

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 070-2026

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

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Amending Map 202 in Schedule A in the form attached hereto as Schedule "1".
 - b) Amending Map 203 in Schedule A in the form attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28th day of April, 2026.

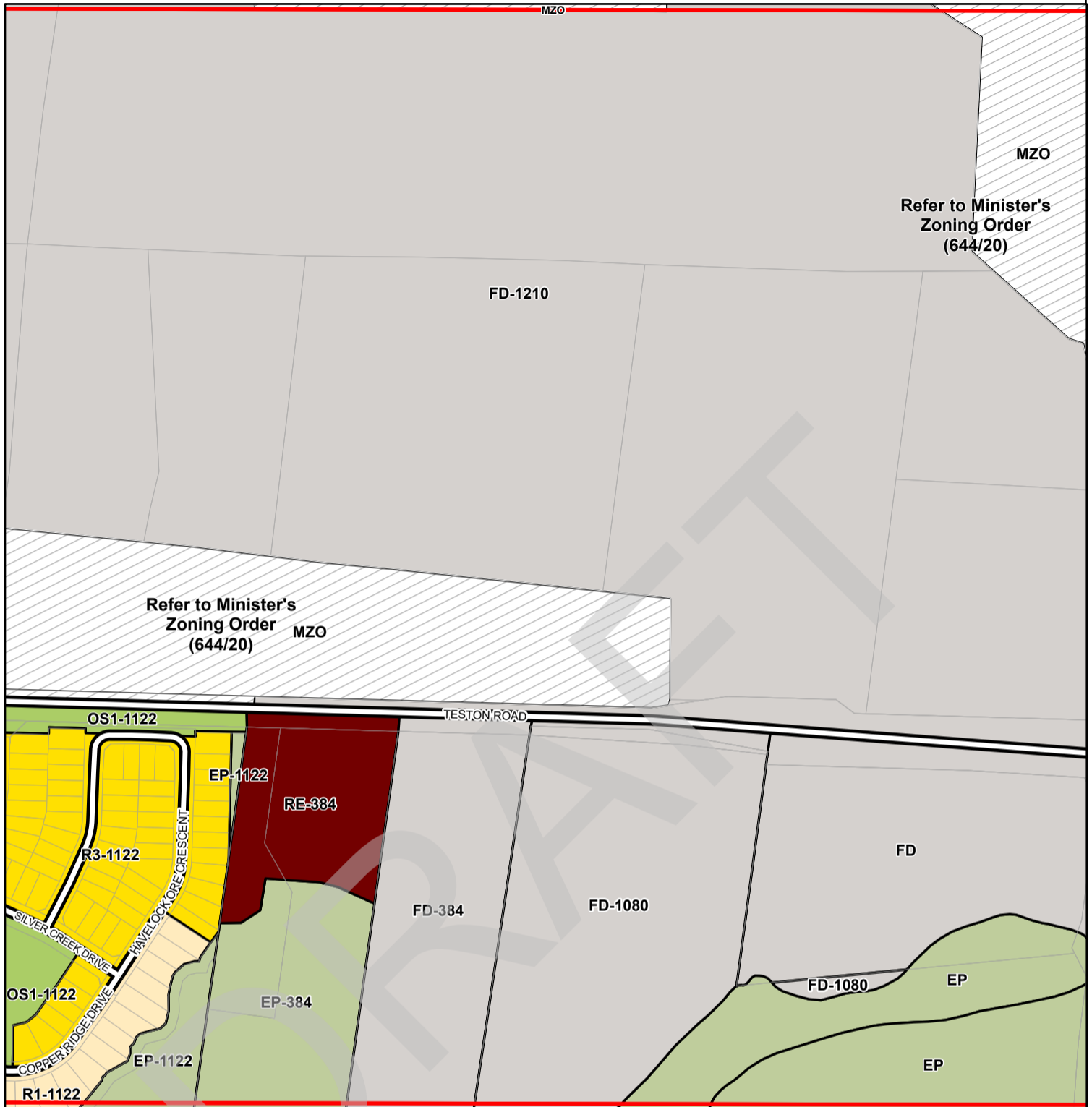
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on April 28, 2026.
Approved by Mayoral Decision MDC 005-2026 dated April 28, 2026.
Effective Date of By-Law: April 28, 2026

Zoning By-law 001 - 2021

Schedule A | Map 202



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|--|--|--|--|--|----------------------------------|
| <p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Open Space Zone) OS2 (Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (VMC Station Zone) V2 (VMC South Zone) V3 (VMC Neighbourhood Zone) V4 (VMC Employment Zone) | <p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Density Residential Zone) R2 (Second Density Residential Zone) R3 (Third Density Residential Zone) R4 (Fourth Density Residential Zone); R4A(H) R5 (Fifth Density Residential Zone) RT (Townhouse Residential Zone); RT1(H) RT2 (Townhouse Residential Zone) RM1 (Multiple Unit Residential Zone) | <p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) | <p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) | <p>Other Zones</p> <ul style="list-style-type: none"> I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone) <p>These Lands shall not be subject to Zoning By-law 001-2021</p> | <p>1:5,000</p> <p>March 2026</p> |
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| 180 | 181 | 182 | 183 | 184 |
| 161 | 162 | 163 | 164 | 165 |

