
2B	Entirety of by-law as it pertains to the YSCSP Area, except for New Section 1.6	1972380 Ontario Limited, 1219414 Ontario Limited	434 and 480 Steeles Avenue West	002672
2B	Entirety of by-law as it pertains to the YSCSP Area, except for New Section 1.6	1163919 Ontario Limited, 1888836 Ontario Limited, 1211612 Ontario Limited	212, 220 and 222 Steeles Avenue West	002673
2B	Entirety of by-law as it pertains to the YSCSP Area, except for New Section 1.6	72 Steeles Holdings Limited, 7040 Yonge Holdings Limited	72 Steeles Avenue West, 7040 Yonge Street, 7054 Yonge Street	002676

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
2B	Entirety of by-law as it pertains to the YSCSP Area, except for New Section 1.6	Mizrahi Constantine (180 SAW) Inc.	180 Steeles Avenue West	002682
2B	Entirety of by-law as it pertains to the YSCSP Area	Yonge & Steeles Development Inc.	7028 Yonge Street and 2 Steeles Avenue West	002780 / 004807
2B	Entirety of by-law as it pertains to the YSCSP Area, except for New Section 1.6	Development Group (100 SAW) Inc.	100 Steeles Avenue West	002841
2B	Entirety of by-law as it pertains to the YSCSP Area, except for New Section 1.6	7080 Yonge Limited	7080 Yonge Street	002842
2C	Section 4.0, Section 8.2.1, Section 9.2.1, Section 10.2.1, Section 11.2.1, Section 12.2.1, Section 13.2 Exceptions 14.888.1.2, 14.888.2.9.a and 14.888.2.11	Canadian National Railway Company	Area-specific appeal related to lands within 300 m of the MacMillan Yard	002747
2D	Entirety of by-law as it pertains to numerous lands on Keele Street (Employment Area Triangle), except for Section 1.6	Blair Building Materials Inc.	10431 and 10445 Keele Street (Employment Area Triangle)	002835
2D	Entirety of by-law as it pertains to numerous lands on Keele Street (Employment Area Triangle), except for Section 1.6	Coco Paving Inc	10475 Keele Street (Employment Area Triangle)	002836
2D	Entirety of by-law as it pertains to numerous lands on Keele Street (Employment Area Triangle), except for Section 1.6	CRH Canada Group Inc	10351 Keele Street (Employment Area Triangle)	002837

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
2D	Entirety of by-law as it pertains to numerous lands on Keele Street (Employment Area Triangle), except for Section 1.6	Maple Industrial Landowners Group Inc.	Numerous lands on Keele Street (17 properties) (Employment Area Triangle)	002838
2E	Section 13.2	Block 41 Landowners Group Inc.	Greenbelt Fingers within Block 41	002845
2F	Sections 3 ("ground floor height", "height", "storey"), 4.3.2, 4.3.3, 4.7, 4.13, 4.20, 4.24, 5.11.2, 5.12, 5.15, 6.5, 8.2.2	Greenpark Homes & Intergreen Developments	City-wide	002721
3	Section 1.6	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
3	Section 1.6	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
3	Section 1.6	Zepco Holdings Inc.	3500 King Vaughan Road	002738 / 004786
3	Section 1.6	Linvest Properties (Pine Valley) Limited; Lindvest Properties (Pine Valley RB) Limited; 1387700 Ontario Limited; and Roybridge Holdings Limited (ZZEN)	Part of east half of Lot 24 and 25, Concession 7, Part of Lots 23 and 24, Concession 7 & Part of Lot 25, Concession 7	002757 / 004765
3	Section 1.6	Armland Management Inc.	Properties as listed in Schedule A attached	002758 / 004768
3	Section 1.6	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
3	Section 1.6	Mosaik Pinewest Inc.	11, 15, 23 and 27 Landsdowne Avenue	002760 / 004769
3	Section 1.6	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
3	Section 1.6	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane, 110 Simmons Street	002764 / 004766
3	Section 1.6	ZZEN Group of Companies Ltd.	Properties as listed in Schedule B attached	002765 / 004767

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
3	Section 1.6	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
3	Section 1.6	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
3 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 1.6	Condor Properties Ltd.	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383 & Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
3	Section 1.6	Portside Developments (Kleinburg) Inc.	10568 Islington Avenue	002828 / 004814
3	Section 1.6	Langvalley Holdings and K&K Holdings Limited	2180 Langstaff Road & NW corner of Keele Street and Kirby Road	002834 / 004817
4	Section 1.9	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
5	Section 1.10	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
6	Section 2.0	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
6	Section 2.0	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
6	Section 2.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
6	Section 2.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
6	Section 2.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
6	Section 2.0	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
6	Section 2.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
6	Section 2.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
6	Section 2.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
6	Section 2.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
6	Section 2.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
6 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 2.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
7	Section 3.0	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
7	Section 3.0	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
7	Section 3.0	Eastwood Holdings Corp.	9291 Jane Street	002753
7	Section 3.0	Tesmar Holdings Inc.	9075 and 9085 Jane Street	002755

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
7	Section 3.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
7	Section 3.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
7	Section 3.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
7	Section 3.0	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
7	Section 3.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
7	Section 3.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
7	Section 3.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
7	Section 3.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
7	Section 3.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
7 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 3.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
8	Section 4.0	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
8	Section 4.0	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
8	Section 4.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
8	Section 4.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
8	Section 4.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
8	Section 4.0	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
8	Section 4.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
8	Section 4.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
8	Section 4.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
8	Section 4.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
8	Section 4.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
8 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and	Section 4.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5,	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)			All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	
9	Section 5.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
9	Section 5.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
9	Section 5.0	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
9	Section 5.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
9	Section 5.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
9	Section 5.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
9	Section 5.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
9 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 5.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5,	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
			All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	
10	Section 6.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
10	Section 6.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
10	Section 6.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
10	Section 6.0	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
10	Section 6.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
10	Section 6.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
10	Section 6.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
10	Section 6.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
10	Section 6.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
10 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 6.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5,	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
			All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	
11	Section 7.0	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
11	Section 7.0	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
11	Section 7.0	Eastwood Holdings Corp.	9291 Jane Street	002753
11	Section 7.0	Tesmar Holdings Inc.	9075 and 9085 Jane Street	002755
11	Section 7.0	Lindvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
11	Section 7.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
11	Section 7.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
11	Section 7.0	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
11	Section 7.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
11	Section 7.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
11	Section 7.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
11	Section 7.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
11	Section 7.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
11 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 7.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
12	Section 8.0	Eastwood Holdings Corp.	9291 Jane Street	002753
12	Section 8.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
12	Section 8.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
12	Section 8.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
12 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 8.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
13	Section 9.0	Tesmar Holdings Inc.	9075 and 9085 Jane Street	002755

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
13	Section 9.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
13	Section 9.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
13	Section 9.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
13 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 9.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
13	Section 9.0	ALM Property Management Inc.	7851 Dufferin Street	002666
14	Section 9.2	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
15	Section 11.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
15	Section 11.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
15	Section 11.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
15 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 11.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
15	Section 11.0	Anatolia Block 59 Developments Limited	8811 Huntington Road, 9151 Huntington Road, 6560 & 6880 Langstaff Road, 8555 Huntington Road	002670
16	Section 11.2	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
17	Section 12.0	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
17	Section 12.0	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
17	Section 12.0	Lindvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
17	Section 12.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
17	Section 12.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
17	Section 12.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
17	Section 12.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
17	Section 12.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest	002768 / 004772

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
			corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	
17 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Section 12.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
17	Section 12.0	2708971 Ontario Inc.	9650 Highway 27	002674
17	Section 12.0	Bren-Croll Holdings Inc.	11650 and 11700 Keele Street	002783
18	Section 13.0	Zepco Holdings Inc.	3500 King Vaughan Road	002738 / 004786
18	Section 13.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
18	Section 13.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
18	Section 13.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
18 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and	Section 13.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)			28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	
19	Exception 14.376	Brent Peebles	270 Stegman's Mill Road	002703
20	Exception 14.42	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
24 Appeal Resolved	<u>Exception 14.116</u>	Ms. Margaret Hills	11307 Pine Valley Drive	002687
22 Appeal Resolved	<u>Exception 14.139</u>	Dino Giuliano (1264564 Ontario Ltd.) Kleinburg Inn	9770 Highway 27	002665
23	Exception 14.151	Royal Group, Inc	101, 131 and 155 Regalcrest Court, and Hydro One Networks Inc. Lands	002915
24	Exception 14.175	1264564 Ontario Ltd.	9770 Highway 27	002665
25	Exception 14.265	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
26 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.336	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383,	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
			Block 90, 91 and 92, Plan 65M-4266	
27	Exception 14.373	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
28	Exception 14.396	Royal Group, Inc	101, 131 and 155 Regalcrest Court, and Hydro One Networks Inc. Lands	002915
29	Exception 14.436	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
30 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.444	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
31	Exception 14.487	Avenue 7 Developments Ltd.	2267 Highway 7 and 7700 Keele Street	002792
32	Exception 14.509	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
33	Exception 14.533	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
34	Exception 14.606	Royal Group, Inc	101, 131 and 155 Regalcrest Court, and Hydro One Networks Inc. Lands	002915
35	Exception 14.617	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
36	Exception 14.663	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
37	Exception 14.690	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
38	Exception 14.693	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
39	Exception 14.699	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
40	Exception 14.701	Tesmar Holdings Inc.	9075 and 9085 Jane Street	002755
41	Exception 14.720	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
42	Exception 14.726	ZZEN Group of Companies	Lands between Weston Road and Highway 400, and north of Langstaff Road, in Part of Lots 11 and 12, Concession 5, City of Vaughan	002765 / 004767
43 Appeal Resolved	Exception 14.734	Ms. Margaret Hills	11307 Pine Valley Drive	002687
44	Exception 14.756	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
45	Exception 14.785	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
46 Appeal Resolved	Exception 14.790	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
47	Exception 14.792	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
48	Exception 14.799	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
49	Exception 14.831	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
50 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.850	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
51	Exception 14.862	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
52	Exception 14.865	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
53	Exception 14.888	Eastwood Holdings Corp.	9291 Jane Street	002753
54	Exception 14.897	ZZEN Group of Companies	Lands located northeast of New Enterprise Way and Zenway Boulevard, municipally known as 350 Zenway Boulevard, in Part of Lot 6, Concession 9, City of Vaughan	002765 / 004767
55	Exception 14.932	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
56 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.950	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200,	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
			Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	
57	Exception 14.958	Avenue 7 Developments Ltd.	2267 Highway 7 and 7700 Keele Street	002792
58	Exception 14.960	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
59	Exception 14.964	Madison VIVA Bathurst Holdings Ltd.	9700 & 9800 Bathurst Street	002853
60 Appeal Resolved	Exception 14.974	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
61	Exception 14.979	Isadan Holdings Limited	221, 231 and 241 Trade Valley Drive and 8765 Highway 50	002833
62 Appeal Resolved	Exception 14.988	ZZEN Group of Companies	Lands located north and east of Milani Boulevard, and west of Highway 27, in Part of Lot 9, Concession 9, City of Vaughan	002765 / 004767
62 Appeal Resolved	Exception 14.988	Armland Management Inc.	240 Milani Boulevard and Block 1, Plan 65M-4386	002758 / 004768
63	Exception 14.1000	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
64	Exception 14.1005	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
65	Exception 14.1021	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
66	Exception 14.1030	Mosaik Pinewest Inc	11, 15, 23 and 27 Lansdowne Avenue	002760 / 004769
67	Exception 14.1034	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
68 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.1076	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
69	Exception 14.1080	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
70 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.1081	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
71	Exception 14.1082	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
72 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and	Exception 14.1085	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)			65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	
73 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.1086	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
74 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200, Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	Exception 14.1110	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42, Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	002773 / 004792
75 Appeal Resolved	Exception 14.1113	Valley Major Development Limited	4433, 4455 and 4477 Major Mackenzie Drive	002854
76	Exception 14.1119	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
77	Exception 14.1121	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited,	Parts of Lots 24 and 25, Concession 6	002757 / 004765

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
		138770 Ontario Limited; Roybridge Holdings Limited		
78	Section 15.0	Gatehollow Estates Inc.	9681 Islington Avenue	002724 / 004781
78	Section 15.0	Kentview Estates Inc.	10398 and 10402 Islington Avenue	002737 / 004782
78	Section 15.0	Eastwood Holdings Corp.	9291 Jane Street	002753
78	Section 15.0	Tesmar Holdings Inc.	9075 and 9085 Jane Street	002755
78	Section 15.0	Linvest Properties (Pine Valley Limited, Lindvest Properties (Pine Valley RB) Limited, 138770 Ontario Limited; Roybridge Holdings Limited	Parts of Lots 24 and 25, Concession 6	002757 / 004765
78	Section 15.0	Armland Management Inc	Properties as listed in Schedule A attached	002758 / 004768
78	Section 15.0	Velmar Centre Property Limited	4101 Rutherford Road	002759 / 004771
78	Section 15.0	3911 Teston Road Inc.	3911 Teston Road	002763 / 004770
78	Section 15.0	Rutherford Heights Inc.	10, 20 and 25 Di Benedetto Lane and 110 Simmons Street	002764 / 004766
78	Section 15.0	ZZEN Group of Companies	Properties as listed in Schedule B attached	002765 / 004767
78	Section 15.0	York Major Holdings Inc.	Properties as listed in Schedule C attached	002766 / 004773
78	Section 15.0	The Q Towers General Partner Inc.	Part Lot 20, Concession 6 at the southwest corner of the intersection of Major Mackenzie Drive West and Fossil Hill Road	002768 / 004772
78 Appeals resolved for: Blocks 90, 91 and 92, Plan 65M-4266; Block 200,	Section 15.0	Condor Properties Ltd	Part of Lots 23 and 24, Concession 7, Part of Lot 25, Concession 7, Part of Lot 8, All of Lots 9 and 10, Registered Plan 65M-1191, and Block 42,	002773 / 004792

Appeal Index Reference	Subject of Appeal	Appellant	Subject Lands	OLT Reference
Plan 65M-4361; and Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)			Registered Plan 65M-4149, Part of the east half of Lot 28, Concession 5, All of Block 200, Plan 65M-4383, Block 90, 91 and 92, Plan 65M-4266	

Schedule A

Lands Subject to Appeal by Armland Management Inc.

- 11421 & 11455 Weston Road
- 3620 Kirby Road
- 11950 Jane Street
- 12110 Jane Street
- 3210 Kirby Rd
- 3270 Kirby Rd. and Parts 1 and 2 Plan 65R-27753
- Part of Lot 31, Concession 5
- 11600 Jane Street
- 4100 Teston Road
- 11660 Weston Road
- 3920 King-Vaughan Road
- 2400 Teston Road
- 2615 Kirby Road
- 120 Spinnaker Way
- 9222 Keele St
- 4160 Steeles Avenue
- 1 & 11 Sonoma Blvd
- 3420, 3450, 3500, 3520, 3560 Major MacKenzie
- 8300 Jane Street
- 8400 Jane Street
- 8700 Dufferin Street
- 101 Bradwick Drive
- 3680 & 3650 Langstaff Road
- 3255 Rutherford Road
- 525, 533, 541, 551 Cityview Blvd.
- 9200 Weston Road
- 5100 Rutherford
- 505 Cityview Blvd.
- 240 Milani Blvd. (Block 6, 65M- 4385) and Block 1 Plan 65M-4386
- 3231 Langstaff Road
- 1867 Major Mackenzie Drive
- 177 Whitmore Road
- 630 Aberdeen Avenue
- 9401 Jane Street
- 9929 Keele Street
- 9070 Jane Street
- 3191 Rutherford Road

Schedule B

Lands Subject to Appeal by ZZEN Group of Companies Ltd.

- In the vicinity of Weston Road and Ashberry Boulevard, being described as Block 181, Plan 65M-3391 and also known as Lot 18, Concession 5
- In the vicinity of Major Mackenzie Drive and Highway 400, being described as Block 223, Draft Approved Plan 19T-97V37 or also known as Part of Lot 20, Concession 5
- In the vicinity of Zenway Boulevard and Highway 27 being described as Lot 7, Concession 9
- Lands west of Highway 27 on the south side of Milani Boulevard, being Part of Block 41 and Blocks 2, 3 and 4 on Registered Plan 65M-3627, in Lot 8, Concession 9
- 6100 - 6260 Highway 7 and 7990 Highway 27
- 7551 Huntington Road and 6701 Highway 7
- 6535 Langstaff Road, City of Vaughan
- 8631 Highway 50, City of Vaughan
- 250 - 251 New Enterprise Way
- Lands located between Weston Road and Highway 400, and north of Langstaff Road, in Part of Lots 11 and 12, Concession 5
- Lands located northeast of New Enterprise Way and Zenway Boulevard, municipally known as 350 Zenway Boulevard, in Part of Lot 6, Concession 9
- Lands located north and east of Milani Boulevard, and west of Highway 27, in Part of Lot 9, Concession 9

Schedule C

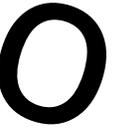
Lands Subject to Appeal by York Major Holdings Inc.

- 10500 Dufferin Street
- 10000 Dufferin Street
- 1500, 1520, 1530 and 1540 Major Mackenzie Drive
- 1840, 1850, 1860 and 1900 Major Mackenzie Drive
- 150, 170, 190, 200 McNaughton Road East
- 191 McNaughton Road East
- 211 McNaughton Road East
- 225 McNaughton Road East
- 245 McNaughton Road East
- 99, 100, 110, 111 and 120 Eagle Rock Way
- 200, 211, 220, 250, 251, 270, 271, 290, 291, 310, 311, 330, 331, 370, 401, 420, 421, 471, 480, 520, 521 Rodinea Road

Schedule D

Area Specific Appeal 2A Map

Vaughan Metropolitan Centre Secondary Plan Area

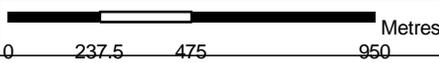
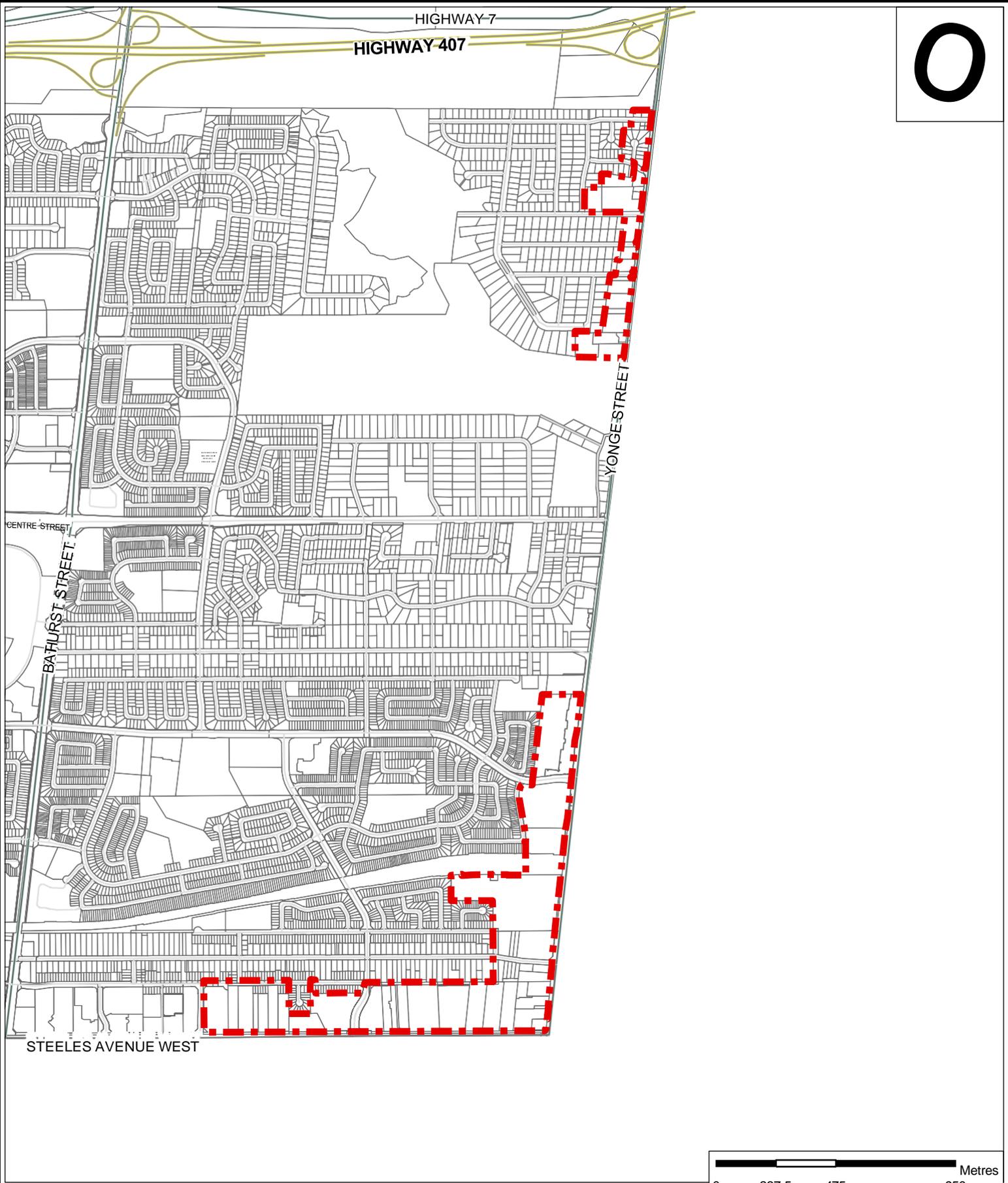


VMC Boundary and Planned Streets

Schedule E

Area Specific Appeal 2B Map

Yonge Steeles Corridor Secondary Plan Area

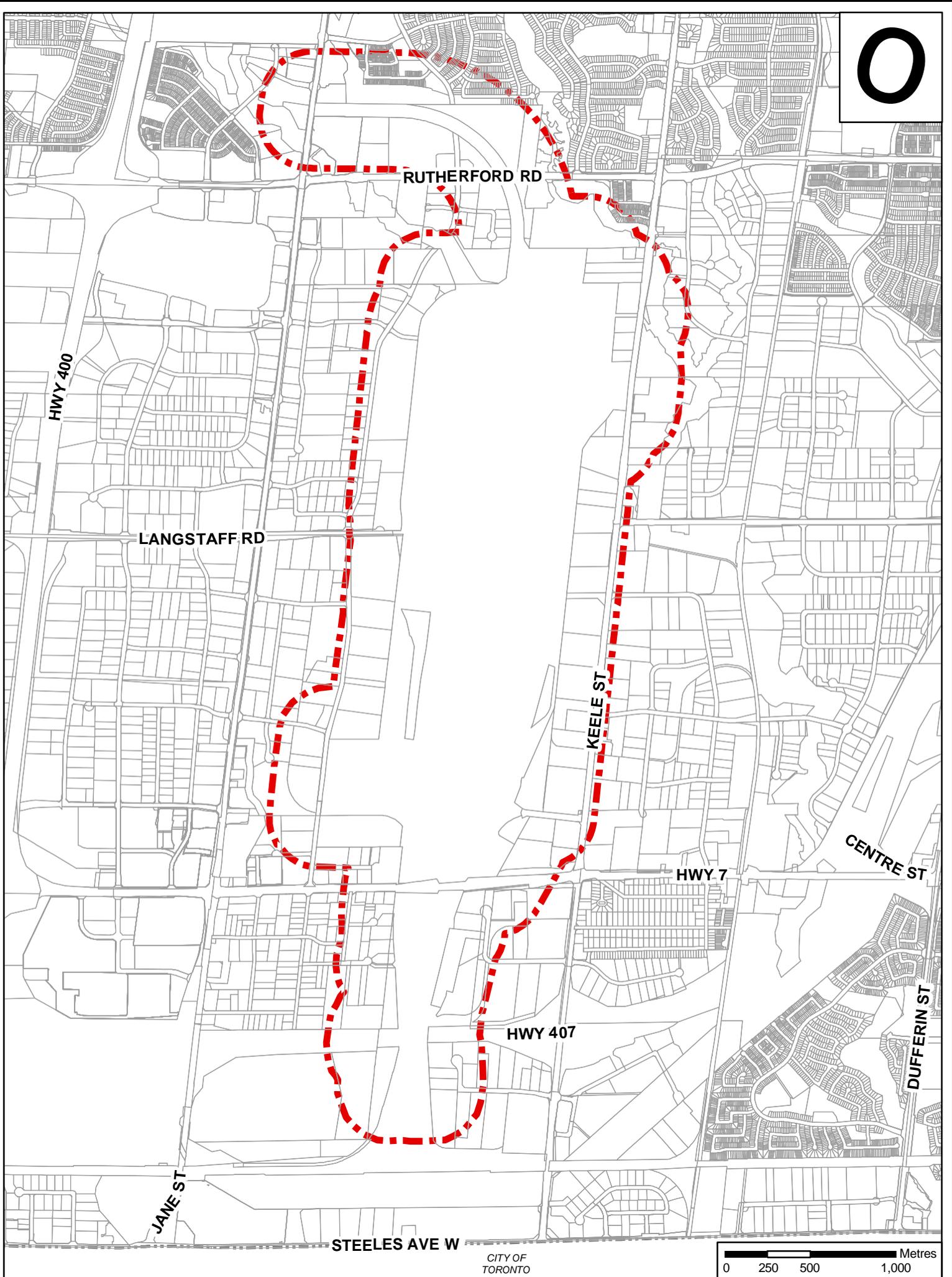


Yonge Steeles Secondary Plan Boundary

Schedule F

Area Specific Appeal 2C Map

Lands within 300 m of the MacMillan Yard



Location Map

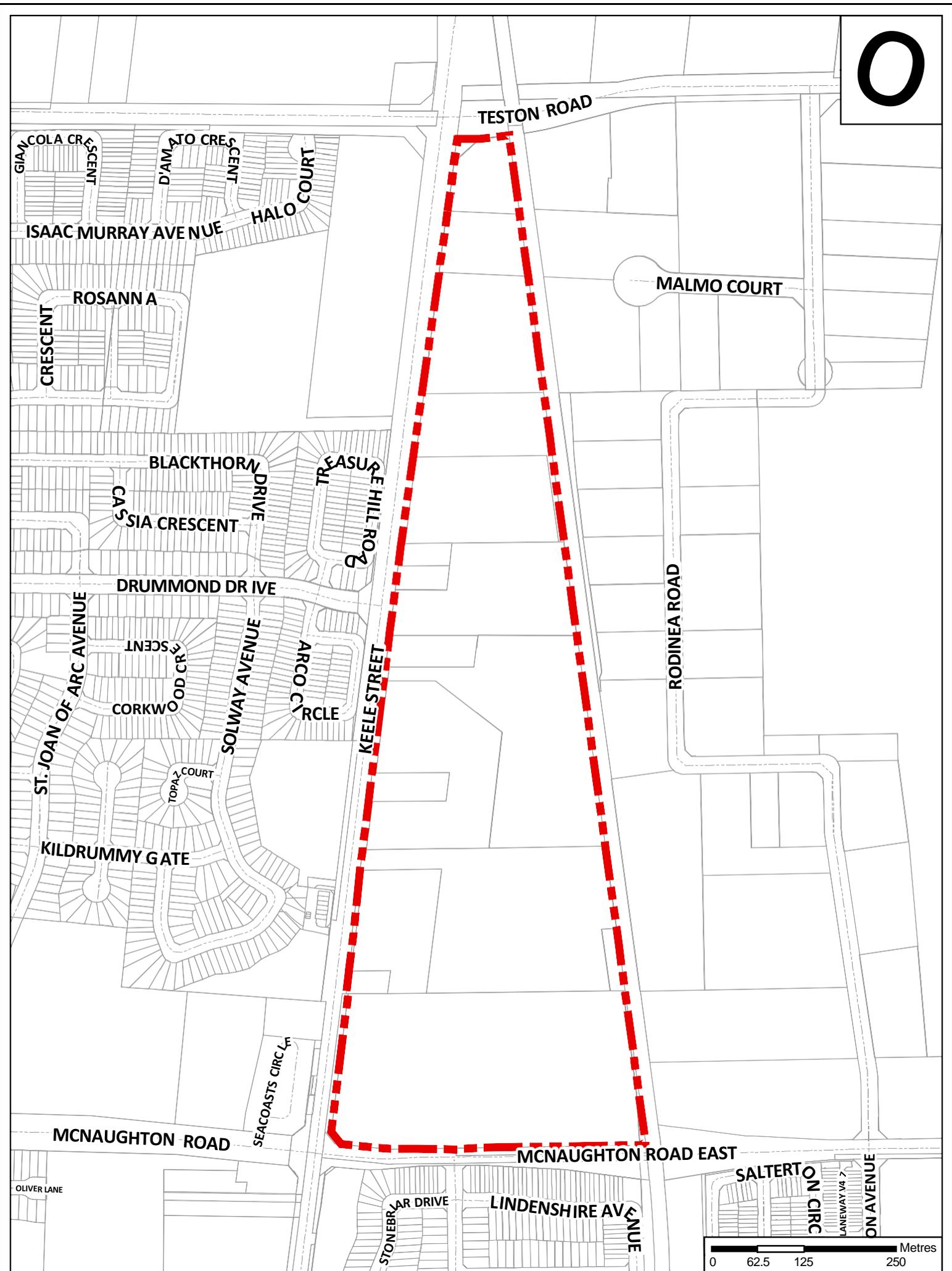


Subject Lands (Buffer Area)

Schedule G

Area Specific Appeal 2D Map

**Numerous lands on Keele Street
(Employment Area Triangle)**

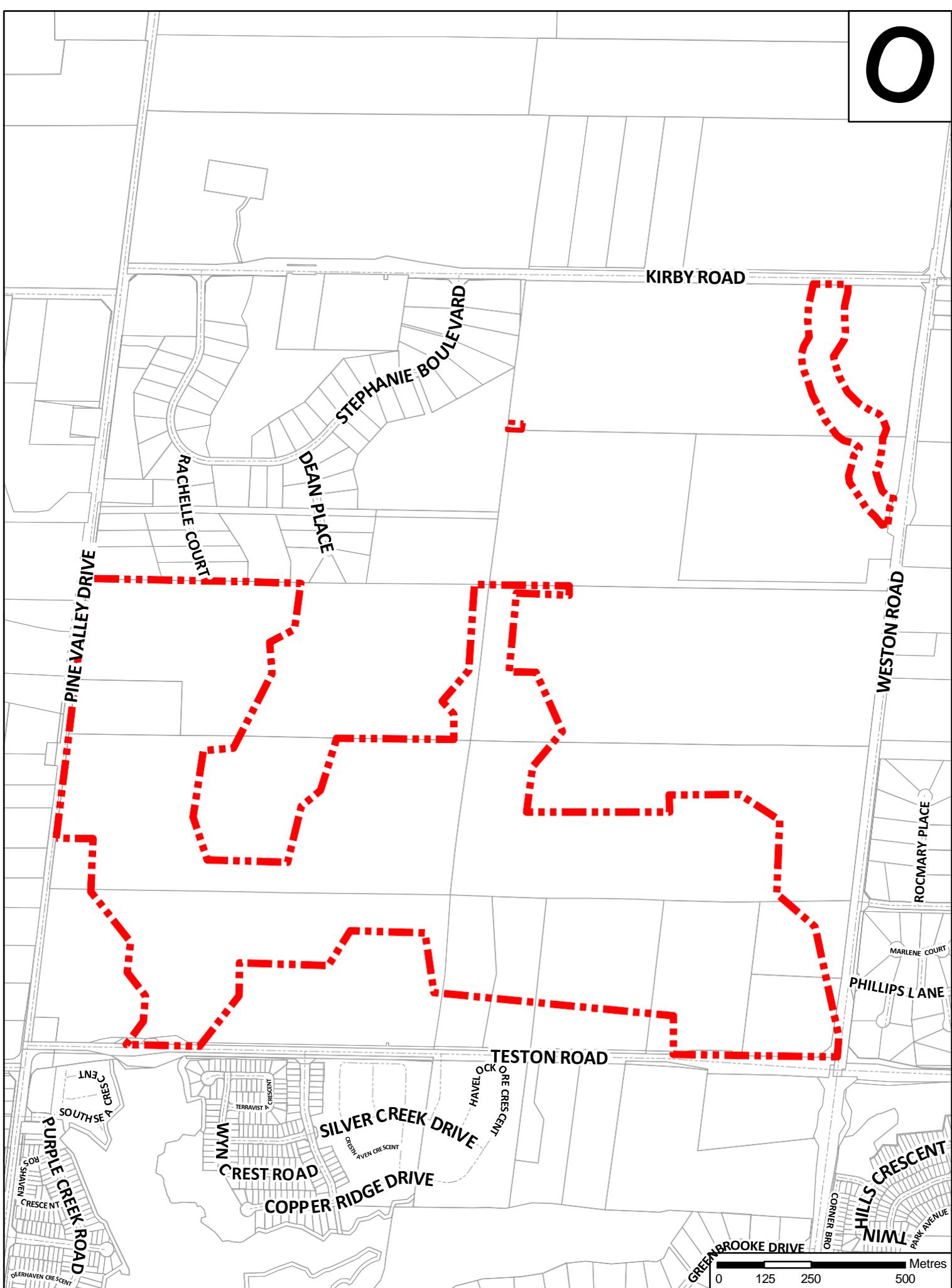
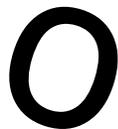


Location Map



Subject Lands

Schedule H
Area Specific Appeal 2E Map
Greenbelt Fingers within Block 41



Location Map



Subject Lands

OFFICE CONSOLIDATION – BY-LAW NO. 001-2021

GENERAL PROVISIONS

The CZBL is now in force, as of October 20, 2021, except for the lands, areas, and sections associated with the appeals of the CZBL.

Last Date of Consolidation: August 10, 2023

The Portions of this By-law that are shaded red were originally enacted by City Council October 20, 2021 and are under appeal to the OLT and are not in full force and effect.

The portions of this By-law that are shaded green identify amendments enacted by City Council after October 20, 2021 which are in full force and effect.

The portions of this By-law that are shaded in blue identify amendments enacted by City Council after October 20, 2021 which are under appeal to the OLT and are not in full force and effect.

The portions of this By-law that are shaded in yellow are subject to OLT Order (Case No.: [OLT-22-002104](#) & [OLT-22-003554](#) -JULY ORDER) which provide that the Transition By-law set out in Attachment “A” to Schedule 3 to the July 28, 2022 Order (as revised by the Tribunal) shall be deemed to have come into force on the day the Transition By-law was passed, for all areas of the City to which the Comprehensive Zoning By-law 001-2021 applies save and except for those lands listed in Attachment “B”, “B1”, “B2” and “B3” to Schedule 3 to the July 28, 2022 Order (as revised by the Tribunal).

