



Zoning By-Law and Key Maps

Zoning By-law 001-2021

On October 20, 2021, City of Vaughan Council passed a new Comprehensive Zoning By-law 001-2021 for the City, which is currently under appeal.

**** Following an Order issued by the OLT on Dec. 28, 2022, as supplemented on Jan. 18, 2023, the City's new Comprehensive Zoning By-law (By-law 001-2021), as amended, is now in effect as of October 20, 2021. This excludes lands, areas and sections that remain under appeal.**

****DISCLAIMER: By-law 001-2021 is currently being updated and may not be reflective of all changes made after October 20, 2021.**

The Zoning By-law controls how land is used, including:

- required building heights, setbacks, lot sizes, lot dimensions and parking requirements
- types of buildings allowed and how they can be used

- where buildings and other structures can be located

The Zoning By-law is updated regularly to ensure that the regulations reflect any changes to the by-law. The Office Consolidation for Zoning By-law 001-2021 was last completed on October 4, 2022.

Schedules to Zoning By-law 001-2021

****DISCLAIMER: The Schedules to By-law 001-2021 (below) are currently being updated and may not be reflective of all changes made after October 20, 2021.**

- [Schedule A \(October 13, 2021\)](#)
- [Schedule B-1 Vaughan Metropolitan Centre Special Provision](#)
- [Schedule B-2 Wellhead Protection Areas](#)
- [Schedule B-3 Woodbridge Special Policy Area](#)
- [Schedule B-4 Lands Subject to Minister Zoning Order \(Oct 13, 2021\)](#)
- [Schedule B-5 TransCanada Pipeline and Facilities](#)
- [Schedule B-6 Oak Ridges Moraine Land Use \(Oct 13 2021\)](#)

Zone (Site Specific) Exceptions to Zoning By-Law 001-2021

****DISCLAIMER: The Schedules to By-law 001-2021 (below) are currently being updated and may not be reflective of all changes made after October 20, 2021.**

Some properties in the city may have a site-specific zoning exception. This exception is an amendment

to the zoning for a specific property.

The majority of Zone Exceptions under Zoning By-law 1-88 have been carried over to the Zoning Exceptions under Zoning By-law 001-2021.

Zone Exceptions per Schedule 1 of By-law 001-2021

- [Zone Exception Series 14.1 – 14.50](#)
- [Zone Exception Series 14.51 – 14.100](#)
- [Zone Exception Series 14.101 – 14.150](#)
- [Zone Exception Series 14.151 – 14.200](#)
- [Zone Exception Series 14.201 – 14.250](#)
- [Zone Exception Series 14.251 – 14.300](#)
- [Zone Exception Series 14.301 – 14.350](#)
- [Zone Exception Series 14.351 – 14.400](#)
- [Zone Exception Series 14.401 – 14.450](#)
- [Zone Exception Series 14.451 – 14.500](#)
- [Zone Exception Series 14.501 – 14.550](#)
- [Zone Exception Series 14.551 – 14.600](#)
- [Zone Exception Series 14.601 – 14.650](#)
- [Zone Exception Series 14.654 – 14.700](#)
- [Zone Exception Series 14.701 – 14.750](#)
- [Zone Exception Series 14.751 – 14.800](#)
- [Zone Exception Series 14.801 – 14.850](#)
- [Zone Exception Series 14.851 – 14.900](#)
- [Zone Exception Series 14.901 – 14.950](#)
- [Zone Exception Series 14.951 – 14.1000](#)
- [Zone Exception Series 14.1001 – 14.1050](#)
- [Zone Exception Series 14.1051 – 14.1100](#)
- [Zone Exception Series 14.1101 – 14.1150](#)

Site-specific zoning exceptions are made up of various schedules in the by-law:

- [D-Schedule](#) – the mandatory part of the exception
- [E-Schedule](#) – a map showing the lands where the site-specific exemption applies to
- [T-Schedule](#) – additional zoning standards that apply to the lands

Zoning By-Law 1-88

Until such time as the appeals have been resolved for Zoning By-law 001-2021, applications may be assessed for compliance with both the old Zoning By-law (By-law 1-88, as amended) and the new Zoning By-law (001-2021, as amended).

Zoning Maps under By-law 1-88, as amended, are currently not available. For information regarding the zoning designation of a property under Zoning By-law 1-88, as amended, please contact the Zoning Services team at zoninginfo@vaughan.ca.

Zoning By-Law 1-88 Site-Specific Zoning Exceptions

Some properties in the city may have a site-specific zoning exception. This exception is an amendment to the zoning for a specific property. An exemption must accompany general provisions found in section a.a of [By-law 1-88](#) (PDF).

If information in this section is required in another format, contact the Office of the City Clerk at 905-832-2281, ext. 8905.

DOCUMENT TYPE

BY-LAW NUMBER

[By-law 102-2012 \(1.48 MB\)](#)

[By-law 025-2013 \(205.59 KB\)](#)

[By-law 026-2013 \(297.83 KB\)](#)

[By-law 031-2013 \(237.24 KB\)](#)

[By-law 034-2013 \(169.68 KB\)](#)

[By-law 041-2013 \(248.71 KB\)](#)

[By-law 042-2013 \(105.63 KB\)](#)

[By-law 043-2013 \(892.81 KB\)](#)

[By-law 044-2013 \(176.52 KB\)](#)

[By-law 062-2013 \(163.4 KB\)](#)

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Additional Resources

- [Schedule D](#)
- [Schedule E](#)
- [Schedule T](#)
- [Zoning By-law Amendments \(001-2021\)](#)
- [Zoning By-law Amendments \(1-88\)](#)
- [Notice of Passing](#)
- [Minister Zoning Orders](#)

Related Links

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- [Office of the City Clerk](#)
- [Zoning services](#)
- [Planning Process Brochure](#)



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*Accessible formats or communication supports are available
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