This consolidation incorporates the following amendments to Zoning By-law 001-2021:

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
0000001	001-2022	Administrative Amendments 001-2021	City-Wide	January 25, 2022
0000002	013-2022	Administrative Amendments 001-2021	Various Lands See Schedule 1 of Bylaw 013-2022	January 25, 2022
0000003	025-2022	The purpose of this By-law is to remove the Holding Symbol “(H)”	6560 Langstaff Road, 8811 Huntington Road, and 9151 Huntington Road,	January 26, 2022

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
			being Part of the West Half of Lot 11, Part of the West Half of Lot 13, Part of the West Half of Lot 15, Concession 9	
0000004	038-2022	Amendment to 001-2021: Repeal Section 1.6 (Transition), as adopted by Council on October 20, 2021	City-Wide	March 22, 2022
0000005	039-2022	Amendment to 001-2021: Replace Section 1.6 (Transition)	City-Wide	March 22, 2022
0000006	041-2022	Amendment to Exception Zone 14.1080	Part of Lots 24 and 25, Concession 6	March 22, 2022
0000007	058-2022	New Exception Zone: 14.1126	Part of Lot 11, Concession 10	April 26, 2022
0000008	079-2022	Technical amendments to subsections 6.1.1.2, 6.1.1.3 and 6.5.3.1	City-Wide	April 26, 2022
0000009	095-2022	Amendment to Exception Zone 14.440	8750 Jane Street	April 26, 2022
0000010	100-2022	Amendment to Exception Zone 14.897	Part of Lots 7 and 8, Concession 9	June 28, 2022
0000011	102-2022	Amendment to Exception Zone 14.1005.1	Lots 11 and 12, Concession 10	June 28, 2022
0000012	135-2022	Amendment to Exception Zone 14.1073	8311 Weston Road	June 28, 2022
0000013	137-2022	Amendment to Exception Zone 14.1021	Part of Lot 6, Concession 9	June 28, 2022
0000014	140-2022	New Exception Zone: 14.1127	Part of Lot 31, Concession 1 on	June 28, 2022

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
			Registered Plan 65M-2219	
0000015	169-2022	The purpose of this By-law is to ensure that lands subject to a Minister's Zoning Order, a Minister's Order, or Lands Subject to Stayed Appeals by the Minister of Urban Affairs and Housing issued in the context of By-law 1-88, as amended, are excluded from the application of By-law 001-2021.	The lands subject to this By-law include all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.	June 28, 2022 (deemed in force for all areas of the City except for those lands municipally known as 11333 Dufferin Street, 11641 Dufferin Street, and 11490 Bathurst Street per OLT 22-002101 , dated March 28, 2023)
0000016	170-2022	Amendment to 001-2021: Technical amendments to Part 5 (Specific Use Provisions - School)	City Wide	June 28, 2022
0000017	171-2022	Amendment to 001-2021: Technical amendments to Part 1.0: Administration	City Wide	June 28, 2022
0000018	172-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Office)	City Wide	June 28, 2022
0000019	173-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Hotel)	City Wide	June 28, 2022
0000020	174-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Lot Coverage)	City Wide	June 28, 2022
0000021	175-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Amenity Area)	City Wide	June 28, 2022

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
0000022	176-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Clinic)	City Wide	June 28, 2022
0000023	177-2022	Amendment to 001-2021: Technical amendments to subsection 4.15.2.4, Table 12- 2, Table 13-2	City Wide	June 28, 2022
0000024	178-2022	Amendment to 001-2021: Technical amendments to delete 5.13.3.2	City Wide	June 28, 2022
0000025	179-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Parking Space), subsection 6.1.3 and 6.3.3.1	City Wide	June 28, 2022
0000026	180-2022	Amendment to 001-2021: Technical amendments to Table 7-5	City Wide	June 28, 2022
0000027	181-2022	Amendment to 001-2021: Technical amendments to Table 9-2	City Wide	June 28, 2022
0000028	182-2022	Amendment to 001-2021: Technical amendments to Table 6-2	City Wide	June 28, 2022
0000029	183-2022	Amendment to 001-2021: Technical amendments to Table 6-2 and 12-2	City Wide	June 28, 2022
0000030	184-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Public Use, Emergency Service); Technical Amendments to Subsection 4.26.2 and Tables 6-2, 8-2, 8-4, 9-2, 10-2, 11-2 and 13-2.	City Wide	June 28, 2022

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
0000031	185-2022	Amendment to 001-2021: Technical amendments to Table 4-1	City Wide	June 28, 2022
0000032	186-2022	New Exception Zone 14.1128	10083 and 10101 Weston Road	June 28, 2022
0000033	187-2022	New Exception Zone 14.1129	77 to 87 Woodstream Boulevard	June 28, 2022
0000034	188-2022	Amendment to 001-2021: The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove from Zoning By-law 001-2021 the Holding Symbol “(H)” previously lifted from lands in Zoning By-law 1-88 that have been unintentionally reapplied to the same lands in Zoning By- law 001-2021.	Various Lands see Location Map included in 188-2022.	June 28, 2022
0000035	189-2022	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Landscape)	City Wide	June 28, 2022
0000036	190-2022	Amendment to Exception Zone 14.1120	1218 to 1252 Centre Street	June 28, 2022
0000037	215-2022 as per Case No. OLT-22- 002486; Legacy Case No. PL171136	New Exception Zone 14.1130	31 and 55 Mounsey Street	
0000038	220-2022	Amendment to Exception Zone 14.1111	Part of Lots 24 and 25, Concession 6	September 28, 2022
0000039	221-2022	Amendment to 001-2021: The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021, as amended by By-law 188-	Part of Lots 4 and 5, Concession 9	September 28, 2022

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
		2022, to correct an inadvertent reference error in Schedule A.		
0000040	250-2022	Amendment to Exception Zone 14.1126	8554 Huntington Road	November 29, 2022
0000041	261-2022	New Exception Zone 14.1131	6100 Langstaff Road	December 13, 2022
0000042	OLT 22-002104 & OLT 22-003554	Delete & Replace Exception 14.1056	Part of Lot 5 Concession 7	July 28, 2022
0000043	017-2023	Amendment to 001-2021: Technical amendments to Part 3.0 Definitions (Night Club)	City Wide	February 22, 2023
0000044	OLT 22-002101 Appeal No.002665	Delete & Replace Exception Zone 14.139	9770 Hwy 27	March 28, 2023
0000045	OLT 22-002101 Appeal No.002665	Delete Exception Zone 14.175 Schedule A Update	9770 Hwy 27	March 28, 2023
0000046	OLT 22-002101 Appeal No. 002712/004799	New Exception Zone 14.1133 Schedule A Update	9773 Keele Street	March 28, 2023
0000047	OLT 22-002101 Appeal No.002746	Schedule A Update	10150 Keele Street	March 28, 2023
0000048	OLT 22-002101 Appeal No. 002668	New Exception Zone 14.1134 Schedule A Update	520 Worth Blvd	March 28, 2023
0000049	OLT 22-002101 Appeal No. 002854	Delete & Replace Exception Zone 14.1113 Schedule A Update	Part of Lot 20, Concession 6	March 28, 2023
0000050	OLT 22-002101 Appeal No. 002773/004792	Delete & Replace Exception Zone 14.850 Schedule A Update	Part of Lots 24 and 25, Concession 2, being	March 28, 2023

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
			Blocks 90, 91 and 92, Plan 65M-4266	
0000051	OLT 22-002101 Appeal No. 002773/004792	Delete & Replace Exception Zone 14.950 Schedule A Update	Part of Lot 21, Concession 9, being Block 200, Plan 65M- 4361	March 28, 2023
0000052	OLT 22-002101 Appeal No. 002773/004792	Delete & Replace Exception Zone 14.1085 Schedule A Update	Part of Lots 23 and 24, Concession 7 (10390 Pine Valley Drive)	March 28, 2023
0000053	029-2023	Schedule A Update	11151, 11133 and 11065 Hwy 50 and 11050 Cold Creek Road	March 21, 2023
0000054	040-2023	New Exception Zone 14.1132	Part of Lot 1, Concession 4	April 25, 2023
0000055	058-2023	New Exception Zone 14.1135	Part of Lot 9, Concession 9	May 16, 2023
0000056	073-2023	New Exception Zone 14.1136 Schedule A Update	1136 and 1190 Teston Road	June 20, 2023
0000057	074-2023	New Exception Zone 14.1137	227 Bowes Road Part of Lot 20, Registered Plan 7925	June 20, 2023
0000058	079-2023	New Exception Zone 14.1139 Amendment to Exception 14.944 Amendment to Exception 14.787 Schedule A Update	East side of Regional Road 50 and south side of Rutherford Road; Part of Lots 14 and 15, Concession 10; municipally known as 9001 Regional Road 50	June 20, 2023
0000059	082-2023	Amendment to Exception 14.396 Schedule A Update	40 Royal Gate Blvd	June 20, 2023

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
0000060	084-2023	New Exception Zone 14.1138	8270-8286 Islington Avenue	June 20, 2023
0000061	087-2023	New Exception Zone 14.1140	9575 Keele Street	June 20, 2023
0000062	089-2023	New Exception Zone 14.1141 Schedule A Update	38 Barons Street	June 20, 2023
0000063	091-2023	Amendment to Exception 14.756	Blocks 4, 5 and 7 Plan 65M-4061 Part of lots 21 and 22 Concession 3	June 20, 2023
0000064	093-2023	Amendment to Exception 14.1006 Schedule A Update	10599 Huntington Road, 1-103 Card Lumber Crescent, 1- 110 Cranbrook Crescent, 1-189 Algoma Drive, 1-196 Pelee Avenue, 12-43 Avening Drive, 1-273 Kincardine Street, 1-28 Nocturne Avenue, 1-36 Herzl Street, 1-41 Aster Drive, 1-45 Pelham Drive, 15- 76 Secord Avenue, 1-73 Dunedin Drive, 2-138 Killington Avenue, 2-218 East's Corners Boulevard, 23- 70 Hopewell Street, 2-41 Oren Street, 2-76 Andreetta Drive, 28-363 Moody Drive, 28-92 Danby Street, 2-94 Red Tree Drive, 29-61 Bright Land Drive, 57-332 Barons Street, 59-105 Richler Avenue	June 20, 2023

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
0000065	095-2023	New Exception Zone 14.1142 Schedule A Update	1 Promenade Circle	June 20, 2023
0000066	106-2023	Amendment to Exception 14.1074 Schedule A Update	5315-5760 Kirby Road	June 20, 2023
0000067	OLT 22-002101 Appeal Nos. 002773 and 004792	Delete & Replace Exception Zone 14.1086 Schedule A Update	Part of Lot 25, Concession 7	June 26, 2023
0000068	OLT 22-002101 Appeal Nos. 002773 and 004792	Delete & Replace Exception Zone 14.1110 Schedule A Update	Part of Lot 28, Concession 5	June 26, 2023
0000069	OLT 22-002101 Appeal No. 002667	New Exception Zone 14.1143 Schedule A Update	Part of Lot 25 Concession 9	June 26, 2023
0000070	OLT 22-002101 Appeal No. 002667	Delete Exception Zone 14.749 Schedule A Update	N/A	June 26, 2023
0000071	OLT 22-002101 Appeal No. 002667	Amendment to Exception 14.1006 Schedule A Update	10599 Huntington Road, 1-103 Card Lumber Crescent, 1- 110 Cranbrook Crescent, 1-189 Algoma Drive, 1-196 Pelee Avenue, 12-43 Avening Drive, 1-273 Kincardine Street, 1-28 Nocturne Avenue, 1-36 Herzl Street, 1-41 Aster Drive, 1-45 Pelham Drive, 15- 76 Secord Avenue, 1-73 Dunedin Drive, 2-138 Killington Avenue, 2-218 East's	June 26, 2023

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
			Corners Boulevard, 23-70 Hopewell Street, 2-41 Oren Street, 2-76 Andreetta Drive, 28-363 Moody Drive, 28-92 Danby Street, 2-94 Red Tree Drive, 29-61 Bright Land Drive, 57-332 Barons Street, 59-105 Richler Avenue	
0000072	<u>OLT 22-002101</u> Appeal No. 002667	Amendment to Exception 14.1065 Schedule A Update	10533 Huntington Road	June 26, 2023
0000073	<u>OLT 22-002101</u> Appeal No. 002770	Delete & Replace Exception 14.1103 Schedule A Update	Part of Lot 18, Concession 4	June 26, 2023
0000074	<u>OLT 22-002101</u> Appeal No. 002847 and 004821	Delete & Replace Exception 14.1122 Schedule A Update	Part of Lot 25, Concession 6	June 26, 2023
0000075	<u>OLT 22-002101</u> Appeal No. 002839	New Exception Zone 14.1144 Schedule A Update	Part of Lots 8 & 9, Concession 3	June 26, 2023
0000076	<u>OLT 22-002101</u> Appeal No. 002801 and 004790	New Exception Zone 14.1145 Schedule A Update	Part of Lot 14, Concession 2	June 26, 2023
0000077	<u>OLT 22-002101</u> Appeal No. 002765 and 004767	Delete & Replace Exception 14.790 Schedule A Update	Part of Lot 25, Concession 6	June 26, 2023
0000078	<u>OLT 22-002101</u> Appeal No. 002744	New Exception Zone 14.1146 Schedule A Update	Part of Lot 17, Concession 3	June 26, 2023

Update #	Instrument/ By-law No.	Summary of Amendment	Location	Date of Passage/Issue Date
0000079	<u>OLT 22-002101</u> Appeal No. 002765, 002758, 004767 and 004768	Delete & Replace Exception 14.988 Schedule A Update	120-320 Milani Blvd	June 26, 2023
0000080	<u>OLT 22-002101</u> Appeal No. 002913 and 004780	New Exception Zone 14.1147 Schedule A Update	Part of Lot 19, Concession 3	June 26, 2023
0000081	<u>OLT 22-002101</u> Appeal No. 002739	New Exception Zone 14.1148 Schedule A Update	Part of Lot 26, Concession 3	June 26, 2023
0000082	<u>OLT 22-002101</u> Appeal No. 002804 and 004815	New Exception Zone 14.1149 Schedule A Update	Part of Lot 4, Concession 8	June 26, 2023
0000083	<u>OLT 22-002101</u> 002967 and 004779	Delete & Replace Exception 14.72 Schedule A Update	Part of Lot 20, Concession 3	June 26, 2023
0000084	<u>OLT 22-002101</u> 002765 and 004767	Delete & Replace Exception 14.974 Schedule A Update	Part of Lot 11, Concession 10	June 26, 2023

THE CORPORATION OF THE CITY OF VAUGHAN

BY-LAW NUMBER NO. 001-2021

A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS
AND STRUCTURES WITHIN THE CITY OF VAUGHAN

“THE COMPREHENSIVE ZONING BY-LAW”

The online version of Comprehensive Zoning By-law 001-2021 is a consolidation of By-law 001-2021 in effect as of October 20, 2021, subject to certain appeals as shown in the appeal index reference table, with subsequent amendments. It is provided for information purposes only. For legal purposes, reference should be made to the original certified documents which are on file with the City Clerk including By-law 001-2021 as approved by the Ontario Land Tribunal on January 18, 2023, and subsequent By-law amendments. This annotated version of By-law 001-2021 is dated **August 10, 2023**, and only represents a consolidation of amending By-laws passed by Council or approved by the Ontario Land Tribunal as of **June 26, 2023**. This version of By-law 001-2021 does not include and consolidate amendments approved by the Ontario Land Tribunal where a written decision has not yet been issued. Every effort has been made to ensure that the information provided within the consolidation is correct, however, we do not warrant or certify its accuracy.

Schedule 1 of By-law 001-2021

Enacted by City Council on October 20, 2021

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1.0 ADMINISTRATION

1.1 Title

This By-law may be cited as the “Comprehensive Zoning By-law”.

1.2 Application

This By-law shall apply within the municipal boundaries of the Corporation of the City of Vaughan as shown on Schedule A of this By-law.

1.3 Purpose

The purpose of this By-law is to regulate the use of land, the size, mass, height, location, erection and use of buildings and structures, the provision of parking spaces, loading spaces, and other associated matters in the City of Vaughan.

1.4 Compliance

1. No person shall use any land or erect or use any building or structure except in accordance with the provisions of this By-law.
2. No person shall change the use of any lot, building, or structure, or erect or enlarge any building or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, remaining, or new building, structure, or lot to be in contravention of the By-law.
3. Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the City of Vaughan or any other applicable regulation of the Regional Municipality of York, Province of Ontario, or Government of Canada authorities that may otherwise affect the use of any land, building or structure.

1.5 Severability

A decision of a court of competent jurisdiction that one or more of the provisions of this By-law or any portion of the schedules to this By-law are invalid in whole or in part does not affect the validity, applicability, or enforceability of all other provisions of this By-law.

1.6 Transition ⁽⁰³⁸⁻²⁰²²⁾ ⁽⁰³⁹⁻²⁰²²⁾

For the purposes of determining zoning compliance for matters covered by Section 1.6 of this By-law, the provisions of Zoning By-law I-88, as amended, shall apply.

1.6.1 Building Permit Applications

1. Nothing in this By-law shall prevent the erection or use of a building or structure for which an application for a building permit has been filed on or prior to October 20, 2021.
2. Nothing in this By-law shall prevent the erection or use of a building or structure for which an application for a building permit has been filed after October 20, 2021, where:
 - a. Planning Act approvals have been obtained in accordance with Subsection 1.6.2; or
 - b. Planning Act applications are in process in accordance with Subsection 1.6.3.

1.6.2 Planning Act Approvals

1. The requirements of this By-law do not apply to a lot where a minor variance to Zoning By-law I-88, as amended, was authorized by the Committee of Adjustment of the City or the Ontario Municipal Board, the Local Planning Appeal Tribunal or the Ontario Land Tribunal (collectively, the “Tribunal”) and finally approved on or after January 1, 2010 and on or before October 20, 2021 and a building permit for the applicable project has not yet been issued.
2. The requirements of this By-law do not apply to a lot where a provisional consent has been given by the Committee of Adjustment of the City or the Tribunal on or after January 1, 2010 and on or before October 20, 2021 and a building permit for the applicable project has not yet been issued, the lot has not yet been

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

Section 1.6, as adopted on October 20, 2021, and subsequently repealed by By-law 038-2022 and replaced by By-law 039-2022.

registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title.

3. The requirements of this By-law do not apply to a lot where a conditional or final site plan approval has been granted by the City or the Tribunal on or after January 1, 2010 and on or before October 20, 2021 and a building permit for the applicable project has not yet been issued.
4. Where a minor variance to Zoning By-law I-88, as amended, was authorized by the Committee of Adjustment of the City or the Tribunal on or after January 1, 2010 and on or before October 20, 2021 as a requisite condition for a site plan approval, Section 1.6.2.3 shall apply to give effect to the applicable site plan approval.
5. Where this By-law is amended after the date of final approval of a site plan or minor variance, the regulations in effect on the date of final approval of the site plan or minor variance shall apply to building permit applications for the applicable project for which such final approvals were granted.
6. The requirements of this By-law do not apply to a lot where an amendment to Zoning By-law I-88 was finally approved and in effect on or after January 1, 2010, and such amendment has not been included in Section 14 herein.
7. The requirements of this By-law do not apply to prevent the removal of a holding symbol (“H”) from an amendment to Zoning By-law I-88 that was finally approved and in effect on or after January 1, 2010.
8. (1) The requirements of this By-law do not apply to prevent the approval of the following applications filed after October 20, 2021 if such application(s) are complete and, save under (f), comply with an amendment to Zoning By-law I-88 that was finally approved and in effect on or after January 1, 2010 and on or before October 20, 2021, or that has been approved in principle by the Tribunal after January 1, 2010 where the final order has been withheld, and comply with all requirements of the Planning Act:

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B appeals are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

- a. site plan drawings and conditions;
- b. a consent to sever;
- c. an approval of draft plan of subdivision;
- d. a plan of condominium approval;
- e. a part-lot control exemption approval pursuant to Section 50 of the Planning Act; or
- f. a minor variance required as a condition or consequence of one of (a) to (e) above, or identified as required upon review of a building permit application.

(2) Nothing in this By-law shall prevent the erection or use of a building or structure on a lot where the applicable applications under Section 1.6.2.8(1) have been finally approved and the building permit application complies with the provisions of Zoning By-law 1-88, as amended and all final approved minor variances.

(3) Upon completion of the project for which approvals and permits have been obtained pursuant to Sections 1.6.2.8(1) and 1.6.2.8(2), this exemption under Section 1.6.2.8 shall cease to apply.

1.6.3 Planning Applications in Process

1.6.3.1 Minor Variance Applications

- I. Nothing in this By-law shall prevent the erection or use of a building or structure, in the circumstances set out in Section 1.6.3.1.1(a) and (b), for which:
 - a. a complete application for a minor variance under Section 45 of the Planning Act was filed on or before October 20, 2021; or
 - b. a complete application for minor variance under Section 45 of the Planning Act was filed after October 20, 2021 based on a building permit application referred to in Section 1.6.1.1.

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B appeals are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

2. Where a project qualifies under Section 1.6.3.1.1:
 - a. the minor variance may be granted in compliance with Section 45 of the Planning Act in the context of Zoning By-law 1-88, as amended, as it read on October 20, 2021; and
 - b. a building permit for that project may be issued after final approval is received for the minor variance if the project in question and the building permit application complies with the provisions of Zoning By-law 1-88, as amended, as it read on October 20, 2021, and all final approved minor variances.

1.6.3.2 Site Plan Approval Applications

1. Nothing in this By-law shall prevent the erection or use of a building or structure for a project for which a complete application for site plan approval was filed on or before October 20, 2021, if the project in question complies with the provisions of Zoning By-law 1-88, as amended, as it read on October 20, 2021.
2. Where a project qualifies under Section 1.6.3.2.1:
 - a. The Conditions of final site plan approval may be granted if the project complies with the provisions of Zoning By-law 1-88, as amended, as it read on October 20, 2021, and all requirements of the Planning Act; and
 - b. after the conditions of site plan approval or final site plan approval is received for a project that qualifies under Section 1.6.3.2.1, a building permit for that project may be issued if the project in question and the building permit application for the project complies with the provisions of Zoning By-law 1-88, as amended, as it read on October 20, 2021, the site plan approval, and all approved minor variances.

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B appeals are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

1.6.3.3 Other Approvals

1. The requirements of this By-law do not apply to prevent the approval of an application to amend Zoning By-law I-88 as amended if the application was filed and deemed complete in accordance with the City of Vaughan Official Plan, 2010 on or before October 20, 2021, and complies with all requirements of the Planning Act.
2. The requirements of this By-law do not apply to prevent the approval of the following applications if such application(s), save under (f), are complete and comply with an amendment to Zoning By-law I-88 that was finally approved and in effect in accordance with Section 1.6.3.3.1, and comply with all requirements of the Planning Act:
 - a. site plan drawings and conditions;
 - b. a consent to sever;
 - c. an approval of draft plan of subdivision;
 - d. a plan of condominium approval;
 - e. a part-lot control exemption approval pursuant to Section 50 of the Planning Act; or
 - f. a minor variance required as a condition or consequence of one of (a) to (e) above, or identified as required upon review of a building permit application.
3. Nothing in this By-law shall prevent the erection or use of a building or structure on a lot where the applicable applications under Sections 1.6.3.3.1 and 1.6.3.3.2 have been finally approved and are in effect and the building permit application complies with the provisions of Zoning By-law I-88, as amended and all final approved minor variances.
4. Upon completion of the project for which approvals and permits have been obtained pursuant to Sections 1.6.3.3.1 to 1.6.3.3.3, this exemption shall cease to apply.

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B appeals are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

5. The requirements of this By-law do not apply to prevent the approval of the following applications where the application was filed and deemed complete in accordance with the City of Vaughan Official Plan, 2010 on or before October 20, 2021:
 - a. a consent to sever;
 - b. an approval of draft plan of subdivision;
 - c. a plan of condominium approval; or
 - d. a part-lot control exemption approval pursuant to Section 50 of the Planning Act.
6. Where a project qualifies under Section 1.6.3.3.5:
 - a. the consent to sever, the approval of the draft plan of subdivision, the plan of condominium approval and the part-lot control exemption approval may be granted if the project complies with the provisions of Zoning By-law 1-88, as amended, as it read on October 20, 2021 and all requirements of the Planning Act; and
 - b. a building permit for that project may be issued after final approval is received for the consent to sever, the approval of the draft plan of subdivision, the plan of condominium approval and the part-lot control exemption approval, based on an application for a building permit filed after October 20, 2021, if the project in question and the building permit application complies with the provisions of Zoning By-law 1-88, as amended, as it read on October 20, 2021, and all final approved minor variances.
7. The requirements of this By-law do not apply to a lot where the Tribunal has, on or after January 1, 2010, granted approval in principle for a zoning by-law amendment or minor variance to Zoning By-law 1-88, as amended, a provisional consent, or conditional or final site plan approval, but has decided that the final order shall be withheld until such time as the performance of certain terms imposed by the Tribunal have been satisfied.

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

1.6.4 Duration of Transition Provisions

1. Nothing in this By-law applies so as to continue the application of Sections 1.6.1 to 1.6.3 beyond the issuance of the building permit or permits upon which the exemptions are founded.
2. Notwithstanding Section 1.6.4.1 above, the provisions of Section 1.6 shall be repealed ten (10) years after October 20, 2021. This provision shall not require an amendment to this By-law to take effect.

* Note: Appeal categories 1A and 2D are appeals of the entire by-law but are exclusive of Section 1.6. Appeal categories 2A and 2B appeals are appeals of the entire by-law, but not all specific appeals under 2A and 2B are inclusive of Section 1.6. Refer to the appeal index table and the applicable OLT Order for confirmation.

1.7 Zoning Administrator

This By-law shall be administered under the authority of the Chief Building Official of the City of Vaughan or by such employee of the City of Vaughan as designated by the Chief Building Official.

1.8 Penalties

Any person or corporation that contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the fine(s) as provided in the *Planning Act* and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention is guilty of an offence.

1.9 Legal Non-Conformity

Nothing in this By-law applies to prevent the use of any land, building, or structure for any purpose prohibited by this By-law if such land, building, or structure was lawfully used for such purpose on the effective date of this By-law, provided it continues to be used for that purpose.

1.10 Legal Non-Compliance

1. A lot in existence prior to the effective date of this By-law that does not meet the minimum lot area or lot frontage requirements of the applicable zone is permitted to be used and buildings and structures thereon be erected, enlarged, repaired or renovated, provided the use conforms with this By-law and the buildings and structures comply with all other provisions of this By-law.
2. Where a legally existing building or structure is deficient with respect to any requirement in this By-law, the building or structure is permitted to be enlarged, expanded or otherwise altered, provided that:
 - a. The use is permitted by this By-law;
 - b. The enlargement, expansion or alteration does not cause further contravention of any aspect of this By-law that is not complied with; and,
 - c. The enlargement, expansion or alteration does not cause non-compliance with any other provision of this By-law.
3. Where a lot, building, structure or required parking space is deemed to be deficient of any requirement of this By-law, and that deficiency is expressly the result of acquisition or expropriation of land by a public authority, the lot, building, structure or required parking space shall be deemed to comply with the requirements of this By-law.

1.11 Interpretation

1.11.1 Wording

1. Unless otherwise defined by this By-law, the words and phrases used in this By-law shall have their normal and ordinary meaning.
2. The word 'must' and 'shall' are mandatory.
3. The phrase 'used for' includes 'maintained for' or 'occupied for'.
4. Words used in the singular include the plural and words used in the plural include the singular.
5. Words used in the present tense include the future tense and words used in the future tense include the present tense.
6. Unless the context indicates otherwise:

- a. The word “and” shall indicate that all connected items or regulations apply; and
- b. The word “or” shall indicate that the connected items or regulations may apply singularly, alternatively or in combination. (171-2022)

1.11.2 Abbreviations

For the purpose of this By-law, the following abbreviations and terms shall be interpreted as follows:

1. ‘m’ means metres;
2. ‘ha’ means hectares;
3. ‘m²’ means square metres;
4. ‘max’ means maximum;
5. ‘min’ means minimum;
6. ‘%’ means percent;
7. ‘GFA’ means gross floor area; and,
8. ‘FSI’ means floor space index.

1.11.3 Illustrations, Maps, Notations and Other Convenience Features

1. Illustrations included in this By-law are for convenience purposes only and do not form part of this By-law. Notwithstanding this provision, illustrations, diagrams and maps that are explicitly identified with a Figure number in this By-law shall form an operative part of this By-law.
2. This By-law includes margin notations for the purposes of providing convenience and explanation to the reader. Margin notations are shown as grey boxes with black text and a black border. The margin notations do not form an operative component of this By-law.
3. The inclusion of street addresses or other geographical reference information in Part 14 of this By-law is provided for convenience purposes only. The location of the exception zones shall be as shown on Schedule A to this By-law.
4. Character styles are provided for convenience purposes only. The usage or omission of the following shall not be considered to change the intent or meaning of the By-law or any part thereof:

- a. The terms that are defined in Part 3 of this By-law have been underlined.
- b. The titles of Federal or Provincial legislation are italicized.

1.11.4 Technical and Editorial Revisions

- I. Provided that the purpose, effect, intent, meaning and permissions of this By-law are in no way changed or altered, the following technical revisions to this By-law are permitted without amendment:
 - a. Corrections to typographic or punctuation errors.
 - b. Additions to and revisions of technical information on the schedules, including but not limited to: topographic information, road labels, notes, legends, colours, shading, title blocks development or zone boundaries abutting new or deleted roads.
 - c. Changes to illustrations, diagrams and margin notations which do not form an operative part of the By-law.
 - d. Changes to any reference to legislation or regulations or sections thereof approved by another public authority shall include any amendments or successor legislation

2.0 ESTABLISHMENT OF ZONES AND SCHEDULES

2.1 Establishment of Zones

Table 2-1 establishes the following zones and places all lands subject to this By-law in one or more of the following zones. For convenience purposes only, Table 2-1 describes the purpose of the zone in the third column. The text contained in the third column and describing the purpose of the zone does not form an operative part of this By-law.

Table 2-1: Establishment of Zones

Zone Name	Zone Symbol(s)	Purpose of the Zone
Residential Zone		
Estate Residential Zone	RE	<u>Detached residential dwellings</u> on 45.0 m wide lots
First Density Residential Zone	RI, RIA, RIB, RIC, RID, RIE	<u>Detached residential dwellings</u> on 18.0 m - 30.0 m wide lots
Second Density Residential Zone	R2, R2A	<u>Detached residential dwellings</u> on 15.0 m wide lots
Third Density Residential Zone	R3, R3A	<u>Detached residential dwellings</u> on 12.0 m wide lots
Fourth Density Residential Zone	R4, R4A	<u>Detached and semi-detached residential dwellings</u> generally on 7.5 - 9.0 m wide lots
Fifth Density Residential Zone	R5, R5A	<u>Detached and semi-detached residential dwellings</u> generally on 6.0 - 9.0 m wide lots
Townhouse Residential Zone	RT1, RT2	A range of ground-related <u>townhouse dwellings</u>
Multiple Unit Residential Zone	RMI, RM2, RM3	<u>Apartment dwellings</u> and various types of <u>townhouse dwellings</u>

Zone Name	Zone Symbol(s)	Purpose of the Zone
Mixed Use Zones		
Low-Rise Mixed-Use Zone	LMU	Provide for a mix of <u>residential</u> , commercial and other <u>uses</u> in a low-rise form
Mid-Rise Mixed-Use Zone	MMU	Provide for a mix of <u>residential</u> , commercial and other <u>uses</u> in a mid-rise form
High-Rise Mixed-Use Zone	HMU	Provide for a mix of <u>residential</u> , commercial and other <u>uses</u> in a high-rise form
General Mixed-Use Zone	GMU	To permit a mix of commercial, <u>office</u> and institutional <u>uses</u>
Community Commercial Mixed-Use Zone	CMU	Provide for a mix of <u>office</u> and other <u>uses</u> and a limited amount of commercial <u>uses</u>
Employment Commercial Mixed-Use Zone	EMU	Provide for a wide range of employment and other <u>uses</u> and a limited amount of commercial <u>uses</u>
Main Street Mixed-Use – Kleinburg Zone	KMS	To permit a mix of <u>uses</u> in the core area of Kleinburg
Main Street Mixed-Use – Maple Zone	MMS	To permit a mix of <u>uses</u> in the core area of Maple
Main Street Mixed-Use- Woodbridge Zone	WMS	To permit a mix of <u>uses</u> in the core area of Woodbridge
Commercial Zones		
General Commercial Zone	GC	To permit a wide range of commercial <u>uses</u> including automobile service uses
Neighbourhood Commercial Zone	NC	To permit a range of commercial <u>uses</u>
Service Commercial Zone	SC	To permit <u>principally</u> automobile service uses and other uses suitable for the travelling public
Convenience Commercial Zone	CC	To permit a limited range of commercial <u>uses</u>

Zone Name	Zone Symbol(s)	Purpose of the Zone
Vaughan Metropolitan Centre Zones		
Vaughan Metropolitan Centre Station Zone	V1	To permit a wide range of <u>uses</u> in the central portion of the Vaughan Metropolitan Centre
Vaughan Metropolitan Centre South Zone	V2	To permit a range of <u>uses</u> in the southerly portion of the Vaughan Metropolitan Centre
Vaughan Metropolitan Centre Neighbourhood Zone	V3	To permit <u>principally residential uses</u> and complementary <u>uses</u> in the periphery areas of the Vaughan Metropolitan Centre
Vaughan Metropolitan Centre Employment Zone	V4	To permit <u>principally employment uses</u> in certain areas in the Vaughan Metropolitan Centre
Employment Zones		
Prestige Employment Zone	EM1	To permit a range of employment <u>uses</u> , excluding <u>outside storage</u>
General Employment Zone	EM2	To permit a wide range of employment <u>uses</u> , including <u>outside storage</u>
Mineral Aggregate Operation Zone	EM3	To permit mineral aggregate extraction <u>uses</u>
Environmental Protection, Open Space, and Agriculture Zones		
Environmental Protection Zone	EP	To provide for the conservation of environmentally sensitive lands or features and to limit development on <u>hazardous lands and sites</u>
Open Space Zones	OS1, OS2	To provide for open space <u>uses</u> , including <u>parks</u> and <u>golf courses</u>

Zone Name	Zone Symbol(s)	Purpose of the Zone
Agriculture Zone	A	To permit <u>agricultural uses</u> including an associated <u>single detached dwelling</u>
Other Zones		
General Institutional Zone	I1	To permit a range of institutional <u>uses</u> , such as government facilities and <u>schools</u>
Major Institutional Zone	I2	To permit a wide range of institutional <u>uses</u> , including major institutional <u>uses</u> such as <u>hospitals</u>
Utility Zone	U	To provide for major transportation and utility corridors and sites
Future Development Zone	FD	To permit only <u>existing uses</u> , limit the <u>building envelope</u> and require a planning application to amend the By-law in order to evaluate a proposal for urban development
Parkway Belt Public Use Zone	PB1	To permit <u>public uses</u> within portions of the Parkway Belt West Plan area of the City of Vaughan
Parkway Belt Complementary Use Zone	PB2	To permit certain <u>uses</u> within the Parkway Belt West Plan area of the City of Vaughan
Parkway Belt Recreational Use Zone	PB3	To permit certain recreational uses within the Parkway Belt West Plan area of the City of Vaughan

2.2 Schedules

2.2.1 Schedule A: Zoning Maps

The zones and zone boundaries are shown on the Zoning Maps, which are attached hereto as Schedule A and form part of this By-law.

2.2.2 Schedule B-1: Vaughan Metropolitan Centre - Special Provisions

Specific requirements are applicable to the Vaughan Metropolitan Centre as shown on Schedule B-1, which is attached hereto and forms part of this By-law.

2.2.3 Schedule B-2: Wellhead Protection Areas

Specific requirements are applicable to the wellhead protection areas as shown on Schedule B-2, which is attached hereto and forms part of this By-law.

2.2.4 Schedule B-3: Woodbridge Special Policy Area

Specific requirements are applicable to the Woodbridge special policy area as shown on Schedule B-3, which is attached hereto and forms part of this By-law.

2.2.5 Schedule B-4: Location of Minister Zoning Orders

Specific requirements are applicable to lands subject to a Minister Zoning Order and subsequent O.Reg., as shown on Schedule B-4, which is attached hereto and forms part of this By-law.

2.2.6 Schedule B-5: TransCanada Pipeline and Facilities

Specific requirements are applicable to lands in proximity of TC Energy's pipeline as shown on Schedule B-5, which is attached hereto and forms part of this By-law.

2.2.7 Schedule B-6: Oak Ridges Moraine Land Use

Specific requirements are applicable to lands shown on Schedule B-6, which is attached hereto and forms part of this By-law.

2.3 Interpretation of Zone Boundaries and Schedules

I. The following provisions shall apply when determining the boundary or extent of any zone as shown on Schedule A to this By-law:

a. If a zone boundary is shown as following a road, lane, or a public use such as a railway, transmission line, pipeline, or watercourse, the zone boundary shall be the centreline of the applicable feature unless otherwise indicated.

b. If a zone boundary is shown as following the lot frontage on a future lot shown on a draft approved Plan of Subdivision or Draft Plan of

- Condominium, the zone boundary shall be the centreline of the future road or road being constructed provided all required registrations are in place.
- c. If a zone boundary is shown as following any other lot line on an existing lot or a future lot shown on a Draft Plan of Subdivision or Draft Plan of Condominium, the zone boundary shall be the abutting existing or future lot line.
 - d. If a zone boundary is shown as running substantially parallel to a street line or lot line, and the distance from the street line or lot line is not indicated, the zone boundary shall be deemed to be parallel to such street line or lot line and the distance shall be determined according to the scale shown on Schedule A, or a figure to a site-specific zoning exception.
 - e. If a zone boundary is shown as following a lot line abutting an unopened road allowance, the zone boundary shall be the centreline of such road allowance.
 - f. If a zone boundary is shown as following a hydrologic feature, the zone boundary shall be the extent of the hydrologic feature.
 - g. If a zone boundary is shown as following the limits of the City, the zone boundary shall be the limits of the City.
2. The following provisions shall apply when determining the applicability of any features shown on Schedules B-1 through B-5, inclusive:
- a. The active use frontage (convertible) and active use frontage (required) features shown on Schedule B-1 are intended to follow existing or planned street lines. The requirements establish requirements for the buildings that front onto the roads indicated. The requirements shall be interpreted as applying to any portion of a building that fronts a street line that is shown as being subject to the requirement. Where the requirement is intended as applying to only a portion of the street line, the extent of the requirement shall be determined in the Site Plan Control

process to the satisfaction of the City, prior to issuance of a building permit.

- b. The applicability of “office uses required” and “office uses permitted” as shown on Schedule B-1 shall be deemed to apply to the entirety of the lot where the boundary is shown as intending to encompass the entirety of the lot, which may be shown as inclusive of any planned roads or road widenings. Where the feature is not intended to follow a lot line, the applicability of the requirement shall be scaled from the map.
- c. The applicability of the features shown as wellhead protection areas on Schedule B-2 shall be scaled from the map.
- d. The applicability of the Woodbridge Special Policy Area as shown on Schedule B-3 shall be scaled from the map.
- e. The location of TC Energy’s pipeline and facilities as shown on Schedule B-5 shall be subject to confirmation via a survey of the subject lands to the satisfaction of the City, prior to issuance of a building permit, where the setback provisions may be applicable to the proposed use or development.

2.4 Interpretation of Zone Symbols and Related Codes

2.4.1 Zone Symbols

1. Schedule A to this By-law applies the zones for all lands within the City of Vaughan, represented by a zone symbol as established by Table 2-1. All lots and lands are subject to at least one zone. The requirements of any applicable zone(s) are contained in Parts 7 - 13 of this By-law.
2. A zone symbol may also be preceded or followed by a combination of a hyphen, letter(s), number(s), to establish special provisions as set out in this By-law. Lands so identified shall be subject to all of the provisions of the parent zone, except as otherwise provided in the special provisions.
3. In this By-law, a reference to the zone name or to a primary base zone shall be construed to encompass all other related zones in the same zone category unless the context dictates otherwise. For example, and without limiting the scope of the foregoing statement, a reference to the First Density Residential Zone or to

the RI zone will be intended to include the RI, RIA, RIB, RIC, RID and RIE zones, and any other RI zone variants as may be added via an amendment to this By-law, unless the context or the statement dictates otherwise.

2.4.2 Multiple Zones on One Lot

1. Where a lot falls into two or more zones, each portion of that lot shall be subject to the applicable permitted uses and standards for the applicable zone applying to that portion of the lot.
2. Parking spaces, driveways, aisles and stacking spaces required by this By-law may be provided anywhere on a lot that falls into two or more zones, unless otherwise provided.

2.4.3 Special Provisions

1. An exception zone is expressed as a hyphenated numeric suffix to a base zone, and is shown on Schedule A. The exception zone which provide all special provisions are included in Part 14 of this By-law corresponding to the numeric suffix shown on Schedule A.
2. An exception zone is a base zone that has been modified by adding, deleting or otherwise amending any permitted uses, prohibited uses or other regulations for the lands to which the exception zone applies. The requirements of an exception zone take precedence over all other provisions of this By-law where there is any conflict. By default, the remainder of the provisions of this By-law shall apply unless explicitly stated in the exception zone.
3. An exception zone may contain one or more Figure(s) illustrating the boundaries of the subject lands, lot and building requirements, or other regulations. The provisions of any Figure(s) shall form an operative component of this By-law unless explicitly stated in the exception zone.
4. In this By-law, a reference to the term “base zone” or “parent zone” shall refer to the zone categories established in Table 2-1. A reference to a zone shall refer to both the base zone(s) and the exception zone(s), if any are applicable, unless the context requires otherwise.

2.4.4 Height and Density Codes

1. Where a zone symbol shown on Schedule A is followed by a combination of hyphens, numbers and parentheses, shown as [base zone]-S(n1, n2), D(n1, n2), minimum height and/or floor space index and/or maximum height and/or floor space index shall apply, where:
 - a. [base zone] is the base zone;
 - b. “S” is the permitted height in storeys;
 - c. “D” is the permitted floor space index; and,
 - d. “n1” represents the minimum required height or floor space index value, and “n2” represents the maximum required height or floor space index value. Where only a single value is shown in parenthesis following “S” and/or “D”, the value shall be interpreted to be the maximum height or floor space index value and a minimum requirement shall not be construed from Schedule A.
2. Where any minimum and/or maximum height and floor space index requirements are shown on Schedule A in accordance with the provisions of this Section, all other provisions of this By-law including the provisions of the base zone or zones in which the lot is located shall also apply to the subject lands, except that the height and floor space index requirements shown on Schedule A shall supersede any such requirement if contained in the applicable zone or zones.

2.4.5 Holding Provisions

1. Where a zone shown on Schedule A is followed by a hyphen and the symbol “H”, the lands shall be subject to a holding provision that shall apply until such time that the “H” symbol is lifted by an amendment to this By-law, in accordance with Section 36 of the *Planning Act*.
2. The requirements for lifting the holding symbol are indicated in the amending by-law, which are incorporated as an exception zone under Part 14 of this By-law.
3. On any lands where a holding symbol is applicable, the permitted uses, lot and building requirements that apply while the holding symbol is in effect, and after the holding symbol is lifted, shall be in accordance with the applicable exception zone.

2.4.6 Temporary Use Provisions

1. Where a zone symbol shown on Schedule A is followed by a hyphen and the symbol T, the lands shall be subject to a temporary use provision that shall apply until the expiry of the provision.
2. The temporary use provisions applicable to the lands, including the permitted use and the expiry of the provisions, are indicated in the amending by-law, which are incorporated as an exception zone under Part 14 of this By-law.

2.5 Interpretation of Permitted Use Tables

2.5.1 Permitted Use Tables

1. The uses permitted within each zone are indicated in the permitted use tables included in Part 7 through Part 13 of this By-law.
2. No person shall use a lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with the applicable permitted use table.
3. Uses permitted in each zone are denoted by the symbol “●” in the column applicable to that zone.
4. Where the symbol “E” is shown in a permitted use table, the use shall only be permitted on a lot in the corresponding zone if the use was legally existing and used on the lot on the effective date of this By-law.
5. Where a use or a symbol in a permitted use table is followed by (*n*), where *n* is a number, there is a provision applicable to that use. The provisions are identified immediately following the permitted use table.

2.6 No Representation on Land Ownership

No representation or implication is made by the City nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of any land or rights of access to such land.

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A

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Active Recreational Use: Means outdoor recreational facilities, with or without an accessory building or structure, including sport fields, parks and playgrounds, tracks, and outdoor swimming pool, but shall not include a golf course, amusement park, or campgrounds.

Adult Entertainment Establishment: Means a building or part of a building used for a business that provides entertainment or services that are designed to appeal to erotic or sexual appetites or inclinations.

Agriculture: Means growing crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and the associated on-farm buildings and structures, including livestock facilities, manure storages, value-retaining facilities, and similar accessory buildings and structures related to the use.

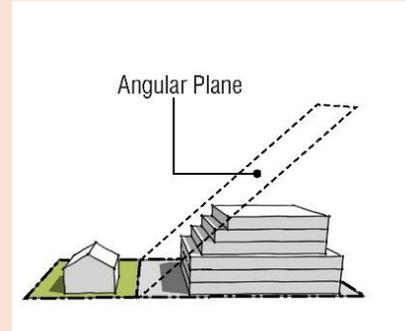
Agri-tourism: Means a use that is accessory to an active, working farm where agriculture is the principal use and members of the general public visit the premises for the purpose of enjoyment, education or active participation in the activities of the farm.

Aisle: Means an internal access way located within a parking area that provides direct access to a parking space or loading space, but shall not be considered a driveway.

Amenity Area: Means the area used or intended to be used for active or passive leisure or recreational purposes as accessory to a residential dwelling or a building containing residential dwellings and may include indoor and outdoor spaces. ⁽¹⁷⁵⁻²⁰²²⁾

Ancillary: Means a permitted use that is additional, secondary, and complementary to a permitted principal use, but is not accessory to the permitted principal use.

Angular Plane: Means an imaginary plane extending from a lot line and above the entirety of the lot at an inclined angle that is specified by this By-law. Where an angular plane requirement applies, no portion of a building or structure shall be permitted to encroach above the angular plane unless an encroachment is expressly permitted by this By-law.



Animal Boarding: Means a building or part of a building for the overnight or prolonged care, grooming, breeding, or obedience training of domesticated animals, and may include an outdoor run as an accessory use.

Art Studio: Means premises used for the production, display, exhibition, or sale of hand-made material arts, and may include photographs, paintings, drawings, prints, sculptures, or similar artisan goods.

Attic: Means the unfinished area between the roof of a building or structure and the nearest ceiling of any storey of that same building or structure.

Automotive Detailing: Means the cleaning and polishing of automobiles passenger vehicles but excluding a car wash. An Automotive Detailing use shall not include auto body repair or painting or other automotive services unless otherwise permitted.

B

Balcony: Means a horizontal platform, with or without a foundation, that is attached and projects from a main wall of a building and is accessed exclusively from within a building.

Banquet Hall: Means premises used to accommodate gatherings for specific events and may include the incidental preparation and sales of food and beverages.

Barrier-free Access Aisle: Means an area abutting a barrier-free parking space to provide unobstructed pedestrian access to and from a barrier-free parking space.

Barrier-free Parking Space: Means an unobstructed rectangular area for the exclusive use of temporary parking of a motor vehicle for persons with disabilities, but shall not include a driveway or aisle.

Basement: Means the portion of a building that is located below the first storey.

Bed and Breakfast: Means an owner-operated establishment, operated as an accessory use to a single detached dwelling, where temporary sleeping accommodation and sanitary facilities are made available and where meals are provided to guests. A bed and breakfast shall not include a hotel, hotel (small scale) or short-term rental.

Bicycle Parking Space: Means an area that is provided and maintained for the purpose of temporary storage of a bicycle.

Bicycle Parking Space, Long-term: Means a bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles.

Bicycle Parking Space, Short-term: Means a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle.

Block Development: Means a building or unified group of buildings on a block designed, developed and managed as a single operating unit for which parking is provided in common areas.

Build-to Zone: Means a required minimum and maximum street setback range in which at least the first storey of a building that fronts a street line is required to be located.

Building: Means a fully enclosed structure, whether temporary or permanent, used or erected for shelter, accommodation or enclosure of persons, animals, materials or equipment, but does not include a house trailer or mobile home.

Business Service: Means premises used to provide services primarily to offices and other businesses, including courier services, printing and photocopying services, document shredding services, or other similar uses, and which may include the accessory retail sale of supplies or equipment that is incidental to the principal service.

C

Carport: Means a covered and unenclosed structure designed and used for the parking of motor vehicle(s) containing a minimum of 2 open sides.

Car Pooling Space: Means a designated parking space reserved for use by persons commuting or travelling together.

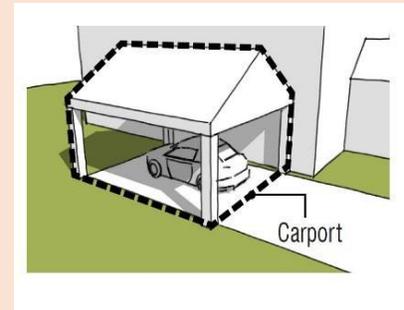
Car Wash: Means a building or part of a building used for washing, waxing, and detailing of motor vehicles.

Cemetery: Means land that is used for the interment of human remains and may include a mausoleum or a columbarium, accessory funeral services, funeral establishment and accessory uses as permitted by the *Funeral, Burial, and Cremation Services Act, 2002, S.O. 2002*.

Centreline: Means an imaginary line on a feature that is located equidistant to the boundary or extent of that feature.

Clinic: Means premises used for the examination, diagnosis and/or treatment of outpatients by regulated health professionals, and may include accessory uses such as associated laboratories, facilities and equipment, drug and optical dispensing, and the sale of medical supplies and equipment.⁽¹⁷⁶⁻²⁰²²⁾

Commercial Storage: Means premises used by the public for temporary storage in individual enclosed areas in a wholly enclosed building.



Commercial Motor Vehicle: Means a motor vehicle having attached to it a truck or delivery body, and may include a food truck, bus, cube van, tow truck, tilt and load trucks or trailers, dump trucks, tractor trailers, semitrailers, or construction equipment that is self-propelled or designed to be towed.

Community Facility: Means premises used for indoor and outdoor recreational, institutional, social, or cultural activities, and may include a health and fitness centre, library, or museum.

Community Garden: Means premises operated and maintained by a public authority, residents association or a similar organization, to communally grow and care for fruits, vegetables, flowers or similar produce, but does not include the raising of livestock or any processing or packaging.

Conservation Use: Means land left in its natural state and used for the protection and enhancement of the natural environment.

Contractor's Establishment: Means premises used for a trade, contractor or construction company for the storage and maintenance of equipment and materials, and which may include an accessory office.

Crematorium: Means a building that is fitted with appliances for the purpose of cremating human remains and that has been approved as a crematorium or established as a crematorium in accordance with the requirements of Provincial legislation and includes everything necessarily incidental and ancillary to that purpose.

D

Day Care Centre: Means a building or part of a building used to provide for the temporary supervision or care of children or adults for a portion of a day not exceeding 24 hours.

Day Care, Home Based: Means a home occupation where the temporary care of no more than five children is provided for a portion of a day not exceeding 24 hours.

Distribution Facility: Means a building or part of a building used primarily for the storage and distribution of goods and materials, including the temporary storage and maintenance of commercial vehicles, heavy commercial vehicles and intermodal containers.

Drive-through: Means the land and structures accessory to a principal use that is used to provide a service to patrons while remaining in their motor vehicle.

Driveway: Means a vehicular accessway which provides access from a public road or private road to parking spaces, loading spaces or drop-off areas.

Driveway, Private: Means a driveway providing direct access from a road directly to parking spaces devoted to a dwelling unit, including parking spaces within a private garage, carport or within the driveway.

Driveway Width: Means the measurement of the line drawn perpendicular to the path of travel of a motor vehicle at the driveway's widest point.

Driving Range: Means premises where the sport of golf is practiced by patrons from individual tees and may include the accessory retail of goods directly related and incidental to the principal use.

Dwelling: Means a building containing one or more dwelling units.

Dwelling, Accessory Agriculture: Means a secondary dwelling that provides accommodation exclusively for farm labour needed to support the needs of the farm operation and where agriculture is the principal use.

Dwelling, Apartment: Means a dwelling containing three (3) or more dwelling units which have a common entrance and the occupants are permitted to use common elements, such as hallways, stairs, elevators, yards and amenity areas.

Dwelling, Back-to-Back Townhouse: Means a dwelling containing four or more dwelling units divided by vertical common walls and a common rear wall, and the individual dwelling units do not have rear yards. Each dwelling unit is accessed by an independent entrance.

Dwelling, Block Townhouse: Means a block development which include townhouse dwellings in which the dwelling units do not have individual frontage on a public road or private road. A block townhouse dwelling does not include any type of multiple-unit townhouse dwelling.

Dwelling, Live-work: Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit.

Dwelling, Multiple-Unit Townhouse: Means a townhouse dwelling containing four or more dwelling units, and includes a stacked townhouse dwelling, back-to-back townhouse dwelling. A multiple-unit townhouse dwelling shall not mean a street townhouse dwelling, block townhouse dwelling or live-work dwelling.

Dwelling, Podium Townhouse: Means a townhouse dwelling that is located within the podium of a building.

Dwelling, Semi-detached: Means a building divided into two individual dwelling units, with each have a private access.

Dwelling, Single Detached: Means a building designed to be a single dwelling unit, and may include a secondary suite as an accessory use, where expressly permitted by this By-law.

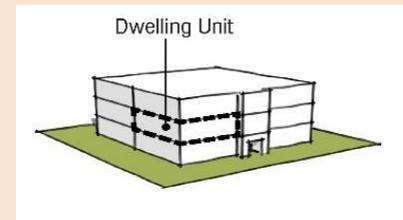
Dwelling, Stacked Townhouse: Means a townhouse dwelling consisting of at least four dwelling units, where individual dwelling units are separated both vertically and horizontally from other attached dwelling units.

Dwelling, Street Townhouse: Means a townhouse dwelling in which each individual dwelling unit is separated only horizontally by common vertical walls from other

attached dwelling units, and where each dwelling unit is situated on its own lot fronting on a road, and does not include any other type of townhouse defined herein.

Dwelling, Townhouse: Means a dwelling divided horizontally by a common vertical wall above grade of at least 3.0 m in length and at least 2.0 m in height adjoining dwelling units or private garages into three or more dwelling units, each having a private access.

Dwelling Unit: Means one or more habitable rooms designed, occupied, or intended to be occupied as living quarters as a self-contained unit and shall, at a minimum, contain sanitary facilities, accommodation for sleeping and a kitchen.



E

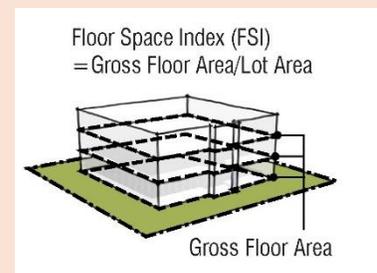
Existing: Means legally existing as of the effective date of this By-law.

Extension: Means an expansion of a use or enlargement of a building or structure beyond its existing dimensions.

F

Financial Institution: Means a building or part of a building where services are provided to patrons for the depositing, lending, exchange, or investment of money.

Floor Space Index (FSI): Means the quotient obtained by dividing the total gross floor area of all buildings on the lot, by the lot area.



Freight Rail Facility: Means premises where operations of a railway take place, which may include switching and sorting of railcars; repair, fueling and maintenance of railway equipment; and an intermodal facility.

Fueling Station: Means premises where fuels, motor vehicle fluids, and power stations are available. A Fueling station may include an accessory retail store in association with an automobile gas bar use, provided the maximum

gross floor area of the convenience retail store does not exceed 280m²; and, which permits a convenience eating establishment with drive-through as an accessory use to a convenience retail store, provided its size does not exceed a maximum gross floor area of 25% of the convenience retail store.

Fuelling Station Canopy: Means a roofed structure, open on all sides, used in association with a fuelling station to shelter patrons.

Funeral Services: Means a building with facilities for the care and preparation of human remains, the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services, but does not include a cemetery or a crematorium.

G

Garage, Private: Means a building or part of a building used for or intended for the temporary parking or storage of a motor vehicle as accessory to a dwelling unit.

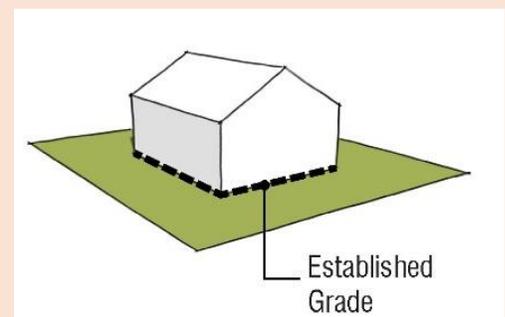
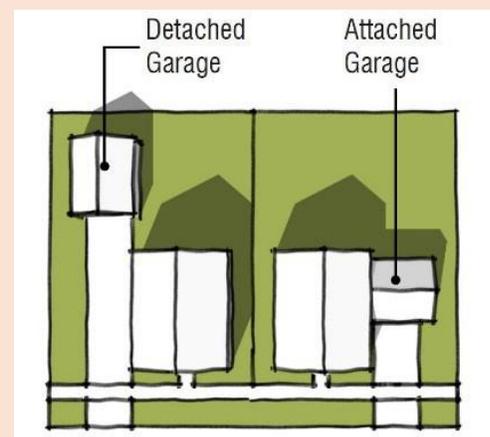
Garden Centre: Means premises used for the sale of nursery stock, landscaping supplies and equipment and incidental goods and materials.

Golf Course: Means premises operated for the purpose of playing golf and which may include accessory uses such as a clubhouse, pro shop, restaurant, public hall, driving range, putting green and maintenance facilities.

Grade: Means the elevation of the ground at a specified location.

Grade, Established: Means the average level of the ground at the front of a building or structure.

Greenway: Means a corridor of land used for landscape, a public walkway or buffer block, cycling path, or for conservation uses.



Gross Floor Area: Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.

Ground Floor: Means the storey that has its floor located at or nearest to established grade.

Ground Floor Frontage: Means the portion of the ground floor that:

- i. Faces any street line or faces an urban square that abuts a street line;
- ii. Is contained in a building that is partially or wholly located within 15.0 m of a street line or an urban square abutting a street line; and,
- iii. Is measured from the main wall to a depth of 7.5 m into the building.

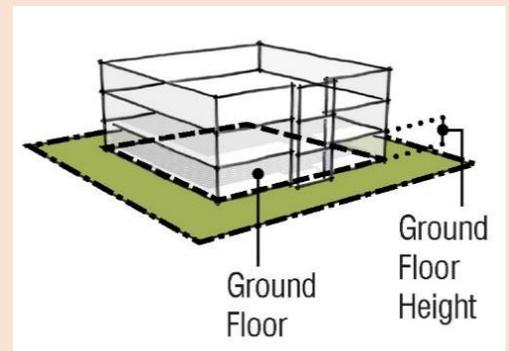
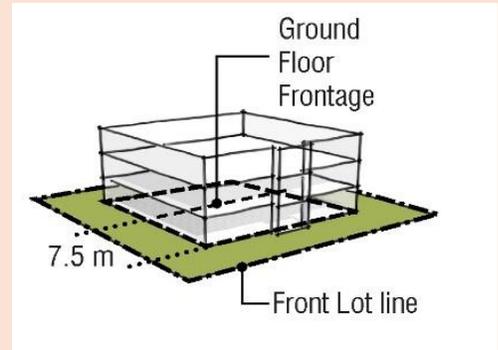
Ground Floor Height: Means the height of the ground floor, where it faces any front lot line or exterior side lot line.

H

Hazardous Lands: Means property or lands that could be unsafe for development due to naturally occurring processes.

Hazardous Sites: Means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. Naturally occurring hazards may include, without limiting the generality of the foregoing, unstable soils, such as sensitive clays, organic soils, or unstable bedrock, for example.

Health and Fitness Centre: Means a building or part of a building in which facilities are provided for the promotion of physical health and well-being.



Heavy Equipment Sales, Rental and Service

Establishment: Means premises where new or used heavy machinery, transport trucks, construction equipment or farm equipment is displayed for sale, rent or lease and may include maintenance or servicing.

Height: Means in reference to a building or structure, the vertical distance measured from established grade to:

- i. In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater;
- ii. in the case of a sloped roof, the mean height between the eaves and the ridge; or,
- iii. In the case of any structure with no roof, the highest point of the structure.

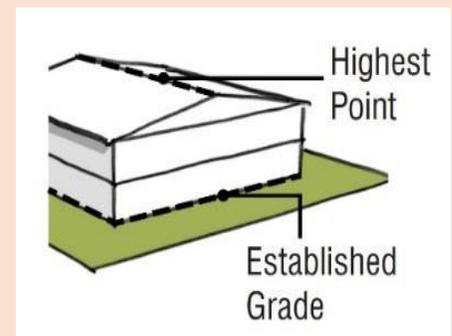
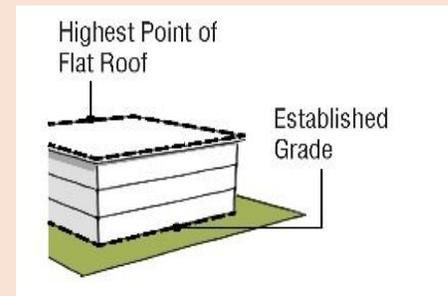
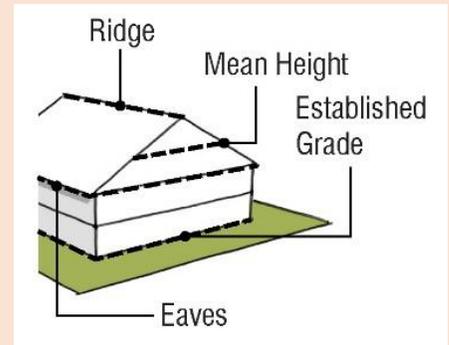
Highway Corridor: Means lands within the designated limits of any existing or planned Provincial controlled access right-of-way.

Home Industry: Means an ancillary use for gain or for profit that may include uses such as a carpentry shop, metal working shop, plumbing shop, electrical shop, or small machinery shop, but shall not include motor vehicle repair or heavy equipment sales, rental and services establishment.

Home Occupation: Means a business or occupation that is operated as an ancillary use to a dwelling unit.

Hospital: Means any private or public hospital, established and operated in accordance with Provincial legislation, providing treatment and care of patients and accessory educational, research, laboratory and similar facilities.

Hotel: Means premises used for the temporary sleeping accommodation of the public, and may include accessory uses such as a restaurant, retail store, meeting rooms, business service facilities, public hall, swimming pool and fitness facilities and ancillary cooking facilities. (173-2022)



Hotel (Small Scale): Means a hotel containing no more than 20 guest rooms.

I

Independent Living Facility: Means a building or part of a building containing four (4) or more sleeping units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents.

Industrial Mall: Means a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants.

Intermodal Container: Means a standardized container that is fully enclosed and designed to be used interchangeably between two or more modes of transportation intended for the trans-shipment of goods and materials.

Intermodal Facility: Means premises where intermodal containers are loaded, unloaded, temporarily stored, dispatched or parked, and which may include freight handling facilities related to the trans-shipment of goods, materials, or products as well as the accessory storage and maintenance of transport trucks and rail cars.

L

Landscape: Means the area of a lot used exclusively for soft landscape or hard landscape. ⁽¹⁸⁹⁻²⁰²²⁾

Landscape, Hard: Means an area of land surfaced by materials such as artificial turf, unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property. ⁽¹⁸⁹⁻²⁰²²⁾

Landscape, Soft: Means open land used for the growth and maintenance of grass, flowers, shrubs, trees, and

similar vegetation or horticultural elements, and may include granular geological materials. ⁽¹⁸⁹⁻²⁰²²⁾

Lane: Means a private right-of-way providing a means of access to lots abutting thereon, and is not owned by a public authority.

Loading Space: Means an area used for the loading or unloading of goods and materials from a trailer, commercial motor vehicle or other motor vehicle.

Long Term Care Facility: Means a building or part of a building containing four or more sleeping units, without individual kitchen or cooking facilities, used for the accommodation of persons who require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.

Lot: Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*.

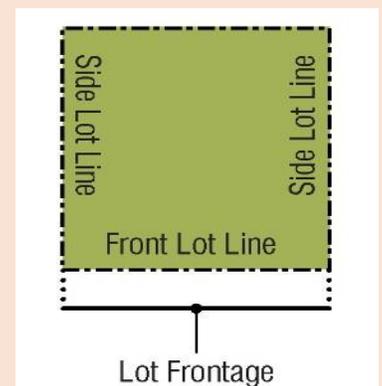
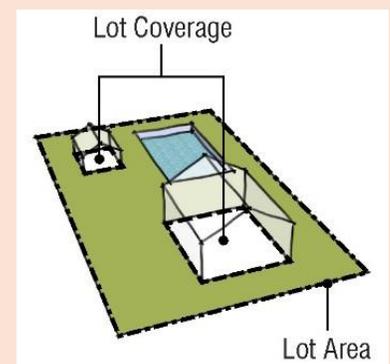
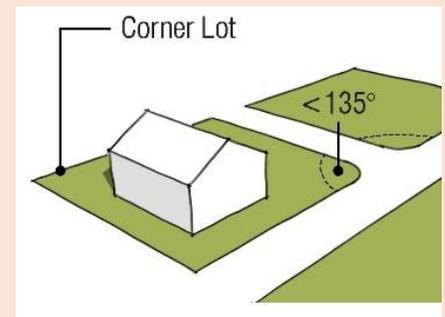
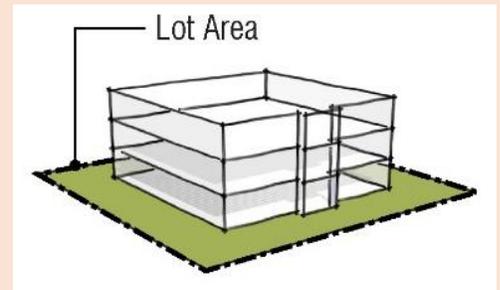
Lot Area: Means the total horizontal area contained within the lot lines of a lot.

Lot, Corner: Means a lot situated at the intersection of, and abutting, two or more roads, or at the intersection of two parts of the same road, provided that the angle of intersection of such roads is not more than 135 degrees.

Lot Coverage: Means the percentage of the lot area covered by all buildings and covered structures located above grade, as measured to the exterior limits of a building, or covered structure, and excludes eaves and gutters. ⁽¹⁷⁴⁻²⁰²²⁾

Lot Frontage: Means the width of a lot between the side lot lines, measured perpendicular to the line joining the mid-point of the front lot line and mid-point of the rear lot line, at a point 6.4 m from the front lot line.

Lot Line: Means a boundary of a lot.



Lot Line, Exterior: Means a lot line, other than a front lot line or rear lot line, which abuts a road.

Lot Line, Front: Means the lot line that abuts the road. In the case of a corner lot or through lot, the front lot line shall be determined as follows:

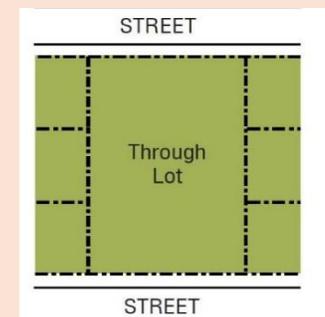
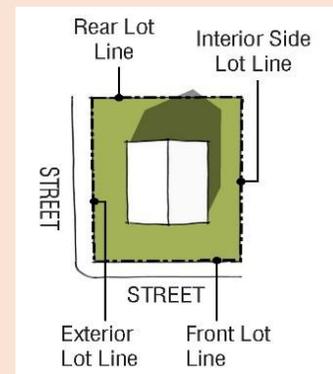
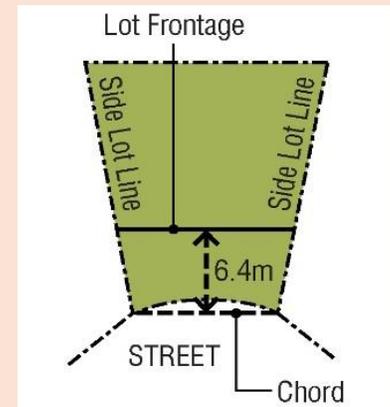
- i. In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line;
- ii. In the case of a corner lot with two street lines of equal lengths, or a through lot, the lot line that abuts the wider road or abuts a Regional or Provincial road or highway shall be deemed to be the front lot line. In the case of both roads being under the same jurisdiction, or of the same width, the City may designate either street line as the front lot line;
- iii. For the purpose of this definition, the lot line forming a sight triangle shall not be deemed to be the shortest lot line. (001-2022)

Lot Line, Interior Side: Means a lot line(s) other than the front lot line, exterior side lot line or rear lot line.

Lot Line, Rear: Means the lot line(s) opposite the front lot line. In the case of a triangular lot, the rear lot line refers to the point of intersection of the side lot lines.

Lot, Through: Means a lot abutting two roads which are not adjacent.

Low Intensity Recreational Uses (Oak Ridges Moraine): Means recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to non-motorized trail uses, natural heritage appreciation, unserviced camping on public and institutional land, and accessory uses.



M

Main Wall: Means an exterior wall of a building or structure, including all structural or architectural elements essential to the support of a fully enclosed space or roof.

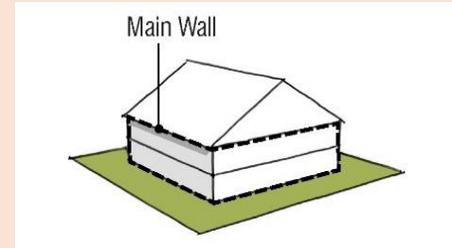
Manufacturing or Processing Facility: Means a building or part of a building for the manufacturing, assembly, processing, altering, treating, repair of products, materials or goods.

Massage Establishment: Means a building or part of a building where massages are provided by a Registered Massage Therapist who is registered with the College of Massage Therapists of Ontario, in accordance with the laws of the Province of Ontario, but excludes an adult entertainment establishment.

Mechanical Penthouse: Means a fully enclosed area located on the roof of a building or structure and containing equipment that functions to provide normal and everyday operation and maintenance of a building or structure, and without limiting the generality of the foregoing, may include heating, cooling, ventilation, electrical, fire suppression, elevators, stair towers, or telecommunications equipment.

Micro-manufacturing: Means premises used for the processing, packaging and/or storage of food, beverages or other goods or articles in limited quantities and intended for retail sale or wholesale, and where the establishment includes an accessory restaurant or retail store through which such goods are sold or served to the public directly on the premises.

Mineral Aggregate Operation: Means an operation, other than a wayside pit or wayside quarry, conducted under a license or permit under the *Aggregate Resources Act*, including associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.



Mixed-use Development: Means premises, including one or more buildings, located on the same lot and used for more than one principal use, including any combination of residential, commercial, community, or employment uses, in accordance with the permitted uses of this By-law.

Model Home: Means a building erected as a model of the dwelling units to be constructed in the plan of subdivision, plan of condominium, or site plan, as applicable, and is not used for human habitation.

Motor Vehicle Body Repair: Means a building or part of a building used for the care, repair or modifications to the body of motor vehicles.

Motor Vehicle Repair: Means a building or part of a building used for the mechanical repair, equipping, maintenance, or servicing of motor vehicles.

Motor Vehicle Rental: Means a building or part of a building where motor vehicles, including commercial motor vehicles are rented or leased for short term use.

Motor Vehicle Sales: Means a building or part of a building where motor vehicles are displayed, sold and leased and may include the sale of automotive parts, mechanical repairs and autobody repair.

Museum: Means a building or part of a building used for the exhibition, collection or preservation of objects of cultural, artistic, historical or scientific interest.

N

Night Club: Means a building or part of a building where the principal use is the provision of live or pre-recorded music for listening or dancing and where the sale of food and beverages is secondary and incidental to the principal use.⁰¹⁷⁻²⁰²³

O

Oak Ridges Moraine Area: Means the area of land designated by Ontario Regulation under the Oak Ridges Moraine Conservation Act as being the Oak Ridges Moraine Area.

Obnoxious: Means a use which, by its very nature or operation, creates or is liable to create a nuisance in the form of vibration, emissions, fumes, dust, contaminants or objectional odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material, and, without limiting the generality of the foregoing, is deemed to be an obnoxious or offensive trade, business, or manufacture as so declared by a public authority, as the case may be.

Office: Means a building or part of a building where administrative and clerical functions are carried out in the management of a business, profession, brokerage, organization or public administration but shall not include a clinic. ⁽¹⁷²⁻²⁰²²⁾

Office Tower: Means a tower used principally for offices.

Ornamental Building Feature: Means an architectural element attached to the exterior of a building and intended for ornamental purposes and includes belt courses, columns, coves, pilasters, sills, and other similar architectural elements.

Outdoor Display Area: Means an area located outside of a building and on the same lot as a commercial retail use for the purpose of displaying finished merchandise for sale.

Outdoor Display Area, Seasonal: Means an area located outside of a building and on the same lot as a commercial retail use for the purpose of displaying seasonally related finished merchandise, goods or materials for sale during a limited period within the calendar year.

Outdoor Patio: Means an area located outside of a building and used for the accommodation of patrons of a restaurant use.

Outside Storage: Means an open area of land used for the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot, and may include the temporary parking of commercial vehicles.

P

Park: Means lands used for active and passive recreational uses.

Parking Area: Means any area comprised of parking spaces and associated aisles, maneuvering areas, ingresses, and egresses.

Parking Kiosk: Means a structure used by an individual for clerical or administrative purposes who is employed to supervise any parking area or public parking, including the collection of fees, issuance of claim tickets, and the provision of security.

Parking Space: Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle, and is capable of being directly accessed via a driveway or aisle and shall be unobstructed, unless otherwise permitted by this By-law. ⁽¹⁷⁹⁻²⁰²²⁾

Parking Space, Car-share: Means a parking space that is demarcated, reserved, and for the exclusive use of a motor vehicle in conjunction with a car-sharing use.

Parking Space, Visitor: Means a parking space designated and intended for the exclusive use of visitors to a dwelling.

Parking Structure: Means a building or structure, or part of a building or structure, used for the temporary parking of motor vehicles, but shall not include a private garage as defined separately in this By-law.

Parking, Surface: Means an area used for parking at grade and open to the outside, as distinguished from a parking structure.

Passive Recreational Use: Means outdoor recreational facilities including walking or hiking trails, interpretative or educational signage, lookouts, boardwalks, benches, shade structures, bicycle paths, and associated parking areas, but shall not include trails for use by motorized vehicles, formalized play fields, or buildings.

Personal Service: Means premises where direct and consultative services are provided and administered for personal and household needs, including hair care, aesthetics, health and beauty treatment, body art, body piercings, tanning salon, dressmaking, tailoring, shoe repair, laundromat, laundry depot, interior design, event planning, photographer studio, dry cleaning, travel agency, and other similar services. A personal service shall include retail only as an accessory use.

Pet Care Establishment: Means premises in which animal grooming, obedience training, daily animal sitting, and overnight care of animals may be provided, and where accessory products are sold.

Pet Services Establishment: Means premises in which animal grooming, obedience training, and daily animal sitting may be provided, and where accessory products are sold, but shall not include the overnight care of animals, a veterinary clinic or animal boarding.

Place of Assembly: Means a building or part of a building used to accommodate the gathering of people for events such as trade shows, banquets, conferences, conventions, meetings, seminars, workshops or other similar events and may include accessory food preparation.

Place of Entertainment: Means a building or part of a building used to provide entertainment, amusement or social and leisure time activities to patrons and may include a theatre, concert hall, arcade, billiard hall, indoor miniature golf, axe throwing, escape room, bingo hall, bowling alley, paintball, laser tag or similar electronic game, or similar indoor gaming facility.

Place of Worship: Means a building used for the gathering of a religious or faith-based organization for spiritual purposes.

Podium: Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower.

Podium Height: Means the height of a podium.

Porch: Means a structure abutting the main wall of a building having a roof and is open to the air on at least one side.

Premises: Means the land, buildings or structures occupied, used or intended to be occupied or used.

Principal: Means primary or predominant.

Privately Owned Public Space: Means premises that are publicly accessible and intended for active recreational uses and passive recreational uses, but that are privately owned and maintained.

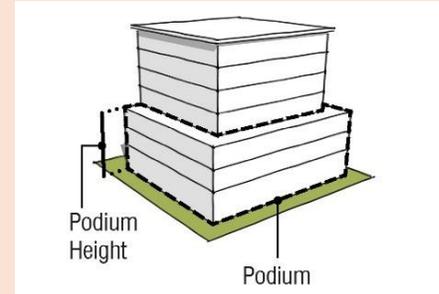
Public Art: Means creations or collaborations that are constructed by artists, are physically and visually accessible, and commissioned by civic or other institutions. Public art shall be intended for installation in areas that are publicly accessible and for the purpose of public enjoyment, and may include a variety of media and be either permanent or temporary in nature. For the purpose of this By-law, public art shall not be interpreted to mean a structure.

Public Authority: Means Federal, Provincial, Regional, District or Municipal agencies and includes any commission, board, authority or department established by any such agency.

Public Parking: Means a building, part of a building, or area of land other than a street or land, used for the temporary parking of motor vehicles as a principal use.

Public Use: Means any use of lands, buildings or structures by a public authority or another party that has the authorization of a public authority.⁽¹⁸⁴⁻²⁰²²⁾

Public Works Yard: Means premises operated by, or on behalf of, the City of Vaughan or the Regional Municipality



of York for the storage, manufacture, maintenance or repair of buildings, infrastructure, materials or equipment. Without limiting the generality of the foregoing, a public works yard may include such uses as a machine shop, paint shop, sign shop, woodworking shop, repair garage or storage facility.

Pump Island: Means an elevated platform upon which a fuel dispenser is mounted.

R

Recreational Vehicle: Means any vehicle requiring a license and intended for recreational purposes, including travel trailers, camper trailers, truck campers, motor homes, boats, snowmobiles, all-terrain vehicles, or other similar vehicles, but does not include a trailer used in conjunction with the recreational vehicles listed.

Research and Development: Means premises used for the purpose of conducting scientific or technical study, analysis, and experimentation or development.

Reserve: Means a strip of land abutting a public road and owned by a public authority.

Residential Accessory Structure: Means an accessory structure that is normal and incidental to, subordinate to, or exclusively devoted to, the principal residential use or dwelling on a lot. Without limiting the generality of the foregoing, a residential accessory structure may include a change house, cabana, play structure, gazebo, dog house or dog run, private greenhouse, shed, patio shelter, portable tent, or standalone solar panels, for example. A residential accessory structure shall not be used for human habitation and shall not include a detached garage or uncovered platform.

Residential Tower: Means a tower used principally for dwelling units.

Residential Use: Means premises used for human habitation.

Restaurant: Means a building or part of a building where prepared food and beverages are prepared and offered for sale or sold to the public for consumption on or off the premises.

Restaurant, Take-Out: Means a restaurant where food is intended principally for consumption off the premises, and includes a maximum of 18 seats.

Retail: Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public from a building.

Retail, Convenience: Means a retail use that does not exceed 185.0 m² of gross floor area on a single lot.

Retirement Residence: Means premises containing semi-independent living accommodations with central kitchen and dining facilities, common amenity areas, housekeeping services, and onsite medical services, but shall not provide the heightened level of services and support offered in a long-term care facility. A retirement residence may include accessory personal service or retail uses for the residents.

Road: Means a public road or private road.

Road, Common Element: Means a private right-of-way for motor vehicle traffic over common elements that are maintained by a common element condominium corporation.

Road, Private: Means a private right-of-way providing a means of access to lots abutting thereon, and is not owned by a public authority.

Road, Public: Means a public right-of-way providing a means of access to lots abutting thereon, and owned by a public authority.

S

School: Means a building or part of a building where educational facilities are provided for the instruction of primary and secondary education and that is operated under the authority of the Province of Ontario and may include an accessory day care centre.

School, Commercial: Means a building or part of a building where instruction or training is provided to students for gain or for profit.

School, Post-Secondary: Means a building or part of a building where educational facilities are provided for the instruction of college or university education, and that is operated under the authority of the Province of Ontario and may include accessory residential facilities, including cafeterias, but does not include a commercial school.

Seasonal Farm Stand: Means a structure that is accessory to an agriculture use and is used for the display and sale of produce, flowers, or other related agriculture products, but where all products shall originate and be sourced from the same lot as the principal use.

Secondary Suite: Means a dwelling unit that is accessory to a principal dwelling unit.

Service or Repair Shop: Means a building or part of a building used for the servicing or repair of personal articles, appliances and equipment, but excluding any repairs to motor vehicles and heavy equipment.

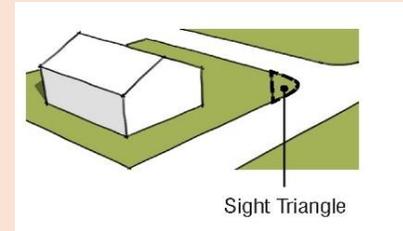
Setback: Means the shortest distance between a lot line and the nearest portion of any building or structure.

Shopping Centre: Means premises consisting of a building or group of buildings that are managed as a unit by a single owner or tenant, or by a group of owners or tenants, and contain at least three commercial units.

Short-term Rental: Means a dwelling unit or part of a dwelling unit used to provide temporary accommodation

for a rental period of not more than 29 consecutive days but shall not include a hotel, or bed and breakfast establishment or any other use defined herein.

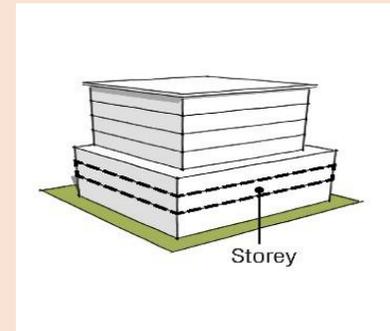
Sight Triangle: Means a triangular area of land abutting a corner lot formed between the extension of the two street lines to a point of intersection and the diagonal lot line connecting the two extended street lines.



Stacking Lane: Means a vehicular accessway designed to keep motor vehicles in a linear queue while patrons remain, in their motor vehicle.

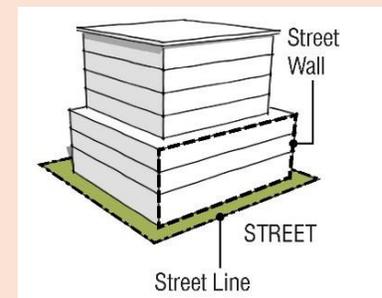
Stacking Space: Means an area within a stacking lane devoted to a single motor vehicle.

Storey: Means a level of a building located between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine, but shall not include a basement or attic. Any portion of a building partially below grade shall be deemed a storey where its ceiling is at least 1.8 m above the established grade.



Stormwater Management Facility: Means an end-of-pipe, detention or retention basin, which may include a permanent pool, that temporarily stores and treats collected stormwater runoff and releases it at a controlled rate or redirects it for an intended reuse.

Street Line: Means any lot line that abuts a public road or private road.



Street Wall: Means the height of the portion of a building included in any required build-to zone.

Structure: Means anything constructed or erected and is fixed to or supported by the ground or attached to another structure that is fixed to or supported by the ground, but shall not include an in-ground swimming pool.

Supermarket: Means a store where primarily food, as well as other personal, convenience and household items and services, is provided for sale directly to the public and may

include a butcher shop, bakery shop, produce outlet, or delicatessen.

Supportive Living Facility: Means a building or part of a building containing four (4) or more sleeping units with or without individual kitchens or cooking facilities, used for the accommodation of persons requiring semi-independent living arrangements, where limited supervision and assistance is provided to support the health, safety and well-being of its residents.

Swimming Pool: Means any structure, basin, or vessel containing or capable of containing a body of water exceeding 0.76 m in depth used or intended to be used for swimming, bathing, or related activities.

T

Taxi Stand: Means premises used for the parking, cleaning, and minor maintenance of a taxi or vehicle sharing service fleet, and which may include a taxi dispatch office.

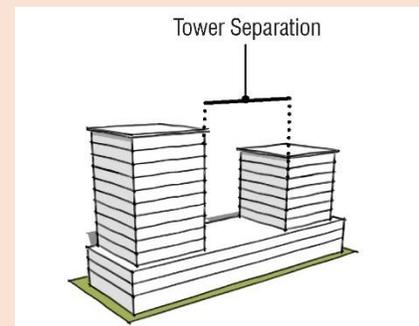
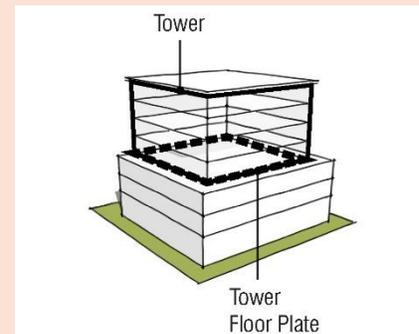
Temporary Sales Office: Means a building or structure used for the sole purpose of selling or leasing land or buildings associated with a Draft Plan of Subdivision, or Draft Plan of Condominium or an approved Site Plan.

Theatre: Means a building or part of a building used for the showing of motion pictures, or for dramatic, musical and live presentations or performances, and may include accessory retail sales and the sale and service of food and beverages.

Tower: Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium.

Tower Floor Plate: Means the gross floor area of any storey within a tower.

Tower Separation: Means the minimum required distance between the exterior faces of two or more towers,



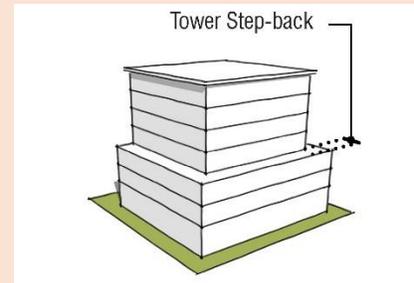
located on the same lot, but shall not include the projection of a balcony as permitted by this By-law.

Tower Setback, Office: Means the setback between any portion of a tower used primarily for offices and a lot line.

Tower Setback, Residential: Means the setback between any portion of a tower used primarily for dwelling units and a lot line.

Tower Step-back: Means the horizontal distance that the main wall of a tower is recessed from the main wall of a podium.

Transportation Terminal: Means premises for storing, parking or dispatching of buses, trucks, tractors, trailers, or other commercial vehicles and may include accessory servicing or repair within an enclosed building.



U

Uncovered Platform: Means an attached or detached structure with or without a foundation which is located at the same grade or lower than the first storey of the building. An uncovered platform has direct access to the ground and is open on at least one side but has no roof.

Urban Square: Means a publicly accessible and principally outdoor area that is used for public gathering, parks, temporary commercial vendors or markets, outdoor patio, performance and exhibition spaces, or similar activities, and may include privately owned public space or a breezeway.

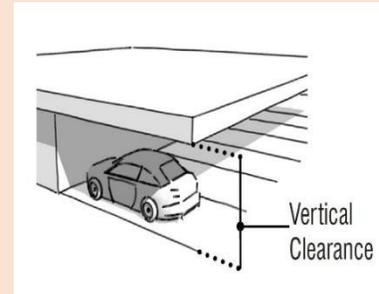
Use: Means, when used as a noun, the purpose for which a lot or building or structure or any combination thereof, is designed, arranged, intended, occupied or maintained and “uses” shall have a corresponding meaning. “Use,” when used as a verb, or “to use,” shall have corresponding meanings.

V

Vertical Clearance: Means the space between the ground level or floor surface to the height of the nearest obstruction.

Vertical Farm: Means a building or part of a building used for the indoor production, harvesting, processing, storage and distribution of agricultural crops.

Veterinary Clinic: Means premises used for the care, diagnosis, and treatment of animals by a licensed veterinarian, and may include short-term overnight accommodation for associated recovery and treatment services.



W

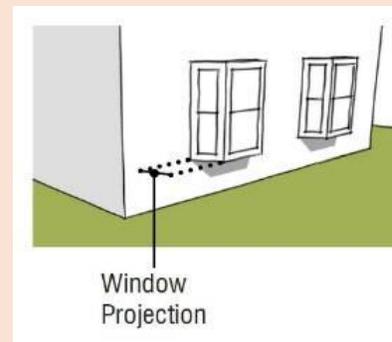
Warehousing and Distribution Facility: Means a building or part of a building used for the indoor storage of goods, wares, merchandise, materials or articles as a principal use, but does not include a retail store.

Waste Storage Enclosure: Means a wholly enclosed detached building or structure, including a roof, or an integrated portion of the principal building, that is intended to accommodate the storage of refuse, but permits access for persons and motor vehicles from time to time, as required.

Wayside Pit or Wayside Quarry: Means a temporary pit or quarry opened and used by a public authority solely for the purpose of a particular project or contract of road construction.

Wellhead Protection Area: Means the surface and subsurface area surrounding a water well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

Window Projection: Means a rounded, multi-sided, or boxed out window projecting outwards from a main wall



of a building, whether or not it has footings or a foundation.

Y

Yard: Means the open, uncovered space of a lot not covered by buildings or structures. In determining yard measurement, the shortest horizontal distance between a lot line and the nearest portion of any building or structure at or above grade shall be used unless otherwise specified by this By-law.

Yard, Exterior Side: Means the yard between an exterior side lot line and the nearest part of a building on the lot, extending from the front yard to the rear yard of the lot.

Yard, Front: Means the yard extending across the full width of the lot between the front lot line and the nearest part of a building on the lot.

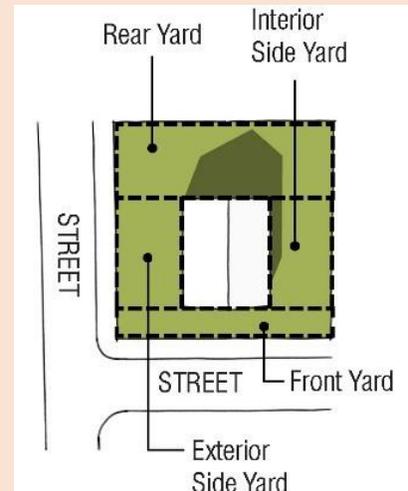
Yard, Interior Side: Means the yard between an interior side lot line and the nearest part of a building on the lot, extending from the front yard to the rear yard of the lot.

Yard, Rear: Means the yard extending across the full width of the lot between the rear lot line and the nearest part of a building on the lot.

Z

Zone: Means a category of land use, lot, and building requirements that are applicable to defined areas of land, as shown on Schedule “A” to this By-law. Zoning shall have a corresponding meaning.

Zone Boundary: Means the spatial extent of a zone, as shown on Schedule “A” of this By-law.



4.0 GENERAL PROVISIONS

4.1 Accessory Uses, Buildings and Structures

4.1.1 General

1. Where this By-law provides that a lot may be used, or a building or structure may be erected or used for a permitted purpose, that use shall be permitted to include any accessory uses, buildings, or structures, unless otherwise expressly prohibited by this By-law.
2. An accessory use, building, or structure shall be located on the same lot as the principal use.
3. A building or structure shall not be interpreted as an accessory building or accessory structure, respectively, if it is attached to the principal building in any way. Without limiting the scope of the foregoing statement, an attached private garage is not considered an accessory building and is not subject to the requirements of this Section.
4. The following uses of an accessory building or structure shall be prohibited, unless otherwise expressly permitted by this By-law:
 - a. The use of an accessory building or accessory structure for human habitation; and
 - b. The use of an accessory building or accessory structure to a dwelling for gain or for profit.
5. A maximum of three accessory buildings, excluding any accessory detached private garage or carport, shall be permitted on each lot in conjunction with any single detached dwelling, semi-detached dwelling or street townhouse dwelling that is situated on its own lot. This provision shall not apply within the Agriculture Zone.
6. An accessory building or accessory structure shall not be permitted to be erected or used prior to the issuance of a building permit by the City of Vaughan that authorizes construction of the principal building to which it is accessory.

4.1.2

Location of Accessory Buildings and Structures

- I. In any Residential Zone, the following requirements shall apply with respect to the location of accessory buildings and residential accessory structures:
 - a. An accessory building and residential accessory structure shall be subject to the minimum front yard, interior side yard and exterior side yard requirements for the principal building on the lot, as indicated in the applicable zone.
 - b. A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. In all other cases, a residential accessory structure shall not be located closer than 0.6 m to any lot line.
 - c. An accessory building or residential accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted by this By-law.
2. In all zones other than a Residential Zone, the following requirements shall apply:
 - a. An accessory building or accessory structure shall be subject to the minimum yard requirements for the principal building, as indicated in the applicable zone.
 - b. An accessory building or accessory structure shall not be located closer to a front lot line or an exterior side lot line than the principal building on the lot, except where explicitly permitted in this By-law. This provision shall not apply in the Agriculture Zone.

4.1.3

Lot Coverage Requirements

- I. In any Residential Zone, the maximum lot coverage of all accessory buildings and residential accessory structures excluding an accessory detached garage shall be 10% or 67.0 m², whichever is less.
2. In all zones, the coverage of all accessory buildings and accessory structures shall be included in the calculation of maximum lot coverage, where applicable.

4.1.4

Maximum Height

1. In any Residential Zone, the maximum height of an accessory building and residential accessory structure shall be 3.0 m.
2. In all other zones, the maximum height of any accessory structure or accessory building shall be the maximum height permitted in the applicable zone.

4.1.5

Requirements for Detached Private Garages in Residential Zones

1. A maximum of one detached private garage or an attached private garage shall be permitted on a lot.
2. The maximum height of a detached garage shall be 4.5 m.
3. The maximum gross floor area of a detached private garage shall be 75.0 m².
4. Where a detached private garage is accessed from a driveway crossing the exterior side lot line or a lane or driveway crossing the rear lot line, the following requirements shall apply:
 - a. The minimum rear lot line setback shall be 0.6 m.
 - b. Where access is provided from a driveway crossing the exterior side lot line, the minimum setback from the exterior side lot line shall be 5.7 m and in no case shall the detached private garage be located closer to an exterior side lot line than the main wall of the dwelling.
 - c. The minimum distance from the principal dwelling shall be 4.0 m.
 - d. The minimum interior side lot line setback for the detached private garage shall be 0.6 m. Where the height of the detached private garage exceeds 3.0 m., the minimum interior side lot line setback shall be 1.8 m.
 - e. Notwithstanding the requirements of this section, a detached private garage is permitted to be attached to another detached private garage on an abutting lot, and in this case the minimum lot line setback shall be 0.0 m on the lot line where the private garages are attached.
5. Where a detached private garage is accessed from a driveway crossing the front lot line, the following requirements shall apply:

- a. The maximum width shall be 50% of the lot frontage, and in no case shall the width exceed 8.0 m.
 - b. The minimum rear lot line setback shall be 0.6 m. The minimum interior side lot line setback for the detached private garage shall be 0.6 m. Where the height of the detached private garage exceeds 3.0 m., the minimum interior side lot line setback shall be 1.8 m.
 - c. The minimum distance to the principal dwelling shall be 1.8 m.
 - d. Notwithstanding the requirements of this section, a detached private garage is permitted to be attached to another detached private garage on an abutting lot, and in which case the minimum lot line setback shall be 0.0 m on the lot line where the private garages are attached.
6. The minimum distance between a detached private garage and the nearest part of the principal dwelling shall be 2.0 m where the private garage is accessed by a driveway from the front lot line, or 6.0 m where the private garage is accessed via a driveway from the rear lot line or exterior side lot line.

4.2 Active Use Frontages in the Vaughan Metropolitan Centre

1. A minimum of 70% of the ground floor frontage that is shown on Schedule B-1 as being subject to the active use frontage (required) shall consist of one or more of the following uses:
 - a. Business service;
 - b. Clinic;
 - c. Community facility;
 - d. Personal service;
 - e. Restaurant or take-out restaurant; and,
 - f. Retail.
2. Notwithstanding the minimum ground floor height of the applicable zone, the minimum ground floor height shall be 5.0 m for any portion of a main wall facing a street line that is shown on Schedule B-1 as being subject to the active use frontage (required) or active use frontage (convertible).

4.3 Amenity Area Requirements

4.3.1 General

1. A minimum amenity area shall be required for the following dwelling types:
 - a. Apartment dwelling;
 - b. Block townhouse dwelling;
 - c. Multiple-unit townhouse dwelling; and,
 - d. Podium townhouse dwelling.
2. Any required amenity area shall be located on the same lot as the dwelling to which the amenity area is required by this section.

4.3.2 Minimum Required Amenity Area

1. For a block townhouse dwelling, the minimum amenity area requirement shall be 10.0 m² per dwelling unit.
2. For a multiple-unit townhouse dwelling and podium townhouse dwelling, the minimum amenity area requirement shall be 10.0 m² for the first eight dwelling units, and an additional 8.0 m² of amenity area shall be required for each additional dwelling unit.
3. For an apartment dwelling, the minimum amenity area requirement shall be 8.0 m² per dwelling unit for the first eight dwelling units, and an additional 5.0 m² of amenity area per dwelling unit shall be required for each additional dwelling unit.
4. Where an amenity area is required in accordance with this section, a minimum of 90% shall be provided as a common space.
5. Amenity area shall be provided and maintained on the same lot as the residential use. ⁽¹⁷⁵⁻²⁰²²⁾

4.3.3 Outdoor Amenity Area Requirements

1. Where a minimum amenity area is required in accordance with this section, a portion of the amenity area shall be located outdoors, and not within any enclosed building or structure, in accordance with the following:

- a. For a block townhouse dwelling or multiple-unit townhouse dwelling, the minimum outdoor amenity area requirement shall be 50% of the total required amenity area.
 - b. For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m² located at grade.
 - c. A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace.
2. Where any outdoor amenity area is required in accordance with this section, at least 50% of the minimum required outdoor amenity area shall be aggregated into contiguous areas of at least 55.0 m².
 3. Where any required outdoor amenity area is provided at grade, it shall be included in satisfying any applicable minimum landscape requirements of this By-law.

4.4 Commercial and Recreational Vehicles

1. The parking or storage of a commercial vehicle or recreational vehicle on a vacant lot shall be prohibited.
2. In a Residential Zone, the parking of a maximum of one commercial motor vehicle shall be permitted subject to the following requirements:
 - a. The parking of a commercial motor vehicle shall only be permitted in a private garage or driveway.
 - b. Where parked in a driveway, the maximum dimensions of a commercial motor vehicle, including any attached equipment or accessories, shall not exceed 6.0 m in length and 2.3 m in height. For clarity, a commercial motor vehicle in excess of these dimensions shall only be permitted within a fully enclosed private garage.
 - c. The minimum number of required parking spaces shall not be occupied or otherwise obstructed by the parking of a commercial motor vehicle.

- d. The provisions of this subsection shall not apply to restrict the normal use of any loading space or the temporary parking of a commercial motor vehicle associated with temporary construction activities.
3. In a Residential Zone, a maximum of two recreational vehicles shall be permitted to be parked or stored on a lot, subject to the following requirements:
- a. The parking or storage of a recreational vehicle shall only be permitted in a private garage.
 - b. The maximum dimensions of a recreational vehicle, including any attached equipment or accessories, shall not exceed 6.0 m in length and 2.3 m in height.
 - c. Notwithstanding Section 4.4.3 a. above, a maximum of one recreational vehicle shall be permitted to be parked in an interior side yard or rear yard, provided that a minimum setback of 0.6 m to the nearest lot line shall be required.
 - d. Where a recreational vehicle is parked or stored in an interior side yard or rear yard, in no case shall a recreational vehicle be located closer to a street line than the principal dwelling.
 - e. The minimum number of required parking spaces shall not be occupied or otherwise obstructed by the parking of a recreational vehicle.

4.5 Established Neighbourhood “-EN” Suffix

Where a lot in a Residential Zone is subject to the zone suffix “-EN” as shown on Schedule A, the following requirements shall apply:

- 1. The maximum building height shall be the least (more restrictive) of:
 - a. The requirement of the applicable zone; or
 - b. The existing building height plus 3.0 m, but in no case shall the maximum building height requirement be less than 8.5 m.
- 2. For any proposed or new replacement dwelling that exceeds the existing height, and is greater than 9.5 m in height, the minimum interior side yard shall be the greater (more restrictive) of:
 - a. The requirement of the applicable zone;

- b. The existing interior side yard; or
 - c. 2.2 m.
3. The minimum front yard shall be the lesser (less restrictive) of:
 - a. The minimum front yard required in the applicable zone; or,
 - b. The existing front yard less 2.0 m, but in no case shall the required minimum front yard be less than 4.5 m.

4.6 Frontage on a Road

1. No building or structure shall be erected and no use shall be established unless the lot satisfies one or more of the following requirements:
 - a. The lot has frontage on a public road;
 - b. The lot will have frontage on a public road that is under construction pursuant to an agreement with a public authority;
 - c. The lot has frontage on a private road that is part of a common element condominium, provided that the private road shall have direct and unobstructed access to a public road or will have frontage on a public road that is under construction pursuant to an agreement with a public authority; or,
 - d. Where the lot is an existing lot, the lot has access to a private road that existed on the effective date of this By-law.
2. Notwithstanding Section 4.6.1, a lot used for a stormwater management facility or any other use by a public authority is not required to have frontage on a road.

4.7 Height Exceptions

1. The height requirements of this By-law shall not apply to:
 - a. A belfry or spire associated with a place of worship;
 - b. Ornamental architectural features such as, but not limited to a dome or skylight;
 - c. Water storage tank;
 - d. A clock or bell tower;

- e. A chimney;
- f. Flagpole;
- g. Telecommunication equipment; and
- h. Buildings and structures that are accessory to a permitted agriculture use, provided that the building or accessory structure is not used for human habitation.

- 2. Section 4.20 shall apply to the height of rooftop mechanical equipment and rooftop mechanical penthouses.

4.8 Highway Corridor Setback

Notwithstanding any other provision of this By-law, the following uses shall be located a minimum distance of 14.0 m from any lot line abutting a highway corridor:

- 1. Any building or structure;
- 2. Any part of a minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway;
- 3. A minimum required amenity area; and,
- 4. A stormwater management facility.

4.9 Intermodal Container

- 1. An intermodal container shall not be permitted in any zone except where it is a specifically permitted use in this By-law.
- 2. An intermodal container, where permitted by this By-law, shall be subject to the following requirements:
 - a. An intermodal container shall be considered an accessory structure and subject to the maximum lot coverage requirements, locational and setback requirements for accessory structures as set out in this By-law.
 - b. An intermodal container shall be setback a minimum distance of 10.0 m from any lot line abutting a Residential Zone or any lot used for a residential use.

- c. The use of an intermodal container for human habitation shall be prohibited.
3. On lands zoned Agriculture (A), an intermodal container shall be subject to the following additional requirements:
 - a. An intermodal container shall only be permitted where the minimum lot area is 0.4 ha or greater.
 - b. An intermodal container shall only be permitted in the rear yard.
 - c. The maximum number of intermodal containers on a single lot shall be 4.

4.10 Number of Uses and Buildings on one Lot

1. Unless expressly prohibited by this By-law, more than one building shall be permitted on a lot, and each building shall be subject to all requirements of this By-law.
2. Any land or building may be used for more than one permitted use, provided that all provisions of this By-law relating to each use are complied with.
3. In a Residential Zone where a single detached dwelling is permitted, a maximum of one single detached dwelling shall be permitted on a single lot.

4.11 Municipal Services

The use of land, or the use, erection, enlargement, or alteration of any building or structure shall only be permitted where municipal services are deemed to have adequate capacity and are allocated by the City of Vaughan or where alternative services are provided to a lot and such services are permitted by the City of Vaughan.

4.12 Oak Ridges Moraine Suffix Zone (-ORM)

1. The provisions of this section are established in accordance with the *Oak Ridges Moraine Conservation Act* and the *Oak Ridges Moraine Conservation Plan*. Where there is a conflict between this By-law and the *Oak Ridges Moraine Conservation Plan* with respect to any lands included in the *Oak Ridges Moraine Area*, the requirements of the *Oak Ridges Moraine Conservation Plan* shall prevail.
2. Within lands located in the *Oak Ridges Moraine Area*, nothing in this By-law shall apply to prevent the use of any land, building or structure used for a purpose

- prohibited by this By-law if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose.
3. Notwithstanding any other requirement of this By-law, uses permitted on any lands zoned Agriculture (A) and subject to the Oak Ridges Moraine suffix zone (-ORM) on Schedule A shall be restricted to the following:
- a. Agriculture;
 - b. Accessory agriculture dwelling;
 - c. Conservation use;
 - d. Home industry;
 - e. Home occupation in a single detached dwelling;
 - f. Low Intensity Recreational Uses (Oak Ridges Moraine);
 - g. Seasonal farm stand as accessory to an agriculture use;
 - h. A single detached dwelling existing as of November 15, 2001; and,
 - i. Temporary sales office, provided it is located on the same lot as a draft approved plan of subdivision or plan of condominium that is permitted in accordance with the Oak Ridges Moraine Conservation Plan.
 - j. Retirement Home, as defined and in accordance with the Oak Ridges Moraine Conservation Plan, provided that the lands are within the Oak Ridges Moraine Countryside, as shown on Schedule B-6. This use is prohibited for lands within the Oak Ridges Moraine Natural Core, Oak Ridges Moraine Settlement Area and Oak Ridges Moraine Natural Linkage Area, as shown on schedule B-6.
4. Notwithstanding any other requirement of this By-law, uses permitted on any lands zoned Environmental Protection (EP) and subject to the Oak Ridges Moraine suffix zone (-ORM) on Schedule A shall be restricted to the following:
- a. A legally existing single detached dwelling and accessory structures that were legally existing as of November 15, 2001;
 - b. Conservation uses; and,
 - c. Low Intensity Recreational Uses (Oak Ridges Moraine).

5. On any lot zoned A-ORM, a minimum setback of 90.0 m shall be required from the boundary of any C-ORM zone to any buildings or structures.
6. The specific use provisions of Section 5 shall apply to any applicable use permitted by this section.

4.13 Permitted Encroachments into Required Yards

1. Unless otherwise expressly required by this By-law, no portion of any required yard shall be permitted to be encroached or otherwise obstructed by any building, structure or feature or part thereof except where a portion of a building, structure or feature is permitted to encroach into a required yard, in accordance with Table 4-1. Where a type of yard is not identified in Table 4-1, an encroachment is not permitted in that yard.
2. Notwithstanding Table 4-1, where dwelling units are attached, a balcony, uncovered platform or porch shall be permitted to encroach to 0.0 m from the lot line where the dwelling units are attached.
3. Unless otherwise expressly permitted by this By-law, a minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line.

Table 4-1: Permitted Encroachments into Required Yards¹⁸⁵⁻²⁰²²

Structure or Feature	Required Yard	Permitted Encroachment into a Minimum Required Yard (m)
Access stairs, open, unenclosed	<u>Interior side yard</u>	0.3
	<u>Front yard, exterior side yard, and rear yard</u>	1.8
Air conditioner (window mounted)	Any required <u>yard</u>	0.6
Air conditioner (central), heat pump, condenser or similar equipment (ground mounted)	<u>Interior side yard</u>	1.0
	<u>Rear yard and exterior side yard</u>	1.5
Air conditioner (central), heat pump, condenser or similar equipment (wall mounted)	<u>Interior side yard</u>	0.6
	<u>Rear yard and exterior side yard</u>	1.0

Structure or Feature	Required Yard	Permitted Encroachment into a Minimum Required Yard (m)
Awning and canopies attached (permanent)	Any required <u>yard</u>	0.6
Awning and canopies (retractable)	<u>Front yard</u> and <u>exterior side yard</u>	Up to 0.6 from the applicable <u>lot line</u>
	<u>Rear yard</u>	1.8
<u>Balcony, for single detached dwelling, semi-detached dwelling, street townhouse dwelling, and block townhouse dwelling</u>	<u>Front yard, rear yard, and exterior side yard</u>	1.5 but in no case shall a <u>balcony</u> project greater than 3.0 beyond a <u>main wall</u>
<u>Balcony, for multiple-unit townhouse dwelling, or any apartment dwelling unit</u>	Any required <u>yard</u>	1.5, but in no case shall a <u>balcony</u> project greater than 3.0 beyond a <u>main wall</u>
Barrier-free ramp or wheelchair lift	Any required <u>yard</u>	Up to 0.0 m from any <u>lot line</u>
Chimney or fireplace enclosure	Any required <u>yard</u>	0.6
<u>Uncovered platform, with a floor height of 1.2 m or less as measured at any point from grade and including access stairs</u>	<u>Rear yard</u> and <u>exterior side yard</u>	2.4
	<u>Interior side yard</u>	Up to 0.6 from the applicable <u>lot line</u>
<u>Uncovered platform, with a floor height greater than 1.2 m as measured above grade and including access stairs</u>	<u>Rear yard</u>	2.4
Eaves, eavestroughs, and gutters	Any required <u>yard</u>	0.5
Emergency escape	<u>Rear yard</u> and <u>interior side yard</u>	1.5
Industrial mechanical equipment in conjunction with a nonresidential <u>use</u> and located at <u>grade</u>	<u>Rear yard</u> and <u>interior side yard</u>	1.2

Structure or Feature	Required Yard	Permitted Encroachment into a Minimum Required Yard (m)
<u>Ornamental building feature</u>	Any required <u>yard</u>	0.6
<u>Outdoor patio</u>	<u>Front yard</u> or <u>exterior side yard</u>	Up to 0.0 from the <u>front lot line</u> or <u>exterior side lot line</u>
<u>Porch</u> , including access stairs from <u>grade</u>	<u>Front yard</u> , <u>rear yard</u> and <u>exterior side yard</u>	2.0, but no closer than 1.2 from the applicable <u>lot line</u>
<u>Window projection</u>	Any required <u>yard</u>	1.0
<u>Retaining wall</u>	Shall be <u>setback</u> an equal distance to the <u>height</u> of the highest portion of the retaining wall	A retaining wall less than 1m in <u>height</u> is permitted to be 0 <u>lot line</u>

4.14 Office Uses Required and Office Uses Permitted in the Vaughan Metropolitan Centre (Schedule B-1)

1. Where a lot is shown within the area delineated as “office uses required” on Schedule B-1, office uses shall occupy a minimum of 15% of the gross floor area of all uses on the lot.
2. On any lot or portion of a lot shown within the area delineated as “office uses permitted” on Schedule B-1, office uses shall be a permitted use, notwithstanding the permitted uses in the applicable zone.

4.15 Uses Permitted in All Zones

4.15.1 Public Uses Permitted in All Zones

1. The requirements of this By-law shall not apply to the use of any land, or the erection or use of any building or structure by a public authority for a public use, subject to the following requirements ⁽¹⁸⁴⁻²⁰²²⁾.
 - a. A building or structure required for any purpose identified in this section shall be permitted in any zone, provided that the parking, lot and building requirements of the zone in which the use, building or structure is located are satisfied. This provision shall not apply to a building or

structure that has an area of 5.0 m² or less, or where an agreement has been entered into with the City of Vaughan.

- b. In no case shall a building or structure required for any purpose identified in this section be located closer than 0.6 m from any lot line.
- c. Outside storage accessory to any purpose identified in this section shall be prohibited, unless otherwise expressly permitted in the zone in which the lot is located. Where outside storage is expressly permitted, it shall be subject to Section 5.13 of this By-law.
- d. The requirements of the Oak Ridges Moraine Conservation Plan shall apply to the use of any land, or the erection or use of any building or structure by a public authority on a lot subject to the Oak Ridges Moraine Conservation Plan, as shown on Schedule A.
- e. A wayside pit or wayside quarry shall not be permitted in the Environmental Protection (EP) Zone or the Oak Ridges Moraine Suffix Zone (-ORM).
- f. Outside storage as accessory to a public works yard shall be permitted in any zone, subject to the requirements for outside storage as established through Part 5 of this By-law.

4.15.2 Other Uses Permitted in All Zones

1. Temporary buildings and structures normal and incidental to construction shall be permitted in all zones, provided that a valid building permit has been issued by the City of Vaughan where a building permit is required, and that these uses shall only be permitted so long as the same are necessary for any work in progress which has been neither finished nor abandoned.
2. Landform features to mitigate erosion or manage stormwater runoff, such as bioswales, permeable surfaces, rain gardens, infiltration trenches, or other similar low impact development features shall be permitted in all zones and shall not be subject to the requirements of this By-law.
3. Special events shall be permitted in all zones, subject to the City of Vaughan Special Events By-law and where a valid permit has been issued by the City of Vaughan.

4.16 Uses Prohibited in All Zones

The following uses shall be prohibited in all zones, unless otherwise expressly permitted by this By-law:

1. The sale, distribution and manufacture of ammunition, subject to regulation under the *Firearms Act*;
2. An arsenal;
3. The processing or rendering of livestock for human consumption or a commercial by-product of any kind;
4. The manufacture, storage, refining, rendering or distillation of acid, ammonia, chlorine, coal, coal oil, creosote, explosives, fireworks, glue, petroleum, or tar;
5. A permanent mixing plant for the processing or manufacture of asphalt, concrete, or any other aggregate by-product;
6. The smelting, process or manufacture of tin, copper, zinc, or iron ore;
7. Oil tanks for the purpose of commercial storage and distribution;
8. Outside storage for construction waste, motor vehicle wrecking, scrap lumber, scrap iron or other materials, or a junk yard;
9. An obnoxious use as defined by this By-law; and,
10. Any other use not expressly permitted by this By-law.

4.17 Repair or Alteration of an Existing Building or Structure

Nothing in this By-law shall prevent the strengthening to a safe condition of any building or structure provided that any alteration or repair does not increase the height, size or volume or change the uses of such building or structure, except in accordance with this By-law.

4.18 Reserve

For the purposes of this By-law, a 0.3 m reserve shall be considered part of the abutting public road and not part of the lot.

4.19 Residential Landscaping Requirements

4.19.1 Soft Landscaping Requirements

1. In the RI, RIA, RIB, RIC, RID, RIE, R2, R2A, R3, R4, R5 and RT Zones, any portion of a yard in excess of 135.0 m² shall be comprised of a minimum 60% soft landscape.
2. In a Residential Zone, except for a Multiple Residential (RM) Zone or a lot containing a circular driveway, the following requirements shall apply to the yard in which a driveway is located:
 - a. Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape shall be 33%, of which 60% shall be soft landscape.
 - b. Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping.
3. Where a lot contains a circular driveway, the minimum landscape of a yard in which a circular driveway is located shall be 50%, of which 60% shall be soft landscape.

4.19.2 On-lot Parking

1. The following provisions shall only apply to a lot in a Residential Zone which is used for a single detached dwelling, semi-detached dwelling, street townhouse dwelling, or block townhouse dwelling:
 - a. An area comprised of hard landscape and abutting a private driveway shall be permitted to be used for the parking of a motor vehicle and/or a pedestrian walkway.
 - b. An area comprised of hard landscape in a manner that distinguishes it from a driveway located on the lot and abutting a private driveway shall not be used in the calculation of required parking spaces where a parking space is located in the front yard or exterior side yard.

4.20 Rooftop Mechanical Equipment and Rooftop Mechanical Penthouses

1. Rooftop mechanical equipment exceeding 2.0 m in height shall be enclosed within a rooftop mechanical penthouse.
2. A rooftop mechanical penthouse shall be permitted to exceed the maximum height required by this By-law to a maximum of 5.0 m.

3. Rooftop mechanical equipment or a rooftop mechanical penthouse shall not be considered a storey for the purposes of this By-law.

4.21 Swimming Pools

1. An outdoor swimming pool shall be permitted as an accessory use to any residential use, in accordance with the provisions of this section. An indoor swimming pool located within a fully enclosed building or a rooftop swimming pool are not subject to the provisions of this section and are subject to the zone requirements or the accessory building and structure requirements of this By-law, as the case may be.
2. An outdoor swimming pool shall only be permitted in the rear yard of a lot.
3. The minimum setback of an outdoor swimming pool to any lot line shall be 1.5 m. The setback shall be measured from the inside wall of the outdoor swimming pool.
4. Where an outdoor swimming pool is not provided for the private use of an individual dwelling unit, but is intended as a communal facility, the minimum setback of the outdoor swimming pool to any lot line shall be 3.0 m.
5. In no case shall the outdoor swimming pool be located closer to an exterior side lot line than the dwelling.
6. The maximum height of an outdoor swimming pool shall be 2.0 m. Notwithstanding any other requirement of this section, where the height of the outdoor swimming pool is greater than 1.5 m, the minimum setback from any lot line shall be 3.0 m.
7. Any structure used to contain mechanical equipment that is accessory to the operation of an outdoor swimming pool shall be considered an accessory structure and subject to the general provisions for accessory structures of this By-law.

4.22 Lands subject to Minister Zoning Order

1. Lands shown on schedule B-4 are subject to a Minister Zoning Order.

4.23 TransCanada Pipeline and Facilities

- I. Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:
 - a. A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.
 - b. A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.
 - c. A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.
 - d. A minimum setback of 7.0 m shall apply to any minimum required amenity area.
 - e. A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted.

4.24 Waste Storage

- I. Waste storage shall be wholly located within a building in the following zones:
 - a. The V1, V2, V3 and V4 Zones;
 - b. The LMU, MMU, HMU Zones;
 - c. The KMS, WMS and MMS zones; and,
 - d. The RM2 and RM3 Zones.
2. Waste storage shall be wholly located within a building, within a waste storage enclosure or within a private garage in the following zones or in conjunction with the following uses:
 - a. The General Mixed Use Zone (GMU), Community Commercial Mixed Use Zone (CMU), and the Employment Commercial Mixed Use Zone (EMU);

- b. A Commercial (C) Zone;
 - c. The Private Open Space (OS2) Zone;
 - d. An Institutional (I) Zone;
 - e. An Employment (EM) Zone except the EM3 Zone; and,
 - f. Any apartment dwelling or multiple unit townhouse dwelling with fewer than 20 dwelling units on a single lot.
3. Where waste storage is located within a building, it shall be enclosed and partitioned from all other uses of the building except an indoor loading area. Waste may be stored in any private garage devoted to an individual dwelling unit.
4. A waste storage enclosure shall be subject to the following requirements:
 - a. A waste storage enclosure shall be prohibited in any part of a front yard and exterior side yard.
 - b. A waste storage enclosure shall be setback at least 3.0 m from any lot line.
 - c. A waste storage enclosure shall be located no closer than 30.0 m from any lot line abutting a Residential zone.
 - d. waste storage enclosure shall not obstruct a required parking space, aisle, stacking lane or driveway.
5. The provisions of this section shall not apply to any temporary waste disposal structure used in conjunction with a temporary construction use. The provisions shall also not apply to prevent any temporary storage for the purposes of any scheduled removal.

4.25 Wellhead Protection Areas

- I. The provisions of this section are established in accordance with the *Clean Water Act*. Where there is a conflict between this By-law and the *Clean Water Act* with respect to the requirements of this By-law, the requirements of the *Clean Water Act* shall prevail.

2. The storage, use, manufacturing or application of any of the following uses or activities, except in association with normal household use, shall be prohibited within “Wellhead Protection Area 1” , as shown on Schedule B-2:
 - a. Petroleum-based fuels and solvents;
 - b. Pesticide, herbicides, fungicides or fertilizers;
 - c. Construction equipment;
 - d. Organic and inorganic chemicals;
 - e. Road salt;
 - f. Hazardous waste or liquid industrial waste;
 - g. Waste disposal sites and facilities;
 - h. Storage and application of source organic materials; and
 - i. Off-site snow storage and disposal facilities.
3. The following uses shall be prohibited within the “Wellhead Protection Area 1” and the “Wellhead Protection Area 2” as shown on Schedule B-2:
 - a. Waste disposal sites and facilities;
 - b. Sewage storage, disposal, and treatment sites and facilities; and,
 - c. Rapid infiltration basins or columns.
4. The storage of dense non-aqueous phase liquids shall be prohibited in the following uses shall be prohibited within the “Wellhead Protection Area 1”, “Wellhead Protection Area 2”, and “Wellhead Protection Area 3”, as shown on Schedule B-2.
5. The enlargement or expansion of uses located within Wellhead Protection Area 1, as shown on Schedule B-2, and existing on the effective date of this By-law shall be prohibited, unless otherwise expressly permitted by approval from all regulating public authorities, as may be required.

4.26 Woodbridge Special Policy Area

1. The use of land, or the erection or alteration of buildings or structures for any use is prohibited within floodways of the Humber River as defined by the Toronto

Region Conservation Authority and as shown on Schedule B-3: Woodbridge Special Policy Area, unless otherwise deemed necessary by a public authority for conservation or flood control.

2. Notwithstanding any other permission of this By-law, the following uses are prohibited within the boundary of the Woodbridge Special Policy Area as shown on Schedule B-3: Woodbridge Special Policy Area:
 - a. Day care centre;
 - b. Home based day care;
 - c. Hospital;
 - d. Independent living facility;
 - e. Long term care facility;
 - f. School, commercial school, and post-secondary school;
 - g. Secondary suite;
 - h. Supportive living facility;
 - i. Buildings or structures directly related to the distribution and delivery of an essential or emergency public service including police, fire, ambulance and electrical substation;
 - j. Any use that includes the storage, manufacture, production, disposal, transfer or handling of hazardous goods or materials including a fueling station; and
 - k. The treatment, collection or disposal of sewage.⁽¹⁸⁴⁻²⁰²²⁾
3. Development or alteration of any land within the boundaries of the Woodbridge Special Policy Area as shown on Schedule B-3: Woodbridge Special Policy Area, shall be subject to additional studies to the satisfaction of all regulating public authorities, and may not occur until such time that approval has been granted by all regulating public authorities, as required.

5.0 SPECIFIC USE PROVISIONS

5.1 Accessory Agriculture Dwelling

1. An accessory agriculture dwelling shall only be permitted where agriculture is the principal use of a lot.
2. A maximum of one accessory agriculture dwelling per lot shall be permitted.
3. An accessory agriculture dwelling shall not be permitted on a lot with a lot area of less than 35.0 ha.
4. The maximum gross floor area of an accessory agriculture dwelling shall be 250.0 m².
5. An accessory agriculture dwelling shall be subject to the same lot and building requirements as the principal dwelling.
6. A secondary suite shall not be permitted within or attached to the accessory agriculture dwelling.
7. An accessory agriculture dwelling shall not be permitted on any lands subject to Section 4.22 of this By-law.

5.2 Accessory Office and Accessory Retail

1. An accessory office use and accessory retail use shall be located on the same lot as the principal use.
2. An accessory retail use shall be solely used for the sale of goods produced on the premises.
3. An accessory retail use shall not exceed 10% of the gross floor area of the principal use.
4. The combined gross floor area of an accessory office use and an accessory retail use in an Employment Zone shall not exceed 49% of the total gross floor area of the principal use.
5. The limitation on gross floor area for an accessory office use shall not be interpreted to limit the size of any office use where an office is permitted as a principal use in the zone.

5.3 Agri-tourism

1. Agri-tourism shall only be permitted as an accessory use to an agriculture use and where agriculture is the principal use of a lot.
2. No greater than 2% to a maximum of 2,000.0 m² of the total lot area shall be used to support agri-tourism. This requirement shall include all buildings, structures or parking areas that are devoted to and exclusively used for the agri-tourism use.
3. Agri-tourism shall only be permitted to be operated by an individual or individuals whose principal residence is located on the same lot as the agri-tourism use.
4. Accessory building and structures associated with an agri-tourism use shall be subject to the general provisions for accessory structures of this By-law.

5.4 Ancillary Retail

1. The gross floor area of any single ancillary retail use unit or store shall not exceed 185.0 m².
2. The total gross floor area of all ancillary retail uses on any one lot shall not exceed 20% of the total gross floor area of all uses on the same lot, or, 1,000.0 m², whichever is less.

5.5 Bed and Breakfast

1. A bed and breakfast shall only be permitted within a single detached dwelling.
2. A bed and breakfast shall be operated by the person or persons whose principal residence is the single detached dwelling in which the bed and breakfast is operated.
3. A bed and breakfast shall have a maximum of three guest rooms which cumulatively shall not exceed 30% of the total gross floor area of the principal dwelling.
4. The use of an accessory building or structure for the accommodation of guests or the owner or operator is prohibited.
5. A bed and breakfast shall only be permitted if a site plan has been approved.

5.6 Community Garden

1. Any portion of a community garden used for the cultivation of crops or plants, including raised planting beds or tilled soil, shall have a minimum setback of 0.6 m from any lot line.
2. A parking area provided in association with a community garden shall be required to have a minimum setback of 3.0 m from any lot line abutting a Residential Zone or any lot containing a dwelling unit.
3. An accessory building or structure associated with a community garden shall not be located in a required minimum front yard or exterior side yard, as established in the applicable zone, and shall otherwise also be subject to the general provisions for accessory buildings and structures of this By-law.

5.7 Fueling Station

1. The minimum setback from the curb of a pump island or the edge of a fueling station canopy to a street line shall be 4.5 m.
2. The minimum setback from the curb of a pump island to the edge of a fueling station canopy to any other lot line shall be 12.0 m.
3. The minimum distance from the curb of a pump island or edge of a fueling station canopy to the nearest part of a sight triangle shall be 3.0 m.
4. The minimum setback of an underground fuel storage tank to the nearest point of any lot line shall be 4.5 m.
5. A minimum landscape strip measuring 3.0 m in width shall be required from any lot line abutting a street line.
6. A parking area associated with a fueling station shall have a minimum setback of 3.0 m from any lot line abutting a Residential Zone.

5.8 Home Industry

1. A home industry shall only be permitted as accessory to the principal use of a lot.
2. A home industry shall be wholly located within a principal dwelling or in an accessory building or structure.

3. The maximum gross floor area of a home industry shall be 25% of the gross floor area of the principal dwelling.
4. A home industry shall have a maximum of three employees, where at least one employee shall be a resident of the principal dwelling.
5. Where an accessory building or structure is used for a home industry, it shall be subject to the general provisions for accessory buildings and structures of this By-law.
6. A home industry use that includes an obnoxious use shall be prohibited.
7. Outside storage and an outdoor display area accessory to a home industry shall be prohibited.

5.9 Home Occupation

1. A home occupation shall include the following uses:
 - a. Art studio;
 - b. Business service, provided that no retail is permitted;
 - c. Clinic;
 - d. Home based day care;
 - e. Home based catering, provided that no retail is permitted;
 - f. Massage establishment;
 - g. Personal service;
 - h. Office; and,
 - i. Instruction, education or tutoring including personal fitness, music, dance, math/science/language tutoring or instruction, cooking, and similar activities.
2. A home occupation for instruction of personal fitness, music or dance shall only be permitted in a single detached dwelling.
3. For any massage establishment, personal service, art studio, clinic, business service, office or instruction home occupation use, a maximum of one client shall be permitted on the premises at any given time.

4. A maximum of one home occupation shall be permitted per dwelling unit.
5. A home occupation shall be operated solely by the person or persons whose principal residence is the dwelling in which the home occupation is operated. For greater clarity, a home occupation shall not include employment of a person or persons whose principal residence is not the dwelling in which the home occupation is operated.
6. A home occupation shall not occupy an area greater than 25% of the gross floor area of the dwelling, or have a total area greater than 50.0 m², whichever is less.
7. An accessory building or structure, or any part thereof, shall not be used for a home occupation. For clarity, an attached private garage shall be permitted to be used for a home occupation provided the required minimum number of parking spaces is maintained.
8. Outside storage or an outdoor display area associated with a home occupation shall be prohibited.
9. Advertising or signs shall not be permitted to be displayed on a lot, except in accordance with the City of Vaughan's Sign By-law where it relates specifically to home occupations.

5.10 Micro-manufacturing

1. Micro-manufacturing shall only be permitted in association with a retail use or restaurant use, and where products or goods manufactured on the same lot as the principal use are available for sale or consumption.
2. The maximum gross floor area of a retail use or restaurant use in association with micro-manufacturing shall be 15% of the total area of the principal use.
3. Production and retailing incidental to micro-manufacturing shall only be permitted within a principal building on a lot.
4. A micro-manufacturing use that includes an obnoxious use shall be prohibited.
5. Outside storage in association with micro-manufacturing shall be prohibited, unless expressly permitted by the zone in which the micro-manufacturing use is located.

6. An outdoor patio in association with micro-manufacturing shall be prohibited, unless expressly permitted by the zone in which the micro-manufacturing use is located.

5.11 Model Homes and Temporary Sales Offices

5.11.1 Model Homes

1. A model home shall only be permitted on lands that have received draft plan of subdivision, draft plan of condominium approval under the provisions of the *Planning Act* or the *Condominium Act*, or site plan approval, as applicable.
2. A model home shall comply with the applicable requirements of this By-law for the type of dwelling the model home represents.
3. A model home shall only be permitted on a lot defined by a draft approved plan.
4. The total number of model homes for any draft approved plan of subdivision shall not exceed six dwelling units, or 10% of the total number of lots, whichever is less. Where the calculation of the total number of model homes permitted results in a fraction, the total number of model homes permitted shall be determined by rounding up to the nearest whole number.
5. Occupancy of a model home is prohibited prior to the date of registration of the draft plan of subdivision or draft plan of condominium.

5.11.2 Temporary Sales Office

1. A temporary sales office shall only be permitted in conjunction with lands that have received draft plan of subdivision or draft plan of condominium approval under the provisions of the *Planning Act* or the *Condominium Act*, or site plan approval, as applicable.
2. A temporary sales office shall only be permitted subject to the following requirements:
 - a. Where draft plan approval has been granted and the lot on which the temporary sales office is located is zoned to permit the use and the zoning is in full force and effect; or,
 - b. In a zone where office is a permitted use.

3. A temporary sales office shall only be permitted if it complies with the requirements of the zone in which the lot is located.

5.12 Outdoor Patio

1. An outdoor patio shall only be permitted as an accessory use to a restaurant use and only where an outdoor patio is expressly permitted by this By-law.
2. An outdoor patio shall be provided in accordance with the required setbacks for the principal building as indicated in the zone, except in accordance with the permitted encroachments of this By-law.
3. The total area of the outdoor patio shall not exceed 40% of the gross floor area of the principal use to which the outdoor patio is accessory.
4. An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 30.0 m from any lot line abutting a Residential Zone, Open Space Zone or Institutional Zone.
5. An outdoor patio located above the first storey of a building shall be located a minimum distance of 40.0 m from any lot line abutting a Residential Zone, Open Space Zone or Institutional Zone. For the purpose of this provision, the minimum distance shall be measured horizontally from the nearest part of the outdoor patio to the nearest lot line abutting a Residential Zone, Open Space Zone, or Institutional Zone.

5.13 Outside Storage

5.13.1 General Requirements for Outside Storage

1. The maximum permitted area of outside storage shall be 30% of the total lot area.
2. The maximum height of goods or materials stored within an outside storage area shall be 3 m.
3. Outside storage of motor vehicles except for the purpose of display, hire, or sale shall be prohibited.
4. Outside storage of obnoxious goods or materials shall be prohibited.

5.13.2 Location of Outside Storage

1. Outside storage shall not be permitted in a front yard or exterior side yard.
2. Outside storage shall not be permitted between a principal building or structure and a street line.
3. Outside storage shall only be permitted in an interior side yard where the lot frontage is 45 m or greater.
4. Outside storage shall not be permitted on any corner lot.

5.13.3 Screening of Outside Storage

1. Any portion of a lot used for outside storage shall be fully screened by an opaque fence or other vertical elements, except that screening shall not be required in a yard where outside storage abuts a railway corridor.

5.14 Outdoor Display Area

1. An outdoor display area shall only be permitted on the same lot as the principal use.
2. An outdoor display area shall not occupy more than 35% of the lot area.
3. An outdoor display area shall not be located within:
 - a. A required yard or minimum setback;
 - b. Required landscape;
 - c. A required parking space;
 - d. A required loading space;
 - e. A driveway access or aisle;
 - f. A stacking lane; or
 - g. A sight triangle.
4. An outdoor display area shall have a minimum setback of 12.0 m from any lot line abutting a residential use.
5. Where an outdoor display area is accessory to motor vehicle sales or motor vehicle rental and is located in the front yard or exterior side yard, the maximum

area of an outdoor display area shall be 50% of the yard in which the outdoor display area is located.

5.15 Parking Structures

5.15.1 Above-grade Parking Structures

Any portion of a parking structure located above established grade shall be subject to the minimum lot and building requirements of the zone in which the lot is located.

5.15.2 Below-grade Parking Structures

1. A below-grade parking structure shall be permitted to encroach into any required yard.
2. The minimum setback of a below-grade parking structure shall be subject to the following requirements:
 - a. The minimum setback from a street line shall be 1.8 m; and,
 - b. The minimum setback from an interior side lot line or rear lot line shall be 0.0 m.
3. Notwithstanding any other requirement of this By-law, an accessory building or structure that is incidental to a below-grade parking structure, such as air ventilation or an access staircase, shall be permitted anywhere on the same lot as the parking structure is located, subject to the following requirements:
 - a. The accessory building or structure shall not be located in a minimum required front yard or exterior side yard.
 - b. The accessory building or structure shall have a minimum setback of 3.0 m from any lot line.

5.16 Public Parking

1. Where public parking is expressly permitted as a principal use of a lot, a parking kiosk shall also be permitted, subject to the following requirements:
 - a. Notwithstanding the requirements for accessory buildings and structures of this By-law, a parking kiosk shall be permitted in any yard.
 - b. The maximum height of a parking kiosk shall be 4.5 m.
 - c. The maximum gross floor area of a parking kiosk shall be 5.0 m².

2. Where public parking is not expressly permitted as a principal use of a lot, a parking kiosk shall be permitted in association with a parking area and shall be subject to the general provisions for accessory structures of this By-law.

5.17 Place of Worship

1. A maximum of one dwelling unit accessory to a place of worship shall be permitted.
2. A dwelling unit accessory to a place of worship shall be located on the same lot as the principal use.
3. A dwelling unit accessory to a place of worship shall be subject to the lot and building requirements of the zone in which the principal use is located.

5.18 School

1. The following lot and building requirements shall only apply where a school is permitted by this By-law in a Residential or Main Street Mixed-Use zone:
 - a. There shall be no minimum lot area;
 - b. The minimum lot frontage shall be 20.0 m;
 - c. The minimum front yard shall be 15.0 m;
 - d. The minimum rear yard shall be 15.0 m;
 - e. The minimum interior side yard shall be 15.0 m;
 - f. The minimum exterior side yard shall be 15.0 m;
 - g. The maximum lot coverage shall be 20%; and
 - h. The maximum building height shall be 11.0 m.
2. Where a school is permitted by any other zone established by this By-law, the lot and building requirements of that zone shall apply. ⁽¹⁷⁰⁻²⁰²²⁾

5.19 Seasonal Farm Stand

1. A seasonal farm stand shall only be permitted as accessory to an agriculture use and where agriculture is the principal use of a lot.
2. A maximum of one seasonal farm stand per lot shall be permitted.

3. A seasonal farm stand shall only be permitted to be operated by an individual or individuals whose principal residence is located on the same lot as the seasonal farm stand.
4. A seasonal farm stand shall only be permitted on a lot with a lot area of 35.0 ha or greater.
5. The maximum area of a seasonal farm stand shall be 25.0 m².
6. A seasonal farm stand shall be subject to the general provisions for accessory structures of this By-law.

5.20 Seasonal Outdoor Display Area

1. A seasonal outdoor display area shall not exceed 20% of the gross floor area of the building in which the principal use is located.
2. A seasonal outdoor display area shall not obstruct a minimum required parking space, driveway, aisle, or loading space.
3. A seasonal outdoor display area shall be in accordance with the minimum setback requirements of the applicable zone.

5.21 Secondary Suite

1. A maximum of one secondary suite per lot shall be permitted.
2. A secondary suite shall not be permitted within a private garage.
3. Parking shall be provided in accordance with the requirements of this By-law. For clarity, the minimum parking requirements of this By-law shall apply to both the principal dwelling and the secondary suite.
4. A secondary suite shall only be permitted within a principal dwelling on a lot.
5. A secondary suite shall not be permitted in conjunction with a bed and breakfast use in the same single detached dwelling.
6. A secondary suite shall not be permitted within an accessory agriculture dwelling.
7. The maximum gross floor area of a secondary suite shall not exceed 45% of the total gross floor area of the principal dwelling.
8. The minimum gross floor area of a secondary suite shall be 35.0 m².

9. An attached private garage shall not be converted to a secondary suite.
Notwithstanding this requirement, access to a dwelling unit used as a secondary suite may be provided through an attached private garage provided that all other requirements of this By-law are satisfied.
10. An entrance to the secondary suite shall be provided in accordance with the following provisions:
 - a. The entrance shall be separate from the main entrance of the principal dwelling, either as a separate exterior entrance located on a side wall or rear wall of the dwelling or from an indoor common vestibule.
 - b. The entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width, or from a driveway.
 - c. The entrance shall not be located closer to the front lot line than the main entrance of the dwelling unit on the abutting lot.
 - d. A new entrance shall not be permitted on the same wall as the main entrance to the principal dwelling unit.

5.22 Short-term Rental

1. A short-term rental shall only be permitted as an accessory use and where expressly permitted by this By-law.
2. A maximum of one short-term rental per dwelling unit shall be permitted.

6.0 PARKING, STACKING AND LOADING REQUIREMENTS

6.1 General Provisions

6.1.1 Application and Deficiency

1. Where an existing use is deficient of the minimum required parking spaces of this By-law, it shall be interpreted that the minimum number of required parking spaces of this By-law shall be the legally existing number of parking spaces, provided that the existing use continues and there is no enlargement or expansion that results in a net increase of the gross floor area of the existing use, building, or structure.
2. Where an enlargement or addition is made to an existing use, building, or structure and there is a resulting net increase in gross floor area, the parking space, visitor parking space, barrier-free parking space, loading space, and stacking lane requirements of this By-law shall be satisfied only with respect to the enlargement or addition made to that existing use, building, or structure.⁽⁰⁷⁹⁻²⁰²²⁾
3. Where an existing use changes to a new use after the effective date of this By-law, and the new use is deficient of the parking requirements of this By-law, it shall be interpreted that the parking space, visitor parking space, barrier-free parking space, loading space, and stacking space requirements of this By-law shall apply to the new use.⁽⁰⁷⁹⁻²⁰²²⁾

6.1.2 Access

A parking space, barrier-free parking space or loading space shall have direct access to a driveway, aisle, road or lane. Where access to a parking space, barrier-free parking space, or loading space is provided by a driveway or aisle, the driveway or aisle shall have direct access to a road or lane.

6.1.3 Exclusivity

A required parking space, barrier-free parking space, barrier-free access aisle, loading space, bicycle parking space, or any driveway or aisle providing access to those spaces, shall be provided in accordance with the following provisions:

1. Shall be used for the exclusive use of that purpose and shall be maintained as such.
2. Shall be unobstructed and free of any structure or encroachment, unless otherwise permitted by this By-law in accordance with Subsection 6.3.3. ⁽¹⁷⁹⁻²⁰²²⁾

6.1.4 Location

The parking space, loading space and stacking lane requirements of this By-law shall be provided for and located on the same lot as the use for which the parking is required.

6.1.5 Minimum Angle of Intersection

The minimum angle of intersection between the centreline of a driveway and a street line shall be 60-degrees.

6.1.6 Mutual Access

Nothing in this By-law shall prevent a driveway or aisle providing mutual access between two lots in a Multiple Residential, Vaughan Metropolitan Centre, Mixed-Use, Employment, Institutional, or Open Space Zone, provided that the total width of the mutual driveway or aisle satisfies the requirements of this By-law.

6.1.7 Reductions

Any reduction permitted by this By-law to the number of parking spaces shall not apply to a required barrier-free parking space, required loading space, required bicycle parking space, or stacking space.

6.1.8 Sight Triangle

A sight triangle shall be free of any obstruction or encroachment of a building or any part of a building, parking space, barrier-free parking space, loading space, bicycle parking space, driveway, parking area or stacking space.

6.1.9 Surface Treatment

In any Residential, Vaughan Metropolitan Centre, Mixed-Use, Employment, Commercial or Institutional Zone, a parking area, any driveway or aisle providing access to a parking area and any loading space and associated manoeuvring area shall be located on a stable surface and treated with a hard surface dustless material, such as asphalt, concrete, permeable paving surface, or a similar material.

6.1.10 Tandem Parking

Tandem parking shall be permitted provided that a tandem parking space is not located on a required parking space.

6.2 Calculation of Required Parking Spaces

6.2.1 Multiple Uses on a Lot

1. Where a use is subject to a minimum parking requirement, and there is more than one use on a lot, the total required parking spaces shall be the sum of the required parking spaces applicable to each use on the lot. For clarity, where uses are located in a mixed-use development and where one or more of the uses does not have a specified minimum parking space requirement, the total of any specified minimum parking space requirement shall represent the minimum required parking spaces required on the lot.
2. Where a use is subject to a maximum parking requirement, and there is more than one use on a lot, the total parking space requirement shall be the sum of the maximum permitted parking space for each use. For clarity, where uses are located in a mixed-use development and where one or more of the uses does not have a specified maximum parking requirement, then a maximum parking requirement shall not apply to the entire lot.

6.2.2 Rounding

If the calculation of a required parking space, barrier-free parking space, bicycle parking space or loading spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.

6.2.3 Driveways in Residential Zones

On a lot with a single detached dwelling, semi-detached dwelling, street townhouse dwelling, block townhouse dwelling, or multiple-unit townhouse dwelling, a driveway devoted to the exclusive use of a dwelling unit may be included in the calculation of a required parking space so long as the drive aisle or access aisle is not obstructed or impeded.

6.3 Parking Space Requirements

6.3.1 Parking Space Dimensions

1. The minimum dimensions of a parking space shall be provided in accordance with Table 6-1.

Table 6-1: Minimum Parking Space Dimensions

Parking Space Angle	Requirement	Minimum Dimension (m)
90-degrees	Width	2.7
	Length	5.7
45-degrees and tandem parking	Width	2.7
	Length	6.0
Parallel parking	Width	2.5
	Length	6.7
Parallel parking (end spaces)	Width	2.5
	Length	7.3

6.3.2 Vertical Clearance

The minimum vertical clearance of a parking space shall be 2.0 m.

6.3.3 Obstruction of a Parking Space

1. A utility box, electrical charging station, column, wall, pipe, fence or other similar object, may be permitted to encroach into the minimum parking space to a maximum of 0.3 m of the side of a parking space, measured at right angles, and within 1.0 m from the front or rear of the parking space.⁽¹⁷⁹⁻²⁰²²⁾
2. Where a parking space is obstructed on one or both sides in accordance with this By-law, the width of the parking space must be increased by 0.3 m.
3. An obstruction located in the front of a parking space shall only be permitted where the parking space is for the exclusive use of a compact motor vehicle and where the obstruction shall have a maximum projection of 0.3 m into the parking space and a maximum width of 1.2 m.

6.3.4 Compact Motor Vehicle Parking

6.3.4.1 Compact Motor Vehicle Parking Space Dimensions

1. The minimum width of a parking space devoted to and for the exclusive use of a compact motor vehicle shall be 2.4 m.
2. The minimum length of a parking space devoted to and for the exclusive use of a compact motor vehicle shall be 4.8 m.

6.3.4.2 Compact Motor Vehicle Parking Provisions

1. For uses other than a single detached dwelling, semi-detached dwelling, street townhouse dwelling, block townhouse dwelling, or back-to-back townhouse dwelling, a maximum of 10% of the total required parking spaces shall be permitted for the purpose of compact motor vehicle parking.
2. A parking space allocated to a compact motor vehicle shall be demarcated for the exclusive use of a compact motor vehicle and maintained as such.

6.3.5 Parking Space Rates

Where a building or structure is erected or used in any zone, the required parking spaces shall be provided in accordance with Table 6-2. Note that where a “-“ is used, the minimum required parking rate shall be based on “Other Zones”, unless otherwise provided in Table 6-

Table 6-2: Parking Requirements for All Zones¹⁸³⁻²⁰²²

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Residential Uses									
<u>Apartment dwelling</u>	Resident spaces per <u>dwelling unit</u>	1	-	1	-	0.8	2	0.4	1.5
	Visitor spaces per <u>dwelling unit</u>	0.2	-	0.2	-	0.2	-	0.15	-
<u>Block townhouse dwelling unit</u>	Per <u>dwelling unit</u>	2	-	1	-	-	-	1	2

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Independent living facility</u>	Per 4 beds	1	-	1	-	1	2	1	2
<u>Live-work Dwelling</u>	Resident spaces per <u>dwelling unit</u>	-	-	1	-	0.8	2	0.6	2
	Visitor spaces per <u>dwelling unit</u>	-	-	1	-	0.7	-	0.4	-
<u>Multiple unit townhouse dwelling</u>	Resident spaces per <u>dwelling unit</u>	1	-	1	-	0.8	2	0.6	1.5
	Visitor spaces per <u>dwelling unit</u>	0.2	-	0.2	-	0.2	-	0.15	-
<u>Podium townhouse dwelling</u>	Per <u>dwelling unit</u>	-	-	-	-	1	2	1	2
<u>Semi-detached dwelling</u> (182-2022)	Per <u>dwelling unit</u>	2	-	-	-	-	-	-	-
<u>Single detached dwelling</u>	Per <u>dwelling unit</u>	2	-	2	-	-	-	-	-
<u>Street townhouse dwelling</u>	Per <u>dwelling unit</u>	2	-	2	-	-	-	-	-
<u>Supportive living facility</u>	Per 4 beds	1	-	1	-	1	2	1	2
Commercial Uses									
<u>Animal boarding</u>	Per 100 m ² of GFA	4	-	-	-	-	-	-	-
<u>Art studio</u> (up to 1,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Art studio</u> (over 1,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-	2.7	4.5	2	4.5	0.7	4

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Business service</u> (up to 1,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	0.7	4	0.7	4
<u>Business service</u> (over 1,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-	2.7	4.5	0.7	4	0.7	4
<u>Car Wash</u>	Stacking lane requirement of Section 5.22 shall apply								
<u>Clinic</u>	Per 100 m ² of GFA	4.5	-	2.7	4.5	2	4.5	0.9	4
<u>Commercial school</u>	Per classroom or auditorium	2	-	1	8	1	5	1	5
<u>Commercial storage</u>	Per 100 m ² of GFA	0.5	-	-	-	0.5	1	-	-
<u>Driving range</u>	Per stall, plus 1 space per 100.0 m ² for an accessory use	2	-	-	-	-	-	-	-
<u>Financial institution</u>	Per 100 m ² of GFA	4.5	-	2.7	4.5	1	4.5	0.9	4
<u>Fueling station</u>	Per gas pump	4	-	-	-	0.25	-	-	-
<u>Funeral services</u>	Per 100 m ² of GFA provided that the first 100 m ² require 30 spaces.	5	-	5	-	5	-	-	-
<u>Garden centre</u>	Per 100 m ² of GFA	4	-	-	-	-	-	-	-
<u>Golf course</u>	Per golf hole, plus 1 space per 100.0 m ² for an accessory use	2	-	-	-	-	-	-	-

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Health and fitness centre</u>	Per 100 m ² of GFA	7	-	4.5	10	4	8	0.9	4
<u>Heavy equipment sales, rental and service establishment</u>	Per 100 m ² of GFA	1.0	-	-	-	-	-	-	-
<u>Hotel</u>	Per guest room	0.9	-	-	-	0.6	1.5	0.25	0.75
<u>Hotel (small-scale)</u>	Per guest room	0.9	-	0.8	1.5	0.6	1.5	-	-
<u>Micro-manufacturing</u>	Per 100 m ² of GFA	6	-	4	8	2.5	4.5	1	2.5
<u>Motor vehicle body repair</u>	Per service bay	2	-	-	-	2	3	-	-
<u>Motor vehicle rental</u>	Per 100 m ² GFA	3	-	-	-	1.5	2	-	-
<u>Motor vehicle repair</u>	Per service bay	2	-	-	-	2	3	-	-
<u>Motor vehicle sales</u>	Per 100 m ² GFA	4	-	-	-	1.4	3	-	-
<u>Personal service (up to 5,000.0 m² GFA)</u>	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Personal service (over 5,000.0 m² GFA)</u>	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Pet care establishment (up to 5,000.0 m² GFA)</u>	Per 100 m ² of GFA	3.5	-	-	-	2	4.5	-	-

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Pet care establishment</u> (over 5,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-	-	-	-	4.5	-	-
<u>Pet services establishment</u> (up to 5,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Pet services establishment</u> (over 5,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-	2.7	4.5	2	4.5	0.7	4
<u>Place of assembly</u>	Per 100 m ² of GFA	8	-	4	10	4	8	1.7	3
<u>Place of entertainment</u>	Per 100 m ² of GFA	8	-	-	-	4	8	1.7	3
<u>Restaurant</u>	Per 100 m ² of GFA	8	-	6.0	10	4	8	2	2.5
<u>Restaurant, take-Out</u>	Per 100 m ² of GFA	6	-	3.6	10	2.7	6	1	2.5
<u>Retail</u> (up to 5,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Retail</u> (over 5,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-					0.9	4
<u>Retail, convenience</u>	Per 100 m ² of GFA	3.5	-	-	3.5	-	3.5	-	3

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Service or repair shop</u> (up to 5,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Service or repair shop</u> (over 5,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-					0.9	4
<u>Shopping centre</u> (up to 5,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Shopping centre</u> (over 5,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-	2.7	4.5	2	4.5	0.9	4
<u>Supermarket</u> (up to 1,000.0 m ² GFA)	Per 100 m ² of GFA	3.5	-	2.7	4.5	2	4.5	0.7	4
<u>Supermarket</u> (over 1,000.0 m ² GFA)	Per 100 m ² of GFA	4.5	-					0.9	4
<u>Taxi stand</u>	Per 100 m ² of GFA	3	-	-	-	-	-	-	-
<u>Theatre</u>	Per 100 m ² of GFA	8	-	4	10	4	8	1.7	3
<u>Veterinary clinic</u>	Per 100 m ² of GFA	4.5	-	2.7	4.5	2	4.5	-	-
Employment Uses									
<u>Contractor's establishment</u>	Per 100 m ² of GFA	1	-	-	-	-	-	-	-
<u>Heavy equipment sales, rental and service establishment</u>	Per 100 m ² of GFA	1	-	-	-	-	-	-	-

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Industrial mall</u>	Per 100 m ² of GFA	1.5	-	-	-	-	-	-	-
<u>Intermodal facility</u>	Per 100 m ² of GFA	0.5	-	-	-	-	-	-	-
<u>Manufacturing or processing facility</u>	Per 100 m ² of GFA	1	-	-	-	-	-	-	-
<u>Mineral aggregate operation</u>	Per 100 m ² GFA of an <u>accessory office</u>	1	-	-	-	-	-	-	-
<u>Office</u>	Per 100 m ² of GFA	3	-	1.8	3	1.4	3	0.5	2.5
<u>Research and development</u>	Per 100 m ² of GFA	1	-	-	-	-	-	0.5	2.5
<u>Transportation terminal</u>	Per 100 m ² of GFA	0.5	-	-	-	-	-	-	-
<u>Warehousing and distribution facility</u>	Per 100 m ² of GFA	0.5	-	-	-	-	-	-	-
<u>Vertical farming</u>	Per 100 m ² of GFA	0.5	-	-	-	-	-	-	-
Community Uses									
<u>Active recreational use</u>	Per 100 m ² of GFA	4.5	-	-	-	-	-	-	-
<u>Cemetery</u>	No requirement								
<u>Community facility</u>	Per 100 m ² of GFA	2	-	1.4	-	1	-	0.3	2
<u>Community garden</u>	Per <u>community garden</u>	-	-	-	-	-	1	-	1

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Conservation use</u>	No requirement								
<u>Day care centre</u>	Per employee	1	-	0.8	-	0.6	-	0.25	-
<u>Hospital</u>	Per 100 m ² of GFA	2.5	-	-	-	-	-	-	-
<u>Long term care facility</u>	Per 4 beds	1	-	1	1	1	1	1	1
<u>Park</u>	No requirement								
<u>Passive recreational use</u>	No requirement								
<u>Place of worship</u>	Per 100 m ² of worship space	11	-	10	-	8	-	3	6.5
<u>Privately owned public space</u>	No requirement								
<u>Public parking</u>	No requirement								
<u>Retirement residence</u>	Per 100 m ² of GFA	0.5	-	0.5	-	0.3	-	0.2	-
<u>School</u>	Per classroom or auditorium	1.5	-	1.25	3	1.25	3	1	1
<u>School, post-secondary</u>	Per classroom or auditorium	-	-	-	-	3	5	2.5	5
<u>Urban square</u>	No requirement								

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Other Uses 183-2022									
<u>Agriculture</u>	No requirement								
<u>Banquet hall</u>	Per 100 m ² of GFA	7	-	-	-	-	-	-	-
<u>Model home</u>	Per 100 m ² of GFA	2	4	-	-	-	-	-	-
<u>Night club</u>	Per 100 m ² of GFA	7	-	-	-	-	-	-	-
<u>Stormwater management facility</u>	No requirement								
<u>Temporary sales office</u>	Per 100 m ² of GFA	3.5	4	-	-	-	-	-	-
Specified Accessory Uses									
<u>Accessory agriculture dwelling</u>	Per 100 m ² plus the minimum required parking for the <u>principal dwelling unit</u>	1	-	-	-	-	-	-	-
<u>Accessory office</u>	Per 100 m ² of GFA	3	-	-	-	-	-	-	-
<u>Accessory retail</u>	Per 100 m ² of GFA	3.5	-	-	-	-	-	-	-
<u>Ancillary retail</u>	Per 100 m ² of GFA	3.5	-	-	-	-	-	-	-
<u>Bed and breakfast</u>	Per guest room plus the minimum required parking for the <u>principal dwelling</u>	-	-	1	1.5	-	-	-	-

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Drive-through</u>	Stacking lane requirement of Section 6.10 shall apply								
<u>Home industry</u>	For each employee of the <u>home industry</u> plus the minimum required parking for the <u>dwelling unit</u>	1	-	-	-	-	-	-	-
<u>Home occupation</u>	Per <u>dwelling unit</u>	The minimum parking rate applicable to the <u>principal dwelling</u> shall apply							
<u>Intermodal container</u>	Per 100 m ² of GFA	No Requirement							
<u>Outdoor display area</u>	Per 100 m ² of GFA	-	-	-	-	-	1	-	1.5
<u>Outdoor patio</u>	Per 100 m ² of GFA	-	-	-	10	-	6	-	2.5
<u>Outside storage</u>	Per 100 m ² of GFA	No Requirement							
<u>Seasonal farm stand</u>	Per stand	2	-	-	-	-	-	-	-
<u>Seasonal outdoor display area</u>	Per 100 m ² of GFA	No Requirement							
<u>Secondary suite</u>	For the <u>secondary suite</u> , plus the minimum parking requirement for the <u>dwelling unit</u>	1	-	1	-	1	-	-	-
<u>Short-term rental</u>	No Requirement								

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU and EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
<u>Temporary sales office</u>	Per 100 m ² of GFA	3.5	-	2.5	-	2	-	-	1.5

6.3.6 Parking Rates for Uses Not Permitted

Where a use is not permitted in a zone, the default parking rate shall be in accordance with the required parking rate for “Other Zones”, as required by Table 6-2.

6.4 Barrier-free Parking Space Requirements

6.4.1 General Provisions for Barrier-free Parking Spaces

1. A barrier-free parking space shall be included in the calculation of the total parking space requirements of this By-law.
2. A barrier-free parking space shall be accessible by a barrier-free access aisle and shall be free of any encroachment.
3. A barrier-free access aisle shall be permitted to be shared between two barrier-free parking spaces.
4. A barrier-free parking space shall be required for the following uses:
 - a. Where a visitor parking space is required for a residential use; and,
 - b. For all non-residential uses.

6.4.2 Barrier-free Parking Space Dimensions

The minimum dimensions of a barrier-free parking space shall be provided in accordance with Table 6-3.

Table 6-3: Barrier-free Parking Space Dimensions

Minimum Dimension	Type A Space (m)	Type B Space (m)
Minimum width (m)	3.4	2.4

Minimum Dimension	Type A Space (m)	Type B Space (m)
Minimum length (m)	5.7	5.7
Minimum <u>vertical clearance</u> (m)	2.0	
Minimum <u>barrier-free access aisle</u> width (m)	1.5	
Minimum <u>barrier-free access aisle</u> length (m)	5.7	

6.4.3 Minimum Barrier-free Parking Space Rates

1. The required minimum number of barrier-free parking spaces shall be in accordance with Table 6-4.

Table 6-4: Required Barrier-free Parking Spaces

Total Required Parking Spaces	Required Barrier-free Parking Spaces
12 or less	1
13 – 100	4%
101 - 200	1, plus 3% of the total required <u>parking spaces</u>
201 – 1,000	2, plus 2% of the total required <u>parking spaces</u>
Over 1,000	11, plus 1% of the total required <u>parking spaces</u>

2. The calculation of the total minimum barrier-free parking space requirement, the total number of barrier-free parking spaces shall be interpreted in accordance with the following:
 - a. Where an even number of barrier-free parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided.

- b. Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, while the remainder may be provided as a Type B barrier-free parking space.

6.5 Bicycle Parking Space Requirements

6.5.1 General Provisions for Bicycle Parking Spaces

1. A bicycle parking space shall not be required for non-residential uses where the total gross floor area of all non-residential uses on a single lot is less than 500 m².
2. A minimum bicycle parking space requirement shall not apply if the total gross floor area of all non-residential uses on a single lot is less than 2,000 m².
3. Where a required bicycle parking space is wholly located within a building or structure, it shall be subject to the following requirements:
 - a. A required bicycle parking space shall have direct access from an interior communal area of a building or structure; and,
 - b. A required bicycle parking space located within the ground floor area of a building or structure shall have direct access to the exterior of that building or structure.
4. The minimum width of an aisle providing access to a bicycle parking space shall be 1.75 m.

6.5.2 Bicycle Parking Space Dimensions

1. The minimum dimensions of a horizontal bicycle parking space shall be provided in accordance with Table 6-5.

Table 6-5: Minimum Bicycle Parking Space Dimensions

Dimension	Minimum Requirement (m)
Length	1.8
Width	0.6

Dimension	Minimum Requirement (m)
<u>Vertical clearance</u> from the floor	1.9

- The minimum dimensions of a vertical bicycle parking space shall be provided in accordance with Table 6-6.

Table 6-6: Minimum Dimensions of a Vertical Bicycle Parking Space

Dimension	Minimum Requirement (m)
Length or <u>vertical clearance</u>	1.9
Width	0.6
Clearance from the wall	1.2

- For a stacked bicycle parking space, the minimum vertical dimension for each bicycle parking space shall be 1.2 m and the minimum vertical clearance from the floor shall be 2.4 m.

6.5.3 Minimum Bicycle Parking Space Rates

- The minimum bicycle parking space rates shall be interpreted as per 100.0 m² of gross floor area, unless otherwise indicated. The minimum bicycle parking space requirements of this by-law shall not apply to existing buildings or structures, or any additions thereto. ⁽⁰⁷⁹⁻²⁰²²⁾
- The minimum number of required bicycle parking spaces applicable to the VMC Zones and the MU Zones shall be provided in accordance with Table 6-7.

Table 6-7: Minimum Bicycle Parking Space Rates Applicable to the VMC and MU Zones

Use	Long-term	Short-term
<u>Apartment dwelling</u> , and any <u>residential use</u> that requires <u>visitor parking</u>	0.8 per <u>dwelling unit</u>	0.2 per <u>dwelling unit</u> , or 6 spaces, whichever is greater

Use	Long-term	Short-term
Any commercial <u>use</u> , including <u>retail</u> and <u>shopping centre</u>	0.1	0.2, or 6 spaces, whichever is greater
<u>Clinic</u>	0.2	0.2, or 6 spaces, whichever is greater
<u>Community facility</u>	0.1	0.4, or 6 spaces, whichever is greater
<u>Office</u>	0.2	0.2, or 6 spaces, whichever is greater
<u>Research and development</u>	0.2	0.2, or 6 spaces, whichever is greater
<u>Restaurant</u> , including <u>outdoor patio</u> and a <u>take-out restaurant</u>	0.1	0.2, or 6 spaces, whichever is greater
<u>School</u> , including post secondary school	0.1	0.4, or 6 spaces, whichever is greater

3. The minimum number of required bicycle parking spaces applicable to all other zones shall be provided in accordance with Table 6-8:

Table 6-8: Minimum Bicycle Parking Rates Applicable to All Other Zones

Use	Long-term	Short-term
<u>Apartment dwelling</u> , and any <u>residential use</u> that requires <u>visitor parking</u>	0.5 per <u>dwelling unit</u>	0.1 per <u>dwelling unit</u> , or 3 spaces, which is greater
<u>Clinic</u>	0.1	0.1, or 3 spaces, whichever is greater
Any commercial <u>use</u> , including <u>retail</u> and <u>shopping centre</u>	0.05	0.1, or 3 spaces, whichever is greater
<u>Community facility</u>	0.05	0.2, or 3 spaces, whichever is greater

Use	Long-term	Short-term
<u>Hospital</u>	0.1	0.2, or 6 spaces, whichever is greater
<u>Industrial mall</u>	0.05	0.1, or 2 spaces, whichever is greater
<u>Office</u>	0.1	0.1, or 3 spaces, whichever is greater
<u>Research and development</u>	0.1	0.1, or 3 spaces, whichever is greater
<u>Restaurant</u> , including <u>outdoor patio</u> and a <u>take-out restaurant</u>	0.05	0.1, or 3 spaces, whichever is greater
<u>School</u> , including post secondary school	0.05	0.2, or 3 spaces, whichever is greater

6.5.4 General Provisions for Long-term Bicycle Parking Spaces

1. A long-term bicycle parking space shall be located wholly within the building where the principal use is located and for which the bicycle parking space is required.
2. A long-term bicycle parking space required for a dwelling unit shall be required to be located within the following areas of a building:
 - a. Within the ground floor area;
 - b. On the storey above the ground floor area; or,
 - c. On the first or second storey located below grade.
3. A required long-term bicycle parking space shall have direct access from the exterior of a building, and that access shall be located on the ground floor.

6.5.5 General Provisions for Short-term Bicycle Parking Spaces

1. A short-term bicycle parking space shall be required to be located in the following areas:

- a. Wholly within a building in which the principal use is located and for which the short-term bicycle parking space is required; or,
 - b. In any yard, provided the short-term bicycle parking space is wholly open and unenclosed.
2. Where a short-term bicycle parking space is located in a yard, it shall be permitted to be located in a required yard, subject to the following:
 - a. A short-term bicycle parking space shall have a minimum setback of 0.6 m from the nearest lot line.
 - b. A short-term bicycle parking space shall have a minimum setback of 3.0 m from a parking area.
 3. Where a short-term bicycle parking space is located wholly within a building, the following additional requirements shall apply:
 - a. A short-term bicycle parking space located wholly within a building shall be located within the ground floor area; and,
 - b. A short-term bicycle parking space shall have direct access from the exterior of a building.

6.5.6 Minimum Change and Shower Facilities

For all non-residential uses, where a use, building, or structure is required to provide a long-term bicycle parking space, a change and shower facility shall be provided in accordance with Table 6-9:

Table 6-9: Required Change and Shower Facilities for Bicycle Parking

Required Number of Long-term Bicycle Parking Spaces	Required Number of Change and Shower Facilities
Less than 5	None
5 to 60	1
61 to 120	2
121 to 180	3
181 or greater	4

6.5.7 Gross Floor Area Exemptions for Bicycle Parking Space Calculations

- I. For the purpose of calculating a required bicycle parking space for a dwelling unit, the gross floor area of a building shall not include the following:
 - a. A garage or parking structure;
 - b. Storage rooms, washrooms, electrical, utility, mechanical, and any ventilation rooms located below grade;
 - c. Elevator shafts;
 - d. Any exterior stairwells that serve as an emergency escape from a building or structure.

6.5.8 Additional Bicycle Parking In-lieu of a Required Parking Space

For a residential use in a VMC Zone and MU Zone only, a reduction of one minimum required parking space shall be permitted for every five bicycle parking spaces that are provided in excess of the minimum requirement, provided the maximum reduction to the total required parking spaces does not exceed 20%.

6.6 Parking Area Aisle and Access Requirements

6.6.1 Minimum Parking Aisle Width

1. The minimum width of an aisle permitting two directions of motor vehicle traffic shall be 6.0 m.
2. The minimum width of an aisle permitting one direction of motor vehicle traffic shall be provided in accordance with Table 6-10:

Table 6-10: Minimum Aisle Width

Parking Space Angle	Minimum Aisle Width (m)
90-degrees – 60-degrees	6.0
59-degrees – 45-degrees	5.0
44-degrees or less	4.0

6.6.2 Minimum Vertical Clearance of an Aisle

An aisle shall have a minimum vertical clearance of 2.0 m.

6.6.3 Parking Area Access

1. In all zones other than a Residential Zone, the minimum driveway width of a driveway access to a parking area and permitting one direction of traffic shall be 3.0 m.
2. In all zones other than a Residential Zone, the minimum driveway width of a driveway access to a parking area and permitting two directions of traffic be 6.0 m.
3. In all zones other than a Residential Zone, a driveway access that is mutually shared between two abutting lots shall have a minimum combined driveway width of 7.5 m.

6.7 Driveways Associated with Residential Uses

6.7.1 Parking Space Location

In a Residential Zone, a required parking space shall be located in a garage, carport, or in an open space located on a driveway.

6.7.2 Maximum Number of Driveways

1. A maximum of one driveway per lot shall be permitted in the R1, R2, R3, R4, and R5 Zones.
2. In all other Residential Zones, a maximum of one driveway per dwelling shall be permitted, provided all other requirements of this By-law are satisfied.

6.7.3 Driveway Width

1. In a Residential Zone, the minimum width of a driveway shall be 2.6 m.
2. In a Residential Zone, the maximum driveway width of a driveway shall be subject to the requirements of Table 6-11:

Table 6-11: Maximum Driveway Width

Lot Frontage (m)	Maximum Driveway Width (m)
Less than 6	2.9
6 – 6.99	3.5
7.0 – 8.99	3.75
9.0 – 11.99	6.0
12.0 or greater	9.0

6.7.4 Circular Driveways

1. In a Residential Zone, a circular driveway shall only be permitted on a lot with a minimum lot frontage of 18.0 m.
2. Both accesses to a circular driveway shall be located on the same lot line. For clarity, a circular driveway shall not provide access to more than one road.
3. In the Residential Estate Zone or Agriculture Zone, the maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 15.0 m.
4. In any other Residential Zone, the maximum cumulative width of both accesses to a circular driveway, as measured at the street line, shall be 9.0 m.

6.8 Mixed-Use Development Shared Parking Reductions

6.8.1 Application

1. Where a use is located in a mixed-use development, the required parking spaces shall be permitted to be reduced in accordance with this section.
2. Shared parking reductions shall not be applicable to any required maximum number of parking spaces. For clarity, the purpose of this section is to permit a reduction to the required minimum number of parking spaces for a mixed-use development.

6.8.2

Calculation

- I. The cumulative total required parking spaces in any lot with more than one use shall be calculated in accordance with the following:
 - a. Calculate the required number of parking spaces for each individual use in the mixed-use development in accordance with Section 6.3.
 - b. Multiply the required parking spaces for each use by the parking demand for each time period in accordance with Table 6-12 and Table 6-13.
 - c. For each time period, calculate the total parking spaces, based on the percent reduction, required for all uses to determine the cumulative total. For clarity, the total required number of parking spaces for each use shall be calculated separately for each time period in both Table 6-12 and Table 6-13.
 - d. The greatest cumulative total for all uses in any time period shall be interpreted as the total number of parking spaces required for the mixed-use development.
2. The identified time periods in Table 6-12 and Table 6-13 shall be interpreted as:
 - a. Morning shall be between 6:00AM to 12:00PM;
 - b. Noon shall be between 12:00PM and 1:00PM;
 - c. Afternoon shall be between 1:00PM to 5:00PM; and,
 - d. Evening shall be between 5:00PM to 6:00AM.
3. With the exception of residential visitor parking, shared parking reductions shall not be applied to a residential use.

6.8.3

Shared Parking Reductions on Weekdays

Parking rates during weekdays (Monday, Tuesday, Wednesday, Thursday and Friday) shall be calculated in accordance with Table 6-12. It shall be interpreted that where a use that is not identified, the full parking rate shall apply during all time periods.

Table 6-12: Shared Parking Reduction Formula on Weekdays

Use	Morning	Noon	Afternoon	Evening
	Percentage of Peak Period (Weekdays)			
<u>Business service</u>	65%	90%	80%	100%
<u>Community facility</u>	10%	40%	40%	80%
<u>Financial institution</u>	65%	90%	80%	100%
<u>Garden centre</u>	65%	90%	80%	100%
<u>Health and fitness centre</u>	65%	90%	80%	100%
<u>Hotel and hotel (small scale)</u>	70%	70%	70%	100%
<u>Office</u>	100%	90%	95%	10%
<u>Personal service</u>	65%	90%	80%	100%
<u>Pet care establishment and pet services establishment</u>	65%	90%	80%	100%
<u>Place of assembly</u>	10%	40%	40%	80%
<u>Place of entertainment</u>	10%	40%	40%	80%
<u>Research and development</u>	100%	90%	95%	10%
<u>Restaurant, take-out restaurant, including any outdoor patio</u>	20%	100%	30%	100%
<u>Retail, retail convenience and shopping centre</u>	80%	90%	90%	100%
<u>Residential visitor parking</u>	20%	20%	60%	100%
<u>School and post-secondary school</u>	100%	100%	100%	20%

Use	Morning	Noon	Afternoon	Evening
	Percentage of Peak Period (Weekdays)			
<u>Service or repair shop</u>	65%	90%	80%	100%
<u>Theatre</u>	10%	40%	40%	80%

6.8.4

Shared Parking Reductions on Weekends

Parking rates during weekends (Saturday and Sunday) shall be calculated in accordance with Table 6-13. It shall be interpreted that where a use that is not identified, the full parking rate shall apply during all time periods.

Table 6-13: Shared Parking Reduction Formula on Weekends

Use	Morning	Noon	Afternoon	Evening
	Percentage of Peak Period (Weekdays)			
<u>Business service</u>	80%	85%	100%	40%
<u>Community facility</u>	10%	50%	80%	100%
<u>Financial institution</u>	80%	85%	100%	40%
<u>Garden centre</u>	80%	85%	100%	40%
<u>Health and fitness centre</u>	80%	85%	100%	40%
<u>Hotel and hotel (small scale)</u>	70%	70%	70%	100%
<u>Office</u>	10%	10%	10%	10%
<u>Personal service</u>	65%	90%	80%	100%
<u>Pet care establishment and pet services establishment</u>	80%	85%	100%	40%
<u>Place of assembly</u>	10%	50%	80%	100%
<u>Place of entertainment</u>	10%	50%	80%	100%
<u>Research and development</u>	10%	10%	10%	10%
<u>Restaurant, take-out restaurant, including any outdoor patio</u>	20%	100%	50%	100%
<u>Retail, retail convenience and shopping centre</u>	80%	100%	100%	70%

Use	Morning	Noon	Afternoon	Evening
	Percentage of Peak Period (Weekdays)			
<u>Residential visitor parking</u>	100%	100%	100%	100%
<u>School and post-secondary school</u>	10%	10%	10%	10%
<u>Service or repair shop</u>	80%	85%	100%	40%
<u>Theatre</u>	40%	70%	80%	100%

6.9 Additional Parking Reductions

6.9.1 General Provisions

Additional reductions to the minimum required parking spaces permitted by this section shall not apply to a required barrier-free parking space, required loading space, or required bicycle parking space.

6.9.2 Dedicated Car-Pool Parking Space

For an employment use in the VMC, MU, and EMI Zones, a reduction of two minimum required parking spaces for every dedicated car-pool parking space shall be permitted to a maximum of 5 parking spaces or 5% of the total minimum required parking spaces for non-residential uses, whichever is less.

6.9.3 Dedicated Car-Share Parking Space

1. For an apartment dwelling in a Residential, Vaughan Metropolitan Centre, or Mixed-Use Zone, the maximum reduction to the total minimum required parking spaces shall be four for each dedicated car-share parking space.
2. For an apartment dwelling in a Residential, Vaughan Metropolitan Centre, or Mixed-Use Zone, the maximum number of car-share parking spaces shall be calculated as the total number of dwelling units divided by sixty, rounded to the nearest whole number.

6.9.4 Drive-through Restaurants

Where the principal use of a lot is a restaurant and includes a drive-through, a 10% reduction to the minimum required parking spaces for the restaurant use shall be permitted.

6.10 Stacking Space Requirements (Car Washes, Drive-Throughs and Other Retail Uses)

6.10.1 Required Stacking Space Dimensions

The minimum dimensions of a stacking space shall be provided in accordance with Table 6-14:

Table 6-14: Required Stacking Space Dimensions

Dimension	Requirement
Minimum width (m)	2.7
Minimum length (m)	6.0
Minimum <u>vertical clearance</u> (m)	2.0

6.10.2 Stacking Lane Location Requirements

1. The minimum distance from any part of a stacking lane to a lot line abutting a Residential Zone shall be 15.0 m.
2. No part of a stacking lane shall be permitted to be located in a front yard.
3. A stacking lane shall be separate from an aisle or driveway.
4. A stacking space shall not be included in the calculation of a required parking space.

6.10.3 Minimum Stacking Space Rates

The minimum stacking spaces required for a drive-through accessory to a car wash, financial institution, gas station, or restaurant shall be provided in accordance with Table 6-15.

Table 6-15: Stacking Space Requirements

Use	Minimum Stacking Space Requirement
<u>Car wash</u> (automated)	8 per bay

Use	Minimum Stacking Space Requirement
<u>Drive-through</u> associated with a <u>financial institution</u>	4
<u>Drive-through</u> associated with a <u>restaurant</u>	8
<u>Drive-through</u> associated with any other <u>retail use</u>	2

6.11 Loading Space Requirements

6.11.1 General Provisions for Loading Spaces

- I. The total loading space requirement for a building containing two or more of the following uses; a commercial use, hotel or place of assembly, shall be equal to the total in accordance with the following calculation:
 - a. The minimum number of Type B loading spaces shall be equal to the greatest number of Type B loading spaces required for any one commercial use, hotel or place of assembly; and,
 - b. The minimum number of Type C loading spaces shall be equal to the greatest number of Type C loading spaces required for any one commercial use, hotel or place of assembly.
2. In the KMS Zone, WMS Zone or MMS Zone, a loading space requirement for any non-residential use shall not apply to a non-residential use located on a lot with a lot area less than 1,000 m².

6.11.2 Loading Space Dimensions

The minimum dimensions of a loading space shall be provided in accordance with Table 6-16:

Table 6-16: Minimum Loading Space Dimensions

Minimum Dimension	Type A Loading Space	Type B Loading Space	Type C Loading Space	Type D Loading Space
Minimum width (m)	3.5	3.5	3.5	4
Minimum length (m)	17	11	6	13
Minimum <u>vertical clearance</u> (m)	4.4	4	3	6.1

6.11.3 Access Requirements for Loading Spaces

1. An aisle or driveway providing access to a loading space shall be subject to the following requirements:
 - a. The minimum width of an aisle or driveway providing access to a loading space within a building and having two directions of traffic shall be 6 m.
 - b. The minimum width of an aisle or driveway access to a loading space within a building and having one-direction of traffic shall be 3.5 m.
2. Where an aisle or driveway provides access to more than one type of loading space, the minimum vertical clearance shall be the greater requirement.

6.11.4 Minimum Loading Space Rates

1. Where a building or part of a building is used for a residential use, a loading space shall be provided in accordance with Table 6-17:

Table 6-17: Residential Use Loading Space Requirements

Total Number of Dwelling Units in the Building	Minimum Loading Space Requirement
0 – 30	None
31 – 399	I Type D
400 or greater	I Type D, plus I Type C

2. Where a building or part of a building is used for a non-residential use, a loading space shall be provided in accordance with Table 6-18:

Table 6-18: Non-residential Use Loading Space Requirements

Principal Use	Gross Floor Area (m ²) of the Use	Minimum Loading Space Requirement
Industrial or commercial <u>uses</u> involving the shipping of persons, animals, goods, wares or merchandise, except <u>supermarket</u> , <u>hotel</u> , or <u>place of assembly</u>	0 – 499	None
	500 – 1,999	1 Type B
	2,000 – 4,999	2 Type B
	5,000 – 9,999	3 Type B
	10,000 – 19,999	1 Type A and 3 Type B
	20,000 or greater	1 Type A, 3 Type B, and 1 Type C
<u>Supermarket</u>	0 – 499	None
	500 – 999	1 Type B
	1,000 – 1,999	1 Type A
	2,000 – 4,999	1 Type A and 1 Type B
	5,000 – 9,999	1 Type A and 2 Type B
	10,000 – 19,999	2 Type A and 2 Type B
	20,000 or greater	2 Type A and 3 Type B
<u>Hotel</u> or <u>place of assembly</u>	0 – 4,999	1 Type B
	5,000 – 9,999	1 Type B and 1 Type C
	10,000 – 19,000	2 Type B and 1 Type C
	20,000 – 49,999	2 Type B and 2 Type C
	50,000 or greater	1 Type A, 1 Type B and 2 Type C

7.0 RESIDENTIAL ZONES

7.1 List of Residential Zones

For convenience, Table 7-1 identifies the Residential Zones established in accordance with Part 2 of this By-law.

Table 7-1: List of Residential Zones

Zone Name	Zone Symbol(s)
Estate Residential Zone	RE
First Density Residential Zone	R1, R1A, R1B, R1C, R1D, R1E
Second Density Residential Zone	R2, R2A
Third Density Residential Zone	R3, R3A
Fourth Density Residential Zone	R4, R4A
Fifth Density Residential Zone	R5, R5A
Townhouse Residential Zones	RT1, RT2
Multiple Unit Residential Zone	RM1, RM2, RM3

7.2 Regulations for the RE, R1, R2, R3, R4 and R5 Zones

7.2.1 Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

	RE	R1	R2	R3	R4	R5
Residential Uses						
<u>Independent living facility</u>	•	•	•	•	•	•
<u>Semi-detached dwelling</u>					•	•
<u>Single detached dwelling</u>	•	•	•	•	•	•

	RE	R1	R2	R3	R4	R5
Community Uses						
<u>Community garden</u> ⁽¹⁾	•	•	•	•	•	•
<u>School</u> ^{(1) (2) 170-2022}	•	•	•	•	•	•
Other Uses						
<u>Model home</u> ⁽¹⁾	•	•	•	•	•	•
<u>Temporary sales office</u> ⁽¹⁾	•	•	•	•	•	•
Specified Accessory Uses						
<u>Home occupation</u> ⁽¹⁾	•	•	•	•	•	•
<u>Secondary suite</u> ⁽¹⁾	•	•	•	•	•	•
<u>Short-term rental</u> ⁽¹⁾	•	•	•	•	•	•

Additional requirements to Table 7-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. The uses subject to this notation are not permitted abutting a freight rail facility.¹⁷⁰⁻²⁰²²

7.2.2 Lot and Building Requirements for the RE and R1 Zones

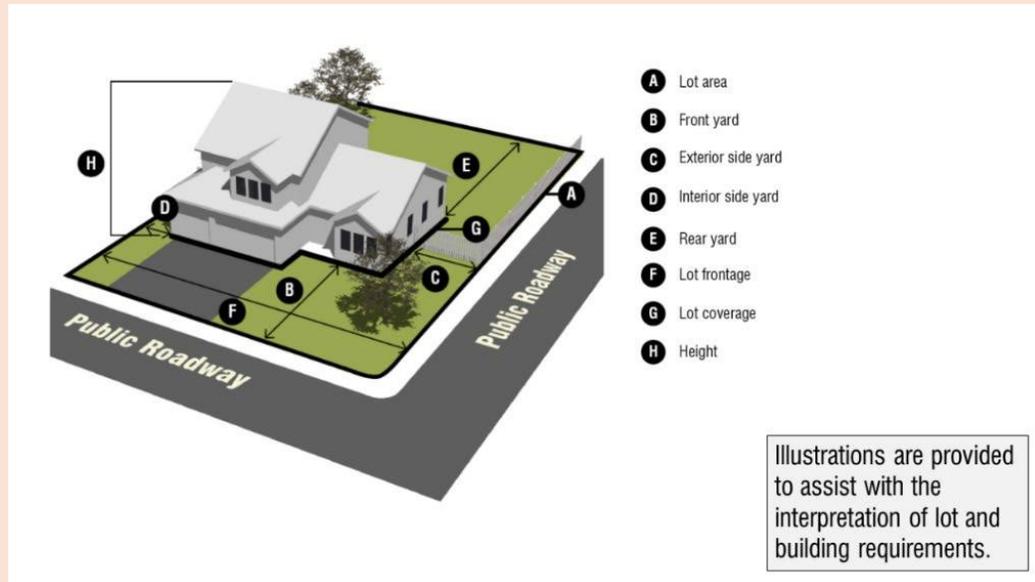
Table 7-3: Lot and Building Requirements for the RE and R1 Zones

	RE	R1	R1A	R1B	R1C	R1D	R1E
Minimum <u>lot frontage</u> (m)	45	18 ⁽³⁾	18	18	24	24	30
Minimum <u>lot area</u> (m ²)	4,000	420	540	600	950	1400	845

	RE	R1	R1A	R1B	R1C	R1D	R1E
Minimum <u>front yard</u> (m)	15	4.5 ⁽⁴⁾	7.5 ⁽⁴⁾	9 ⁽⁴⁾	10 ⁽⁴⁾	10 ⁽⁴⁾	9 ⁽¹⁾⁽⁴⁾
Minimum <u>rear yard</u> (m)	15	7.5 ⁽³⁾	7.5 ⁽³⁾	12 ⁽³⁾	9 ⁽³⁾	12 ⁽³⁾	7.5 ⁽³⁾
Minimum <u>interior side yard</u> (m)	4.5	1.2 ⁽⁵⁾	1.5 ⁽⁵⁾	1.5 ⁽⁵⁾	1.5	1.5	1.5
Minimum <u>exterior side yard</u> (m)	10	2.4 ⁽⁴⁾	4.5 ⁽⁴⁾	4.5 ⁽⁴⁾	4.5 ⁽⁴⁾	4.5 ⁽⁴⁾	9
Maximum <u>lot coverage</u> (%)	-	-	40	40	35	35	20 ⁽²⁾
Maximum <u>height</u> (m)	9.5	9.5	9.5	11	9.5	11	11

Additional requirements to Table 7-3:

1. The minimum front yard shall be the existing front yard less 10% or 9.0 m, whichever is greater.
2. The maximum lot coverage in the R1E Zone shall be 23% provided the maximum height is 9.5 m.
3. Where a lot is accessed by a lane, the minimum lot frontage shall be 12.0 m and the minimum rear yard shall be 13.0 m.
4. Where a private garage faces a front lot line or an exterior side lot line, the minimum specified setback to the private garage shall be 5.7 m.
5. The minimum interior side yard shall be 3.5 m where the interior side yard abuts a walkway, greenway, or stormwater management facility.



7.2.3 Lot and Building Requirements for the R2 and R3 Zones

Table 7-4: Lot and Building Requirements for the R2 and R3 Zones

	R2	R2A	R3	R3A
Minimum <u>lot frontage</u> (m)	15	15 ⁽¹⁾	12 ⁽⁵⁾	12
Minimum <u>lot area</u> (m ²)	350	450	315	320
Minimum <u>front yard</u> (m)	3.0 ⁽²⁾	4.5 ⁽²⁾	4.5 ⁽²⁾	4.5 ⁽²⁾
Minimum <u>rear yard</u> (m)	6.0	7.5 ⁽¹⁾	6.0 ⁽⁵⁾	7.5
Minimum <u>interior side yard</u> (m)	1.2 ⁽³⁾	1.2	1.2	1.2 ⁽³⁾
Minimum <u>exterior side yard</u> (m)	2.4 ⁽²⁾	4.5 ⁽²⁾	2.4 ⁽²⁾	4.5 ⁽²⁾
Maximum <u>lot coverage</u> (%)	50	55	50	55
Maximum <u>height</u> (m)	11	11 ⁽⁴⁾	9.5	11 ⁽⁴⁾

	R2	R2A	R3	R3A
Minimum <u>landscape of front yard</u> or <u>exterior side yard</u>	-	-	33%	33%

Additional requirements to Table 7-4:

1. Where a lot is accessed by a lane, the minimum lot frontage shall be 12.0 m and the minimum rear yard shall be 13.0 m.
2. Where a private garage faces a front lot line or an exterior side lot line, the minimum setback to the private garage shall be 5.7 m.
3. The minimum interior side yard shall be 3.5 m where the interior side lot line abuts a walkway, greenway, or stormwater management facility.
4. Where lot coverage exceeds 40%, the maximum permitted height shall be 9.5 m.
5. Where a lot is accessed by a lane, the minimum lot frontage shall be 9.0 m and the minimum rear yard shall be 13.0 m.

7.2.4 Lot and Building Requirements for the R4 and R5 Zones

Table 7-5: Lot and Building Requirements for the R4 and R5 Zones

	R4	R4A	R5	R5A
Single Detached Dwelling				
Minimum <u>lot frontage</u> (m)	9	9	7.5	9
Minimum <u>lot area</u> (m ²)	240	225	225	225
Minimum <u>front yard</u> (m)	4.5	3	4.5	3
Minimum <u>rear yard</u> (m)	7.5	6.0	7.5	7.5
Minimum <u>interior side yard</u> (m)	1.2 ⁽¹⁾	1.2 ⁽¹⁾	1.2 ⁽¹⁾	1.2 ⁽¹⁾
Minimum <u>exterior side yard</u> (m)	4.5	2.4	4.5	2.4

	R4	R4A	R5	R5A
Maximum <u>lot coverage</u> (%)	55	55	60	60
Maximum <u>height</u> (m)	11	9.5	11	9.5
Minimum <u>landscape of front yard</u> or <u>exterior side yard</u>	33%	33%	33%	33%
Semi-detached Dwelling				
Minimum <u>lot frontage</u> (m)	9.0/unit	7.5/unit ⁽⁴⁾	7.5/unit	6.0/unit ⁽⁴⁾
Minimum <u>lot area</u> (m ²)	240.0/unit	165.0/unit	200.0/unit	180.0/unit
Minimum <u>front yard</u> (m)	4.5 ⁽²⁾	3 ⁽²⁾	4.5 ⁽²⁾	3 ⁽²⁾
Minimum <u>rear yard</u> (m)	7.5	6.0 ⁽⁴⁾	7.5 ⁽⁶⁾	7.5 ⁽⁴⁾
Minimum <u>interior side yard</u> (m)	1.2 ⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	1.2 ⁽⁷⁾	1.2 ⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	1.2 ⁽³⁾⁽⁷⁾
Minimum <u>exterior side yard</u> (m)	4.5 ⁽²⁾	2.4 ⁽²⁾	4.5 ⁽²⁾	2.4 ⁽²⁾
Maximum <u>lot coverage</u> (%)	55	55	60	60
Maximum <u>height</u> (m)	11.0	9.5	11.0 ⁽⁸⁾	9.5

Additional requirements to Table 7-5:

1. The minimum interior side yard shall be 0.6 m where the abutting interior side yard is 1.2 m or greater. This provision shall not apply where an interior side yard abuts a non-residential use. ⁽¹⁸⁰⁻²⁰²²⁾
2. Where a private garage faces a front lot line or an exterior side lot line, the minimum specified setback to the private garage shall be 5.7 m.

3. The minimum interior side yard shall be 0.6 m where the abutting interior side yard is 1.2 m or greater. This provision shall not apply where the interior side lot line abuts a non-residential use.
4. Where a lot is accessed by a lane, the minimum lot frontage shall be reduced by 2.0 m, and the minimum rear yard shall be 13.0 m.
5. The minimum interior side yard shall be 3.5 m where the interior side lot line abuts a walkway, greenway, or stormwater management facility.
6. Where a lot is accessed by a lane, the minimum rear yard shall be 15.0 m.
7. The minimum interior side yard shall be 0.0 m where the common wall of a semi-detached dwelling abuts an interior side lot line, being the adjoining wall of a semi-detached dwelling.
8. Where lot coverage exceeds 45%, the maximum permitted height shall be 9.5 m.

7.3 Regulations for the RT and RM Zones

7.3.1 Permitted Uses in the RT and RM Zones

Table 7-6: Permitted Uses in the RT and RM Zones

	RT1	RT2	RM1	RM2	RM3
Semi-detached Dwelling					
<u>Apartment dwelling</u>			•	•	•
<u>Block townhouse dwelling</u>	•	• ⁽¹⁾			
<u>Independent living facility</u>	•	• ⁽¹⁾	•	•	•
<u>Multiple-unit townhouse dwelling</u>			•		
<u>Podium townhouse dwelling</u>				•	•

	RT1	RT2	RM1	RM2	RM3
<u>Retirement residence</u>			•	•	•
<u>Street townhouse dwelling</u>	•	• ⁽¹⁾			
<u>Supportive living facility</u>			•	•	•
Community Uses					
<u>Community garden</u> ⁽²⁾	•	•	•	•	•
<u>School</u> ⁽²⁾ (170-2022)	•		•	•	•
<u>Urban square</u>	•	•	•	•	•
Other Uses					
<u>Model home</u> ⁽²⁾	•	•			
<u>Temporary sales office</u> ⁽²⁾	•	•	•	•	•
Specified Accessory Uses					
<u>Home occupation</u> ⁽²⁾	•	•	•	•	•
<u>Secondary suite</u> ⁽²⁾	•	•			
<u>Short-term rental</u> ⁽²⁾	•	•	•	•	•

Additional requirements to Table 7-6:

1. This use shall only be permitted where a dwelling unit fronts on to a public road.
2. This use is subject to specific use provisions in accordance with Part 5 of this By-law.

7.3.2 Lot and Building Requirements for the RT1 and RT2 Zones

Table 7-7: Lot and Building Requirements for the RT1 and RT2 Zones

	Standard Lot	Accessed by a Lane	Private Road or Common Element Road	Block
Minimum <u>lot frontage</u> (m)	6/unit	5.5/unit	6/unit	30
Minimum <u>lot area</u> (m ²)	162	170	162	162/ unit
Minimum <u>front yard</u> (m)	4.5 ⁽¹⁾	4.5 ⁽¹⁾	4.5 ⁽¹⁾	4.5 ⁽¹⁾
Minimum <u>rear yard</u> (m)	7.5	15.0	7.5	4.5
Minimum <u>interior side yard</u> (m)	1.2 ^{(2) 001-2022}	1.2 ^{(2) 001-2022}	1.2 ^{(2) 001-2022}	1.5 ^{(2) 001-2022}
Minimum <u>exterior side yard</u> (m)	2.4 ^{(1) (3) 001-2022}	4.5 ^{(1) (3) 001-2022}	4.5 ^{(1) (3) 001-2022}	4.5 ^{(1) (3) 001-2022}
Maximum <u>lot coverage</u> (%) <small>(001-2022)</small>	50	50	50	50

Additional requirements to Table 7-7:

1. Where a private garage faces a front lot line or an exterior side lot line, the minimum setback to the private garage shall be 5.7 m.
2. The minimum interior side yard shall be 3.5 m where the interior side lot line abuts a walkway, greenway, or stormwater management facility.
3. The minimum exterior side yard shall be 3.0 m where abutting a road, lane, common element road, or a sight triangle. ⁽⁰⁰¹⁻²⁰²²⁾

7.3.3

Lot and Building Requirements for the RM Zones

Table 7-8: Lot and Building Requirements for the RM Zones

	RM1	RM2	RM3
Lot and Building Requirements			
Minimum <u>lot frontage</u> (m)	30	30	30
Minimum <u>lot area</u> (m ²)	100.0/unit	80.0/unit	65.0/unit
Minimum <u>front yard</u> (m)	4.5	4.5	7.5
Minimum <u>rear yard</u> (m)	7.5 ⁽¹⁾	7.5	7.5
Minimum <u>interior side yard</u> (m)	1.2 ⁽²⁾	4.5 ⁽²⁾	7.5
Minimum <u>exterior side yard</u> (m)	2.4	4.5	7.5
Minimum separation between <u>buildings</u> containing <u>dwelling units</u> (m)	2.4	-	-
Maximum <u>lot coverage</u> (%)	50	-	-
Maximum <u>height</u> (m)	11.0	44	48
45-degree <u>angular plane</u> requirement	-	Applies ⁽³⁾	Applies ⁽³⁾
Maximum width of the front <u>main wall</u> of a block of <u>multiple-unit townhouse dwellings</u> (m)	40	-	-
<u>Podium</u> and <u>tower</u> requirements	The <u>podium</u> and <u>tower</u> requirements as specified in the applicable <u>zone</u> shall apply to any <u>building</u> with a <u>height</u> greater than 20.0 m		
Podium and Tower Requirements			
Minimum <u>podium height</u> (m)	-	10.5	10.5

	RM1	RM2	RM3
Maximum <u>podium height</u> (m)	-	20	20
Minimum <u>tower step-back</u> (m)	-	3	3
Maximum <u>tower floor plate</u> (m ²)	-	850	850
Minimum <u>tower separation</u> (m)	-	30 ⁽⁴⁾	30 ⁽⁴⁾
Minimum <u>tower setback from any rear lot line and interior side lot line</u> (m)	-	12.5	12.5
Landscaping Requirements			
Minimum <u>landscape</u> (%)	10	10	10
Minimum <u>landscaped strip</u> on any <u>interior side lot line</u> or <u>rear lot line</u> abutting any other <u>Residential Zone</u> , except an RT or RM Zone (width in m)	3	3	3
Minimum <u>landscaped strip</u> abutting a <u>street line</u> (width in m)	3	3	3

Additional requirements to Table 7-8:

1. The minimum rear yard for a back-to-back townhouse dwelling shall be 0.0 m where the dwelling units share a common wall.
2. The minimum interior side yard shall be 7.5 m where a RM1 Zone or RM2 Zone abuts any other Residential Zone, except another RM1 Zone or RM2 Zone.
3. A 45-degree angular plane shall be required in the RM2 Zone and RM3 Zone and shall be applied from the rear lot line. This provision shall apply where the RM2 or RM3 Zone abuts any other Residential Zone except another RM2 or RM3 Zone.
4. The permitted encroachment of a balcony into the minimum required tower separation shall be the same as the permitted encroachment of a balcony into a minimum required yard in accordance with Part 4 of this By-law.

8.0 MIXED-USE ZONES

8.1 List of Mixed-Use Zones

For convenience, Table 8-1 identifies the Mixed-Use Zones established in accordance with Part 2 of this By-law:

Table 8-1: List of Mixed-Use Zones

Zone Name	Zone Symbol(s)
Low-Rise Mixed-Use Zone	LMU
Mid-Rise Mixed-Use Zone	MMU
High-Rise Mixed-Use Zone	HMU
General Mixed-Use Zone	GMU
Community Commercial Mixed-Use Zone	CMU
Employment Commercial Mixed-Use Zone	EMU
Main Street Mixed-Use – Kleinburg Zone	KMS
Main Street Mixed-Use – Maple Zone	MMS
Main Street Mixed-Use – Woodbridge Zone	WMS

8.2 Regulations for the LMU, MMU, HMU, GMU, CMU and EMU Zones

8.2.1 Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones¹⁸⁴⁻²⁰²²

Table 8-2: Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones

	LMU	MMU	HMU	GMU	CMU	EMU
Commercial Uses						
<u>Art studio</u>		• (3)	• (3)	•	•	•

	LMU	MMU	HMU	GMU	CMU	EMU
<u>Business service</u> ⁽⁵⁾	● ⁽²⁾	● ⁽³⁾	● ⁽³⁾	● ⁽⁵⁾	● ⁽²⁾	● ⁽²⁾
<u>Car wash</u>				E		
<u>Automotive detailing</u>				●		●
<u>Clinic</u>	● ⁽²⁾	● ⁽³⁾	● ⁽³⁾	●	● ⁽²⁾	● ⁽²⁾
<u>Commercial school</u>	●	●	●	●	●	●
<u>Commercial storage</u> ⁽⁵⁾				E		
<u>Financial institution</u> ⁽⁵⁾	● ⁽²⁾	● ⁽³⁾	● ⁽³⁾	●	● ⁽²⁾	● ⁽²⁾
<u>Fueling station</u> ⁽¹⁾		E	E	E	E	E
<u>Funeral services</u> ^{(5) (6)}		●	●	●	●	●
<u>Health and fitness centre</u> ⁽⁵⁾	● ⁽²⁾	● ⁽³⁾	● ⁽³⁾	●	● ⁽²⁾	● ⁽²⁾
<u>Hotel</u> ⁽⁵⁾⁽⁶⁾		●	●	●	●	●
<u>Hotel (small scale)</u> ^{(5) (6)}	●	●	●	●	●	●
<u>Micro-manufacturing</u> ⁽¹⁾		●	●	●	●	●

	LMU	MMU	HMU	GMU	CMU	EMU
<u>Motor vehicle body repair</u>				E		
<u>Motor vehicle rental</u>				E		
<u>Motor vehicle repair</u>				E		
<u>Motor vehicle sales</u> ⁽⁵⁾				E		
<u>Office</u>	•	•	•	•	•	•
<u>Personal service</u> ⁽⁵⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Pet care establishment</u> ⁽⁵⁾		• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Pet services establishment</u> ⁽⁵⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Place of assembly</u> ⁽⁶⁾		•	•	•	•	•
<u>Place of entertainment</u> ⁽⁵⁾		•	•	•	•	•
<u>Restaurant</u> ⁽⁵⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Restaurant, take-out</u> ⁽⁵⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Retail</u> ⁽⁵⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	• ⁽⁵⁾	• ⁽²⁾	• ⁽²⁾

	LMU	MMU	HMU	GMU	CMU	EMU
<u>Retail, convenience</u> ⁽⁵⁾	● (2)	● (3)	● (3)	●	● (2)	● (2)
<u>Service or repair shop</u> ⁽⁵⁾	● (2)	● (3)	● (3)	●	● (2)	● (2)
<u>Shopping centre</u> ⁽⁵⁾	●	●	●		●	
<u>Supermarket</u> ⁽⁵⁾	● (2)	● (3)	● (3)	●	● (2)	● (2)
<u>Theatre</u> ⁽⁵⁾		●	●	●	●	●
<u>Veterinary clinic</u>	● (2)	● (3)	● (3)	●	● (2)	● (2)
Residential Uses						
<u>Apartment dwelling</u> ⁽⁶⁾	● (4)	● (4)	● (4)			
<u>Block townhouse dwelling</u>	●					
<u>Independent living facility</u> ^{(1) (6)}	●	●	●			
<u>Live-work dwelling</u>	●	●	●			
<u>Multiple-unit townhouse dwelling</u>		● (4)				
<u>Podium townhouse dwelling</u>		● (4)	● (4)			
<u>Retirement residence</u> ⁽⁶⁾	●	●	●			

	LMU	MMU	HMU	GMU	CMU	EMU
<u>Street townhouse dwelling</u>	•					
<u>Supportive living facility</u>	•	•	•			
Community Uses						
<u>Community facility</u> ⁽⁶⁾	•	•	•	•	•	•
<u>Community garden</u> ⁽¹⁾	•	•	•	•	•	•
<u>Day care centre</u> ⁽⁶⁾	•	•	•	E	•	•
<u>Long term care facility</u> ⁽⁶⁾	•	•	•			
<u>Place of worship</u> ^{(1) (6)}	•	•	•	•	•	•
<u>Public parking</u>		•	•	•	•	•
<u>School</u> ^{(1) (3) (6) (170-2022)}	•	•	•	•	•	
<u>School, post-secondary</u> ⁽⁶⁾		•	•			
<u>Urban square</u>	•	•	•	•	•	•
Specified Accessory Uses						
<u>Drive-through</u> ⁽¹⁾				E		

	LMU	MMU	HMU	GMU	CMU	EMU
<u>Home occupation</u> ⁽¹⁾	•	•	•			
<u>Outdoor display area</u> ⁽¹⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Outdoor patio</u> ⁽¹⁾	• ⁽²⁾	• ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Seasonal outdoor display area</u> ⁽¹⁾	•	•	•	•	•	•
<u>Secondary suite</u> ⁽¹⁾	•					
<u>Short-term rental</u> ⁽¹⁾	•	•	•			
Other Uses						
<u>Temporary sales office</u> ⁽¹⁾	•	•	•	•	•	•

Additional requirements to Table 8-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.
3. This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 50% of the gross floor area of all uses on the lot.
4. The ground floor frontage shall consist of a maximum of 40% of all uses subject to this provision.

5. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m².
6. The uses subject to this note are not permitted abutting a freight rail facility

8.2.2 Lot and Building Requirements for the LMU, MMU, HMU, GMU, CMU and EMU Zones
Table 8-3: Lot and Building Requirements for the LMU, MMU, HMU, GMU, CMU and EMU Zones

	LMU	MMU	HMU	GMU	CMU	EMU
Lot and Building Requirements						
Minimum <u>lot frontage</u> (m)	18	30	30	18 ⁽¹⁾	30	30
Minimum <u>lot area</u> (m ²)	800	1200	1200	800 ⁽¹⁾	1800	1800
Minimum <u>front yard</u> (m)	3.5	5	5	3.5	3.5	7
Required <u>build-to zone</u> (m)	3.5 – 7 ₍₂₎₍₃₎	5 – 10 ₍₂₎₍₃₎	5 – 10 ₍₂₎₍₃₎	3.5 – 7 ₍₁₎₍₄₎	3.5 – 7 ⁽⁵⁾	5 – 10 ⁽⁵⁾
Minimum <u>rear yard</u> (m)	7.5	7.5	7.5	7.5	7.5	7.5
Minimum <u>interior side yard</u> (m)	1.5	-	-	3	1.5	1.5
Minimum <u>exterior side yard</u> (m)	3.5	5	5	3.5	3.5	5
Minimum <u>height</u> (m)	8.0	11.0	24.0	8.0 ⁽¹⁾	11.0	11.0
Maximum <u>height</u> (m)	20	48.0	88.0	11	32	32
Minimum <u>street wall</u> (m)	8	9	9	-	8	-
Minimum <u>ground floor height</u> (m)	4.5	4.5	4.5	4.5 ⁽¹⁾	4.5	6

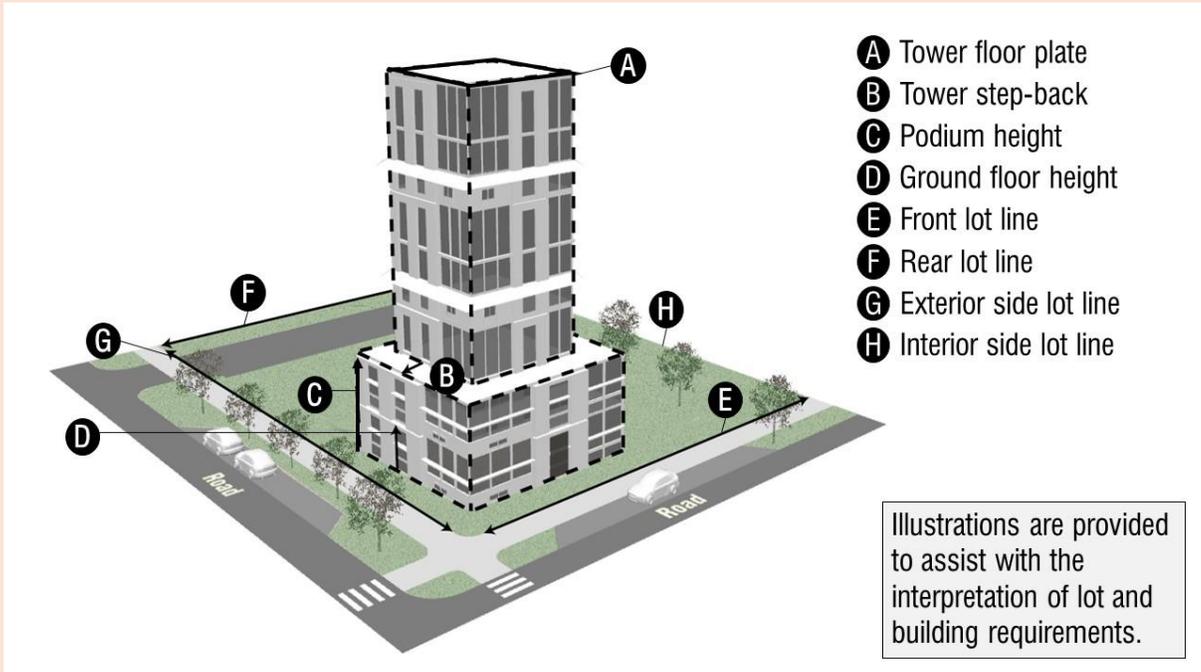
	LMU	MMU	HMU	GMU	CMU	EMU
45-degree <u>angular plane</u>	Applies ⁽⁶⁾	Applies ⁽⁶⁾	Applies ⁽⁶⁾	-	Applies ⁽⁶⁾	Applies ⁽⁶⁾
<u>Podium</u> and <u>tower</u> requirements	The <u>podium</u> and <u>tower</u> requirements as specified in the applicable <u>zone</u> shall apply to any <u>building</u> with a <u>height</u> greater than 20.0 m					
Podium and Tower Requirements						
Minimum <u>podium height</u> (m)	-	10.5	10.5	-	10.5	10.5
Maximum <u>podium height</u> (m)	-	20	20	-	20	20
Minimum <u>tower step-back</u> (m)	-	3	3	-	3	-
Maximum <u>tower floor plate</u> (m ²)	-	850	850	-	-	-
Minimum <u>tower separation</u> (m)	-	30	30	-	15	15
Minimum <u>tower setback from any rear lot line and interior side lot line</u> (m)	-	12.5	12.5	-	7.5	7.5
Specified Parking Area Requirements						
Parking permitted in the form of a <u>surface parking lot</u>	Yes ⁽⁷⁾	Yes ⁽⁸⁾	Yes ⁽⁸⁾	Yes	Yes ⁽⁷⁾	Yes ⁽⁷⁾
Parking permitted in the form of an <u>above-grade parking structure</u>	No	Yes	Yes	Yes	No	No
Parking permitted in the form of a <u>below-grade parking structure</u>	Yes	Yes	Yes	Yes	Yes	Yes
Landscaping Requirements						
Minimum <u>landscape strip abutting a street line</u> (width in m)	3.5	5	5	3.5	3.5	5

	LMU	MMU	HMU	GMU	CMU	EMU
Minimum required <u>landscape</u> strip on any <u>interior side lot line</u> or <u>rear lot line</u> abutting a Residential Zone or an Open Space Zone (width in m)	3	3	3	3	3	3
Minimum <u>landscape</u> (%)	10	-	-	10	10	10

Additional requirements to Table 8-3:

1. This requirement shall not apply to existing buildings and structures.
2. The build-to zone shall apply to a minimum of 60% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply. Notwithstanding this requirement, on any corner lot, a minimum of 50% shall apply.
3. Urban squares, driveways, and walkways shall be permitted within the build-to zone, provided the cumulative total does not exceed 25% of the total build-to zone requirement.
4. The build-to zone shall apply to a minimum of 30% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply. Notwithstanding this requirement, on any corner lot, a minimum of 55% shall apply.
5. The build-to zone shall apply to a minimum of 50% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply. Notwithstanding this requirement, on any corner lot, a minimum of 55% shall apply.
6. A 45-degree angular plane shall be required in the LMU, MMU, HMU, CMU and EMU Zones and shall be applied from the rear lot line and interior side lot line. This provision shall only apply where an LMU, MMU, HMU, CMU or EMU Zone abuts any Residential Zone except the RM2 and RM3 Zones.

7. Any part of a surface parking area shall be prohibited in the front yard and exterior side yard. This shall not apply to prevent the location of any driveway in any yard.
8. Surface parking shall be prohibited in all yards except the rear yard. This shall not apply to prevent the location of any driveway in any yard.



8.3 Regulations for the KMS, WMS and MMS Zones

8.3.1 Permitted Uses in the KMS, WMS and MMS Zones ¹⁸⁴⁻²⁰²²

Table 8-4: Permitted Uses in the KMS, WMS and MMS Zones

	KMS	WMS	MMS
Commercial Uses			
<u>Art studio</u>	•	•	
<u>Business service</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Clinic</u>	•	•	• ⁽²⁾
<u>Commercial school</u>	•	•	•
<u>Financial institution</u> ⁽⁵⁾	•	•	• ⁽²⁾

	KMS	WMS	MMS
<u>Funeral services</u>	•	•	
<u>Health and fitness centre</u> ⁽⁵⁾	•	•	•
<u>Hotel (small scale)</u>	•	•	•
<u>Micro-manufacturing</u> ⁽¹⁾	•	•	•
<u>Office</u>	•	•	•
<u>Personal service</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Pet services establishment</u> ⁽⁵⁾	•	•	•
<u>Place of assembly</u>	•	•	
<u>Restaurant</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Restaurant, take-out</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Retail</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Retail, convenience</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Service or repair shop</u> ⁽⁵⁾	•	•	• ⁽²⁾
<u>Supermarket</u> ⁽⁵⁾	•	•	•
<u>Theatre</u> ⁽⁵⁾		•	
<u>Veterinary clinic</u>	•	•	• ⁽²⁾
Residential Uses			
<u>Apartment dwelling</u>	• ⁽⁴⁾	• ⁽⁴⁾	• ⁽³⁾
<u>Block townhouse dwelling</u>		• ⁽⁴⁾	• ⁽³⁾
<u>Independent living facility</u> ⁽¹⁾	•	•	•

	KMS	WMS	MMS
<u>Live-work dwelling</u>		•	• ⁽³⁾
<u>Multiple-unit townhouse dwelling</u>		• ⁽⁴⁾	• ⁽³⁾
<u>Single detached dwelling</u>	E	E	E
<u>Street townhouse dwelling</u>		• ⁽⁴⁾	• ⁽³⁾
<u>Supportive living facility</u>	•	•	•
Community Uses			
<u>Community facility</u>	•	•	•
<u>Community garden</u> ⁽¹⁾	•	•	•
<u>Day care centre</u>	•	•	•
<u>Long term care facility</u>	•	•	•
<u>Place of worship</u> ⁽¹⁾	•	•	•
<u>Public parking</u>	•	•	
<u>School</u> ^{(1) (6) (170-2022)}	•	•	•
<u>Urban square</u>	•	•	•
Specified Accessory Uses			
<u>Bed and breakfast</u> ⁽¹⁾	•		
<u>Home occupation</u> ⁽¹⁾	•	•	•
<u>Outdoor display area</u> ⁽¹⁾	•	•	• ⁽²⁾
<u>Outdoor patio</u> ⁽¹⁾	•	•	• ⁽²⁾
<u>Seasonal outdoor display area</u> ⁽¹⁾	•	•	•
<u>Secondary suite</u> ⁽¹⁾	•	•	•

	KMS	WMS	MMS
<u>Short-term rental</u> ⁽¹⁾	•	•	•
Other Uses			
<u>Temporary sales office</u> ⁽¹⁾	•	•	•
<u>Agriculture</u>	E	E	E

Additional requirements to Table 8-4:

1. This use shall be subject to specific use provisions in accordance with Part 5 of this By-law.
2. This use shall only be permitted as part of a mixed-use development and the total amount of gross floor area of all uses subject to this provision shall be limited to a maximum of 30% of the gross floor area of all uses on the lot.
3. The ground floor frontage shall consist of a maximum of 40% of all uses subject to this provision.
4. This use shall not be permitted within the ground floor frontage of the lot, except that a maximum of 15% of the ground floor frontage may be used for lobby or common areas associated with the specified uses.
5. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m².
6. The uses subject to this notation are not permitted abutting a freight rail facility. ⁽¹⁷⁰⁻²⁰²²⁾

8.3.2 Lot and Building Requirements for the KMS, WMS and MMS Zones

1. In the WMS Zone and MMS Zone, the lot and building requirements for a block townhouse dwelling or multiple unit townhouse dwelling shall be in accordance with the requirements of the Multiple Residential One (RMI) Zone.
2. In the WMS Zone and MMS Zone, the lot and building requirements for a street townhouse dwelling shall be in accordance with the Residential Townhouse One (RT1) Zone or the Residential Townhouse Two (RT2) Zone, as applicable.

3. For all other uses permitted in the KMS, MMS and WMS Zones, the following lot and building requirements shall apply:

Table 8-5: Lot and Building Requirements for the KMS, WMS and MMS Zones

	KMS	MMS	WMS
Lot and Building Requirements			
Minimum <u>lot frontage</u> (m)	16.5 ⁽¹⁾	The <u>existing lot frontage</u>	15.0 ⁽¹⁾
Minimum <u>lot area</u> (m ²)	742.5 ⁽¹⁾	The <u>existing lot area</u>	650. ⁽¹⁾
Minimum <u>front yard</u> (m)	2	1	2
Maximum <u>front yard</u> (m)	6 ⁽¹⁾	-	6 ⁽¹⁾
Minimum <u>rear yard</u> (m)	15	7.5	7.5
Minimum <u>interior side yard</u> (m)	1.8	4.5	1.8
Maximum <u>exterior side yard</u> (m)	4.5	7.5	4.5
Maximum <u>lot coverage</u> (%)	30	50	50
Minimum <u>height</u> (m)	-	8	8
Maximum <u>height</u> (m)	9.5	12	11
Minimum <u>floor space index</u>	-	0.5	-
Maximum <u>floor space index</u>	-	1.8	-

	KMS	MMS	WMS
Specified Parking Area Requirements			
Portions of the <u>lot</u> where surface parking is permitted	<u>Rear yard only</u>	<u>Rear yard only</u>	<u>Rear yard only</u>
Landscaping Requirements			
Minimum required <u>landscape</u> strip on an <u>interior side lot line</u> or <u>rear lot line</u> abutting a Residential Zone or an Open Space Zone (width in m)	3	3	3
Minimum required <u>landscape</u> (%)	10	10	10

Additional requirements to Table 8-5:

- I. The requirement shall be the lesser of the requirement shown or the existing condition as of the effective date of this By-law.

9.0 COMMERCIAL ZONES

9.1 List of Commercial Zones

For convenience, Table 9-1 identifies the Commercial Zones established in accordance with Part 2 of this By-law.

Table 9-1: List of Commercial Zones

Zone Name	Zone Symbol(s)
General Commercial Zone	GC
Neighbourhood Commercial Zone	NC
Service Commercial Zone	SC
Convenience Commercial Zone	CC

9.2 Regulations for the Commercial Zones

9.2.1 Permitted Uses in the Commercial Zones¹⁸⁴⁻²⁰²²

Table 9-2: Permitted Uses in the Commercial Zones¹⁸¹⁻²⁰²²

	GC	NC	SC	CC
Commercial Uses				
<u>Art studio</u>	•		•	
<u>Automotive Detailing</u>	•		•	
<u>Business service</u> ⁽³⁾	•	•		
<u>Car wash</u> ⁽³⁾	E		•	
<u>Clinic</u> ⁽¹⁷⁶⁻²⁰²²⁾	•	•		
<u>Commercial school</u>	•			
<u>Commercial storage</u> ⁽³⁾	•			

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	GC	NC	SC	CC
<u>Financial institution</u> ⁽³⁾	•	•		• ⁽²⁾
<u>Funeral services</u> ⁽³⁾	•			
<u>Fueling station</u> ⁽¹⁾⁽³⁾	E		•	
<u>Garden centre</u> ⁽³⁾	•			
<u>Health and fitness centre</u> ⁽³⁾	•	•		
<u>Heavy equipment sales, rental and service establishment</u> ⁽³⁾	•			
<u>Hotel</u> ⁽³⁾	•		E	
<u>Hotel (small scale)</u> ⁽³⁾	•	•		
<u>Micro-manufacturing</u> ⁽¹⁾	•	•		
<u>Motor vehicle body repair</u>	E		E	
<u>Motor vehicle rental</u>	•		•	
<u>Motor vehicle repair</u>	•		•	
<u>Motor vehicle sales</u> ⁽³⁾	•		•	
<u>Office</u>	•	•		
<u>Personal service</u> ⁽³⁾	•	•	•	• ⁽²⁾
<u>Pet care establishment</u> ⁽³⁾	•			• ⁽²⁾
<u>Pet services establishment</u> ⁽³⁾		•		
<u>Place of assembly</u> ⁽³⁾	•			
<u>Place of entertainment</u> ⁽³⁾	•			
<u>Research and development</u>	•			

	GC	NC	SC	CC
<u>Restaurant</u> ⁽³⁾	•	•	•	• ⁽²⁾
<u>Restaurant, take-out</u> ⁽³⁾ (181-2022)	•	•	•	• ⁽²⁾
<u>Retail</u> ⁽³⁾	• ⁽³⁾	•	• ⁽²⁾	• ⁽²⁾
<u>Retail, convenience</u> ⁽³⁾	•	•	• ⁽²⁾	• ⁽²⁾
<u>Service or repair shop</u> ⁽³⁾	•		•	
<u>Shopping centre</u> ⁽³⁾	•	•	•	•
<u>Supermarket</u> ⁽³⁾	•		•	
<u>Taxi stand</u>	•		•	
<u>Theatre</u> ⁽³⁾	•			
<u>Veterinary clinic</u>	•	•		
Community Uses				
<u>Community facility</u>	•	•		
<u>Community garden</u> ⁽¹⁾	•	•	•	•
<u>Day care centre</u>	•	•	•	• ⁽²⁾
<u>Place of worship</u> ⁽¹⁾	•			
<u>Public parking</u>	•	•		
Specified Accessory Uses				
<u>Drive-through</u> ⁽¹⁾	•	•	•	
<u>Outdoor display area</u> ⁽¹⁾	•	•		
<u>Outdoor patio</u> ⁽¹⁾	•	•	•	
<u>Seasonal outdoor display area</u> ⁽¹⁾	•	•		•

	GC	NC	SC	CC
Other Uses				
<u>Temporary sales office</u> ⁽¹⁾	•	•	•	•

Additional requirements to Table 9-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. The maximum total gross floor area of all the specified uses shall be 185.0 m² per lot.
3. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m².

9.2.2 Lot and Building Requirements for the Commercial Zones

Table 9-3: Lot and Building Requirements for the Commercial Zones

	GC	NC	SC	CC
Lot and Building Requirements				
Minimum <u>lot frontage</u> (m)	20	30	35	15
Minimum <u>lot area</u> (m ²)	900	1000	1200	6500
Minimum <u>front yard</u> (m)	4.5	4.5	4.5	4.5
Minimum <u>rear yard</u> (m)	12	12	15	7.5
Minimum <u>interior side yard</u> (m)	3	6	6	3
Minimum <u>exterior side yard</u> (m)	4.5	6	6	4.5

	GC	NC	SC	CC
Maximum <u>lot coverage</u> (%)	50	35	40	35
Maximum <u>building height</u> (m)	11	11	9.5	9.5
Minimum <u>setback</u> from any <u>building</u> or <u>structure</u> to a <u>lot line</u> abutting a Residential Zone, Institutional Zone, or the Open Space Zone (m)	12	7.5	15	6
Landscaping Requirements				
Minimum <u>landscape</u> (%)	10	10	10	20
Minimum <u>landscape</u> strip abutting any <u>street line</u> (width in m)	3	3	3	3
Minimum <u>landscape</u> strip on any interior <u>side lot line</u> or <u>rear lot line</u> butting a Residential Zone or the Open Space Zone (width in m)	6	6	6	4.5

10.0 VAUGHAN METROPOLITAN CENTRE ZONES

10.1 List of Vaughan Metropolitan Centre Zones

For convenience, Table 10-1 identifies the Vaughan Metropolitan Centre Zones established in accordance with Part 2 of this By-law.

Table 10-1: List of Vaughan Metropolitan Centre Zones

Zone Name	Zone Symbol(s)
Vaughan Metropolitan Centre Station Zone	V1
Vaughan Metropolitan Centre South Zone	V2
Vaughan Metropolitan Centre Neighbourhood Zone	V3
Vaughan Metropolitan Centre Employment Zone	V4

10.2 Regulations for the Vaughan Metropolitan Centre Zones

10.2.1 Permitted Uses in the Vaughan Metropolitan Centre Zones¹⁸⁴⁻²⁰²²

Table 10-2: Permitted Uses in the Vaughan Metropolitan Centre Zones

	V1	V2	V3	V4
Existing Uses, Buildings and Structures				
<u>Existing uses, buildings and structures</u> that do not otherwise conform to the provisions of this By-law	E ⁽²⁾	E ⁽²⁾	E ⁽²⁾	E ⁽²⁾
Commercial Uses				
<u>Art studio</u>	•	•		
<u>Business service</u>	•	•	•	

	V1	V2	V3	V4
<u>Clinic</u>	•	•	•	•
<u>Commercial school</u>	•	•		•
<u>Financial institution</u>	•	•	•	• (5)
<u>Health and fitness centre</u>	•	•	•	
<u>Hotel</u>	•	•		• (6)
<u>Micro-manufacturing</u> ⁽¹⁾	•	•	•	
<u>Pet services establishment</u>	•	•	•	
<u>Place of assembly</u>	•	•		• (6)
<u>Place of entertainment</u>	•	•	•	• (5)
<u>Personal service</u>	•	•	•	• (5)
<u>Restaurant</u>	•	•	•	• (5)
<u>Restaurant, take-out</u>	•	•	•	
<u>Retail</u>	•	•		• (5)
<u>Retail, convenience</u>	•	•	•	• (5)
<u>Shopping centre</u>	•	•		
<u>Supermarket</u>	•	•		

	V1	V2	V3	V4
<u>Theatre</u>	•	•		
Employment Uses				
<u>Office</u>	•	•	• (3)	•
<u>Research and development</u>				•
Residential Uses				
<u>Apartment dwelling</u>	• (4)	• (4)	•	
<u>Block townhouse dwelling</u>	•	•	•	
<u>Independent living facility</u> ⁽¹⁾	•	•	•	
<u>Live-work dwelling</u>	•	•	•	
<u>Multiple-unit townhouse dwelling</u>			•	
<u>Podium townhouse dwelling</u>	•	•	•	
<u>Retirement residence</u>	•	•	•	
<u>Street townhouse dwelling</u>	•	•	•	
<u>Supportive living facility</u>	•	•	•	
Community Uses				
<u>Community facility</u>	•	•	•	
<u>Community garden</u> ⁽¹⁾	•	•	•	•

	V1	V2	V3	V4
<u>Day care centre</u>	•	•		•
<u>Long term care facility</u>	•	•	•	
<u>Place of worship</u> ⁽¹⁾	•	•	•	•
<u>Post-secondary school</u>	•	•		
<u>Public parking</u>	•	•	•	•
<u>School</u>	•	•	•	
<u>Urban square</u>	•	•	•	•
Specified Accessory Uses				
<u>Home occupation</u> ⁽¹⁾	•	•	•	
<u>Outdoor display area</u> ⁽¹⁾	•	•		
<u>Outdoor patio</u> ⁽¹⁾	•	•	•	•
<u>Temporary sales office</u> ⁽¹⁾	•	•	•	•
<u>Short-term rental</u> ⁽¹⁾	•	•	•	

Additional requirements to Table 10-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. The maximum permitted gross floor area for existing uses that do not otherwise conform to the provisions of this By-law in any Vaughan Metropolitan Centre Zone shall be the gross floor area existing at the effective date of this By-law.
3. Office uses shall only be permitted in the V3 Zone subject to the areas shown on Schedule B-1.
4. Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.
5. This use shall only be permitted in the ground floor frontage and the total gross floor area shall not exceed 10% of the gross floor area of all uses on the lot.
6. This use shall only be permitted on a lot that abuts Highways 7, 400 or 407.

10.2.2 Lot and Building Requirements for the Vaughan Metropolitan Centre Zones

Table 10-3: Lot and Building Requirements for the VMC Zones

	V1	V2	V3	V4
Lot and Building Requirements				
Minimum <u>lot frontage</u> (m)	50	50	30	30
Minimum <u>lot area</u> (m ²)	4000	4000	1800	1800
Minimum <u>front yard</u> (m)	3	3	3	3
Minimum <u>rear yard</u>	1	1	1	1

	V1	V2	V3	V4
Minimum <u>interior side yard</u> (m)	1	1	1	1
Minimum <u>exterior side yard</u> (m)	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾
Required <u>build-to zone</u> (m)	3 – 5 ⁽³⁾⁽⁴⁾	3 – 5 ⁽³⁾⁽⁴⁾	3 - 7.5 ⁽³⁾⁽⁵⁾	3 – 5 ⁽³⁾⁽⁶⁾
Minimum <u>height</u>	As shown on Schedule A ⁽¹⁾			
Maximum <u>height</u>	As shown on Schedule A ⁽¹⁾			
Minimum <u>ground floor height</u> (m)	3.5 ⁽⁷⁾	3.5 ⁽⁷⁾	3.5 ⁽⁷⁾	3.5 ⁽⁷⁾
Minimum <u>street wall</u> (m)	9	9	8	8
Minimum <u>floor space index</u>	As shown on Schedule A			
Maximum <u>floor space index</u>	As shown on Schedule A			
<u>Podium and Tower</u> Requirements	The <u>podium</u> and <u>tower</u> requirements as specified in the applicable <u>zone</u> shall apply to any <u>building</u> with a <u>height</u> greater than 20.0 m in the V1 Zone and 14.0 m in the V2, V3 and V4 Zones.			
Podium and Tower Requirements				
Minimum <u>podium height</u> (m)	10.5	10.5	10.5	10.5
Maximum <u>podium height</u> (m)	20	14	14	14
Minimum <u>tower step-back</u> (m)	3	3	3	-
Minimum <u>tower separation for residential towers</u> (m)	25	25	25	-

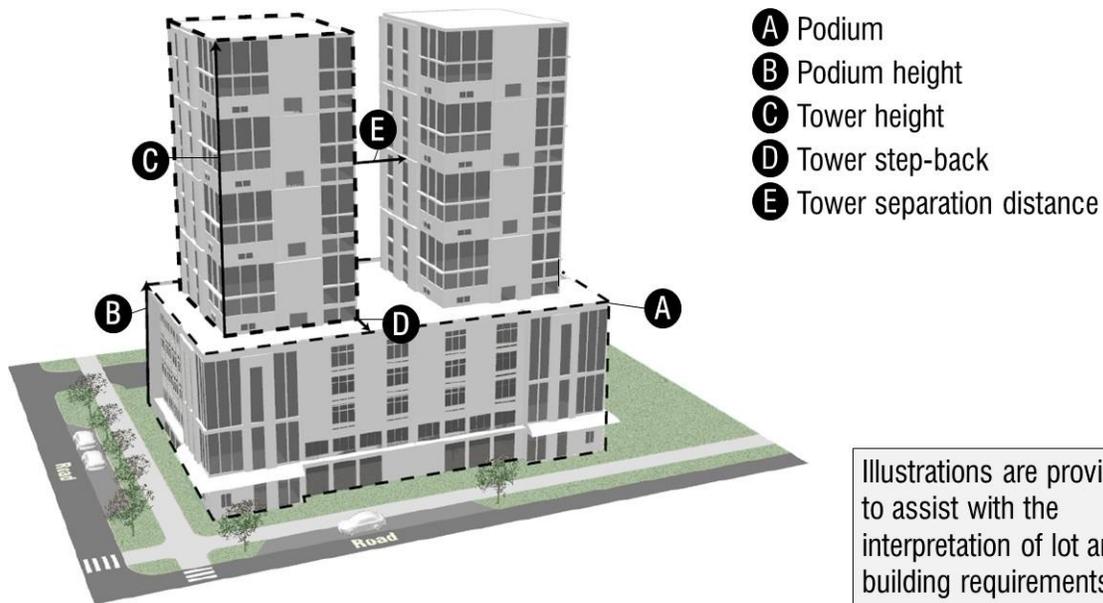
	V1	V2	V3	V4
Minimum <u>residential tower setback</u> from any <u>rear lot line</u> and <u>interior side lot line</u> (m)	12.5	12.5	12.5	-
Minimum <u>tower separation</u> for <u>office towers</u> (m)	20	20	20	20
Minimum <u>office tower setback</u> from a <u>rear lot line</u> or <u>interior side lot line</u> (m)	10	10	10	10
Maximum residential <u>tower floor plate</u> (m ²)	750	750	750	-
Active Use Frontage Requirements				
Active Use Frontage (Required) and Active Use Frontage (Convertible)	Applicable where shown on Schedule B-I and in accordance with Section 4.2.			
Landscaping Requirements				
Minimum <u>landscape strip</u> on any <u>interior side lot line</u> or <u>rear lot line</u> abutting the V3 Zone (width in m)	3	-	-	3
Minimum <u>landscape strip</u> along an <u>interior side lot line</u> or <u>rear lot line</u> abutting an Open Space Zone (width in m)	3	3	3	3
Minimum <u>landscape strip</u> abutting a <u>street line</u> (width in m)	3	3	3	3

Additional requirements to Table 10-3:

1. This requirement shall not apply to an above grade parking structure.
2. The minimum exterior side yard shall be 3.5 m where the exterior side yard abuts a walkway, greenway, or stormwater management facility.
3. Urban squares, driveways, and walkways shall be permitted within the build-to zone, provided the cumulative total does not exceed 25% of the total build-to zone requirement.
4. The build-to zone shall apply to a minimum of 75% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply.

Notwithstanding this requirement, on any corner lot, a minimum of 80% shall apply.

5. The build-to zone shall apply to a minimum of 75% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply. Notwithstanding this requirement, on any corner lot, a minimum of 60% shall apply.
6. The build-to zone shall apply to a minimum of 60% of the street frontage. On any other portion of the lot, only the minimum setback indicated shall apply. Notwithstanding this requirement, on any corner lot, a minimum of 60% shall apply.
7. Where lands are subject to the active use frontage (convertible) or active use frontage (required) as shown on Schedule B-I, the minimum ground floor height requirement shall be in accordance with Section 4.2.



11.0 EMPLOYMENT ZONES

11.1 List of Employment Zones

For convenience, Table 11-1 identifies the Employment Zones established in accordance with Part 2 of this By-law.

Table 11-1: List of Employment Zones

Zone Name	Zone Symbol(s)
Prestige Employment Zone	EM1
General Employment Zone	EM2
Mineral Aggregate Operation Zone	EM3

11.2 Regulations for the Employment Zones

11.2.1 Permitted Uses in the Employment Zones¹⁸⁴⁻²⁰²²

Table 11-2: Permitted Uses in the Employment Zones

	EM1	EM2	EM3
Employment Uses			
<u>Automotive Detailing</u>	•	•	
<u>Commercial school</u>	•	•	
<u>Contractor's establishment</u>		•	
<u>Heavy equipment sales, rental and service establishment</u>		•	
<u>Intermodal facility</u>		•	
<u>Manufacturing or processing facility</u>	•	•	

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	EM1	EM2	EM3
<u>Mineral aggregate operation</u>			•
<u>Motor vehicle body repair</u>	E	•	
<u>Motor vehicle rental</u>	E		
<u>Motor vehicle repair</u>	E	•	
<u>Motor vehicle sales</u>	E		
<u>Office</u>	• ⁽²⁾		
<u>Research and development</u>	•	•	
<u>Transportation terminal</u>		•	
<u>Vertical farming</u>	•	•	
<u>Warehousing and distribution facility</u>	•	•	
Other Uses			
<u>Banquet hall</u>		•	
<u>Car wash</u>	• ⁽³⁾	•	
<u>Day care centre</u>	•		
<u>Night club</u>		•	
<u>Temporary sales office</u>	•	•	
Specified Accessory Uses			
<u>Accessory office</u> ⁽¹⁾	•	•	•
<u>Accessory retail</u> ⁽¹⁾	•	•	

	EM1	EM2	EM3
<u>Ancillary retail</u> ⁽¹⁾	•		
<u>Intermodal container</u> ⁽¹⁾	•	•	
<u>Outside storage</u> ⁽¹⁾		•	

Addition requirements to Table 11-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m² on each lot.
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone.

11.2.2 Lot and Building Requirements for the Employment Zones

Table 11-3: Lot and Building Requirements for the Employment Zones

	EM1	EM2	EM3
Lot and Building Requirements			
Minimum <u>lot frontage</u> (m)	30	30	-
Minimum <u>lot area</u> (m ²)	1800	1800	-
Minimum <u>front yard</u> (m)	4.5	6	15
Minimum <u>rear yard</u> (m)	7.5	12	15
Minimum <u>interior side yard</u> (m)	3	6	7.5

	EM1	EM2	EM3
Minimum <u>exterior side yard</u> (m)	4.5	6	15
Maximum <u>lot coverage</u> (%)	60	-	-
Maximum <u>building height</u> (m)	15 ⁽¹⁾	15 ⁽¹⁾	11 ⁽²⁾
Minimum <u>setback</u> of any <u>building, structure</u> or <u>outside storage</u> to any Residential Zone or Open Space Zone (m)	20	30	150
Landscaping Requirements			
Required <u>landscape</u> strip abutting a <u>street line</u> (width in m)	3	3	-
Required <u>landscape</u> strip on any <u>interior side lot line</u> or <u>rear lot line</u> abutting a Residential Zone or the Open Space Zone (width in m)	4.5	4.5	-
Minimum <u>landscape open space</u> (%)	5	5	-

Additional requirements to Table 11-3:

1. The maximum building height may exceed 15.0 m, provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m in building height greater than 15.0 m, but in no case shall the maximum building height exceed 25.0 m.
2. A maximum height of 11.0 m shall only apply to an office use that is accessory to a mineral aggregate operation.

12.0 ENVIRONMENTAL PROTECTION, OPEN SPACE, AND AGRICULTURE ZONES

12.1 List of Environmental Protection, Open Space, and Agriculture Zones

For convenience, Table 12-1 identifies the Environmental Protection, Open Space, and Agriculture Zones established in accordance with Part 2 of this By-law.

Table 12-1: Applicable Environmental Protection, Open Space, and Agriculture Zones

Zone Name	Zone Symbol(s)
Environmental Protection Zone	EP
Public Open Space Zone	OS1
Private Open Space Zone	OS2
Agriculture Zone	A

12.2 Regulations for the Environmental Protection, Open Space, and Agriculture Zones

12.2.1 Permitted Uses in the Environmental Protection, Open Space, and Agriculture Zones

Table 12-2: Permitted Uses in the Environmental Protection, Open Space, and Agriculture Zones

	EP	OS1	OS2	A
Agriculture Uses				
<u>Agriculture</u>	E	E		•
Commercial Uses				
<u>Animal boarding</u>				•
<u>Driving range</u>			•	
<u>Golf course</u>			•	

	EP	OS1	OS2	A
Community Uses				
<u>Active recreational use</u>		•	•	
<u>Cemetery</u> ⁽¹⁾		•	•	
<u>Community garden</u> ⁽¹⁾		•	•	•
<u>Conservation use</u>	•	•	•	•
<u>Park</u>		•	•	
<u>Passive recreational use</u>	•	•	•	•
Residential Uses				
<u>Single detached dwelling</u>	E			•
Other Uses				
<u>Decommissioning activities (former landfill)</u> ⁽¹⁸³⁻²⁰²²⁾		•	•	
<u>Stormwater management facility</u>	E	•	•	•
<u>Temporary Sales Office</u> ^{(1) (177-2022)}				•
Specified Accessory Uses				
<u>Accessory agriculture dwelling</u> ⁽¹⁾				•
<u>Agri-tourism</u> ⁽¹⁾⁽²⁾				•
<u>Bed and breakfast</u> ⁽¹⁾				•
<u>Home industry</u> ⁽¹⁾				•
<u>Home occupation</u> ⁽¹⁾				•
<u>Intermodal container</u> ⁽¹⁾				•
<u>Seasonal farm stand</u> ⁽¹⁾				•

	EP	OS1	OS2	A
<u>Secondary suite</u> ⁽¹⁾				•
<u>Short-term rental</u> ⁽¹⁾				•

Additional requirements to Table 12-2:

1. This use shall be subject to specific use provisions in accordance with Part 5 of this By-law.
2. This use shall not be permitted on a lot that is subject to the Oak Ridges Moraine Suffix Zone (-ORM).

12.2.2 Lot and Building Requirements for the Environmental Protection, Open Space, and Agriculture Zones

Table 12-3: Lot and Building Requirements for the Environmental Protection, Open Space, and Agriculture Zones

	EP	OS1	OS2	A
Lot and Building Requirements				
Minimum <u>lot frontage</u> (m)	-	12 ⁽¹⁾	20	100
Minimum <u>lot area</u> (ha)	-	-	-	40
Minimum <u>front yard</u> (m)	15	9	15	15
Minimum <u>rear yard</u> (m)	15	15	15	15
Minimum <u>interior side yard</u> (m)	15	4.5	15	9 ⁽²⁾
Minimum <u>exterior side yard</u> (m)	15	4.5	15	15
Maximum <u>lot coverage</u> (%)	5 ⁽³⁾	10 ⁽³⁾	10 ⁽³⁾	10 ⁽³⁾
Maximum <u>building height</u> (m)	9.5	11	11	11

Additional requirements to Table 12-3:

1. No minimum lot frontage shall be required in an OS Zone where the principal use is a passive recreation use or any other use operated by a public authority.
2. Where a lot is located within the Oak Ridges Moraine Conservation Plan area, as shown on Schedule A, the minimum interior side yard shall be 15.0 m.
3. Where a lot is subject to the Oak Ridges Moraine Suffix Zone (-ORM), as shown on Schedule A, the maximum lot coverage shall be 5%.

13.0 INSTITUTIONAL AND OTHER ZONES

13.1 List of Institutional and Other Zones

For convenience, Table 13-1 identifies the Institutional and Other Zones established in accordance with Part 2 of this By-law.

Table 13-1: List of Institutional and Other Zones

Zone Name	Zone Symbol(s)
General Institutional Zone	I1
Major Institutional Zone	I2
Utility Zone	U
Future Development Zone	FD
Parkway Belt Public Use Zone	PB1
Parkway Belt Complementary Use Zone	PB2
Parkway Belt Recreational Use Zone	PB3

13.2 Permitted Uses in the Institutional and Other Zones

Table 13-2: Permitted Uses in the Institutional and Other Zones¹⁸⁴⁻²⁰²²

	I1	I2	U	FD	PB1	PB2	PB3
Residential Uses							
<u>Retirement residence</u>	•	•					
Commercial Uses							
<u>Golf course</u>							•
<u>Public parking</u>		•	•				
<u>Restaurant</u>		• (2)					

	I1	I2	U	FD	PB1	PB2	PB3
<u>Retail</u>		• ⁽²⁾					
Community Uses							
<u>Cemetery</u> ⁽¹⁾						E	E
<u>Community facility</u>	•	•					
<u>Community garden</u> ⁽¹⁾	•	•					
<u>Conservation use</u>	•	•	•	E ⁽³⁾		•	•
<u>Day care centre</u>	•	•					
<u>Hospital</u>		•					
<u>Long term care facility</u>	•	•					
<u>Passive recreational use</u>	•	•	•	E ⁽³⁾	•		•
<u>Place of worship</u> ⁽¹⁾	•	•					
<u>Public uses</u>					•	•	•
<u>School</u>	•	•					
<u>Urban square</u>		•					
Other Uses							
<u>Agriculture</u>	•	•		E ⁽³⁾		•	
<u>Intermodal facility</u>			•				
<u>Single detached dwelling</u>	E			E ⁽³⁾			
<u>Stormwater management facility</u>			•				
<u>Temporary sales office</u> ⁽¹⁾ (177-2022)	•	•		E ⁽³⁾			

Additional requirements to Table 13-2:

1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.
2. The combined gross floor area of all retail and restaurant uses shall be limited to a maximum of 500.0 m² per lot.
3. For clarity, the only permitted uses in the Future Development Zone shall be legally existing uses as of the effective date of this By-law. Additionally, for clarity, all requirements of this By-law shall apply to the Future Development Zone, including but not limited to any applicable General Provisions (Part 4) and Parking, Loading and Stacking Requirements (Part 6).

13.3 Lot and Building Requirements for the Institutional and Other Zones

Table 13-3: Lot and Building Requirements for the Institutional and Other Zones

	I1	I2	U	FD	PB1	PB2	PB3
Lot and Building Requirements							
Minimum <u>lot frontage</u> (m)	15	30	-	E	20	20	20
Minimum <u>lot area</u> (m ²)	650	1500	-	E	-	-	-
Minimum <u>front yard</u> (m)	3	3	4.5	7.5	15	15	15
Minimum <u>rear yard</u> (m)	7.5	7.5	-	7.5	15	15	15
Minimum <u>interior side yard</u> (m)	4.5	7.5	-	3	15	15	15
Minimum <u>exterior side yard</u> (m)	3	3	3	4.5	15	15	15

	I1	I2	U	FD	PB1	PB2	PB3
Maximum <u>building height</u> (m)	11	22	11	11	11	11	11
Maximum <u>lot coverage</u> (%)	-	-	-	-	20	10	20
Landscaping Requirements							
Minimum <u>landscape strip</u> abutting a <u>street line</u> (width in m)	3	3	-	-	-	-	-
Minimum <u>landscape strip</u> along any <u>interior side lot line</u> or <u>rear lot line</u> abutting a Residential Zone or the Open Space Zone (width in m)	3	3	-	-	-	-	-

14.0 EXCEPTION ZONES

1. Notwithstanding any other provision of this By-law, the exception zones shall apply to lands referenced in this section and delineated on “Schedule A”. Where an exception zone does not establish otherwise, it shall be interpreted that all other requirements of this By-law, including the requirements of the base zone, shall continue to apply.
2. The requirements of this By-law shall not apply to lands subject to a Minister’s Zoning Order, a Minister’s Order, or Lands Subject to Stayed Appeals by the Minister of Urban Affairs and Housing as shown on Schedule A where it is indicated on the legend that “These lands shall not be subject to Zoning By-law 001-2021.”¹⁶⁹⁻²⁰²²

Note: Certain exception zones established under 14.0 Exception Zones of this By-law are under appeal as identified in the Appeal Index Reference Table.

Due to document size, the exception zones are saved as separate files but form an operative part of this By-law and should be interpreted with the Appeal Index Reference Table when reviewed.

To assist with interpretation, the exception zones under appeal as shown in the Appeal Index Reference Table have been annotated in a similar way as this document.

15.0 ENACTMENT

15.1 Former Zoning By-laws are deleted and replaced

From the date of the coming into force of this By-law, Zoning By-law 1-88, as amended, is repealed in its entirety, including all sections, schedules, and amendments that apply to all lands subject to Zoning By-law 1-88, as amended, save and except for lands shown on Schedule A where it is indicated on the legend that “These lands shall not be subject to Zoning By-law 001-2021”, for matters of Transition as prescribed within Subsection 1.6 of this By-law, and to the extent this By-law remains under appeal at the Ontario Land Tribunal.¹⁶⁹⁻²⁰²²

15.2 Enactment

Enacted by the Council of the Corporation of the City of Vaughan this 20th of October, 2021.