This is Schedule '1'
To By-Law 070-2026
Passed the 28th Day of April, 2026

File: Z.25.005
Location: 3801 Teston Road
Part of Lot 25, Concession 6
Applicant: City of Vaughan
City of Vaughan

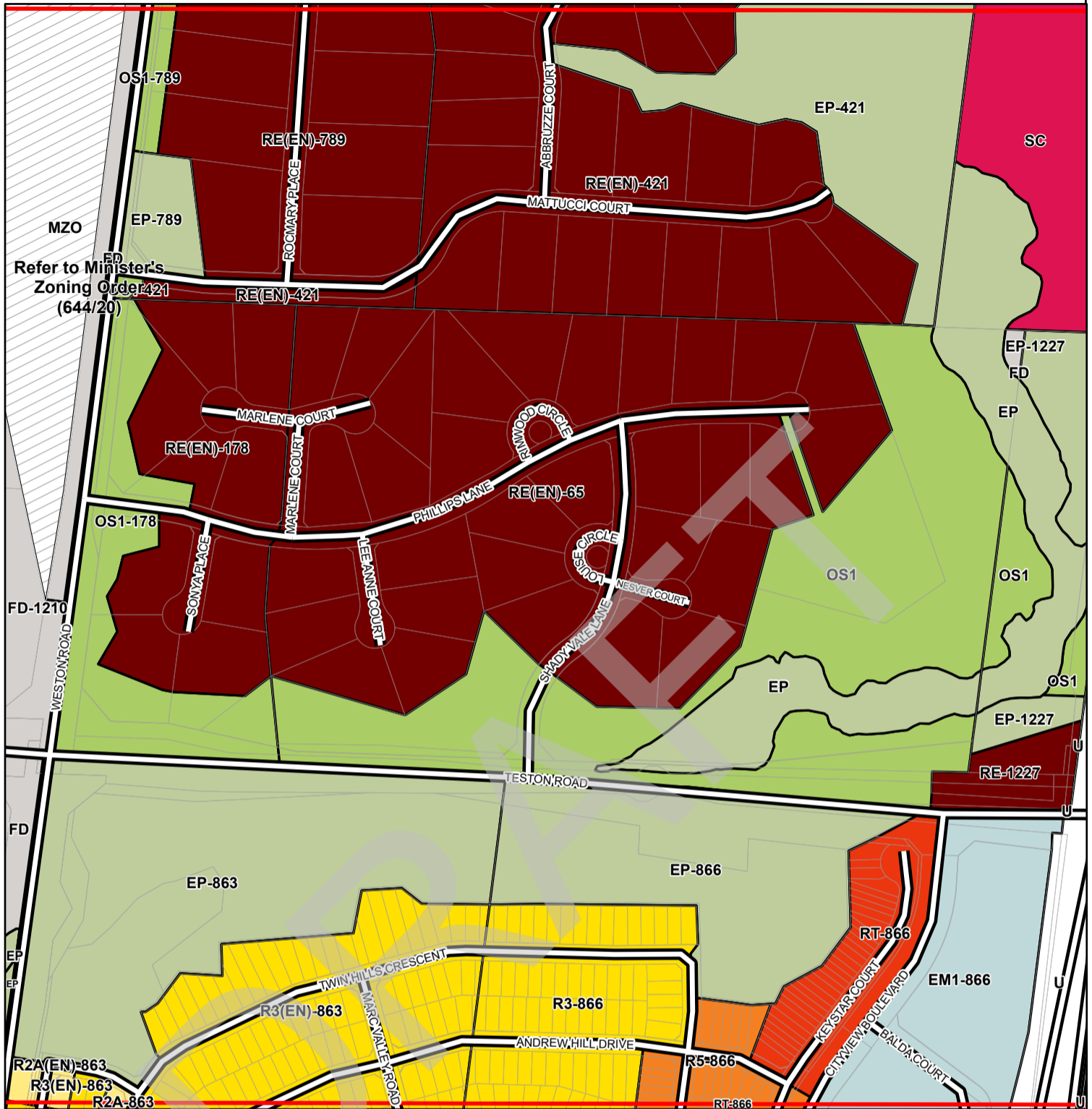
Signing Officers

_____ Mayor

_____ Clerk

Zoning By-law 001 - 2021

Schedule A | Map 203



- Conservation, OpenSpace and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Open Space Zone)
 - OS2 (Open Space Zone)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (VMC Station Zone)
 - V2 (VMC South Zone)
 - V3 (VMC Neighbourhood Zone)
 - V4 (VMC Employment Zone)

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

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

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

- Other Zones**
- EM3 (Mineral Aggregate Operation Zone)
 - I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

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| 162 | 163 | 164 | 165 | 166 |

March 2026

1:5,000

This is Schedule '2'
To By-Law 070-2026
Passed the 28th Day of April, 2026

File: Z.25.005
Location: 3801 Teston Road
Part of Lot 25, Concession 6
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

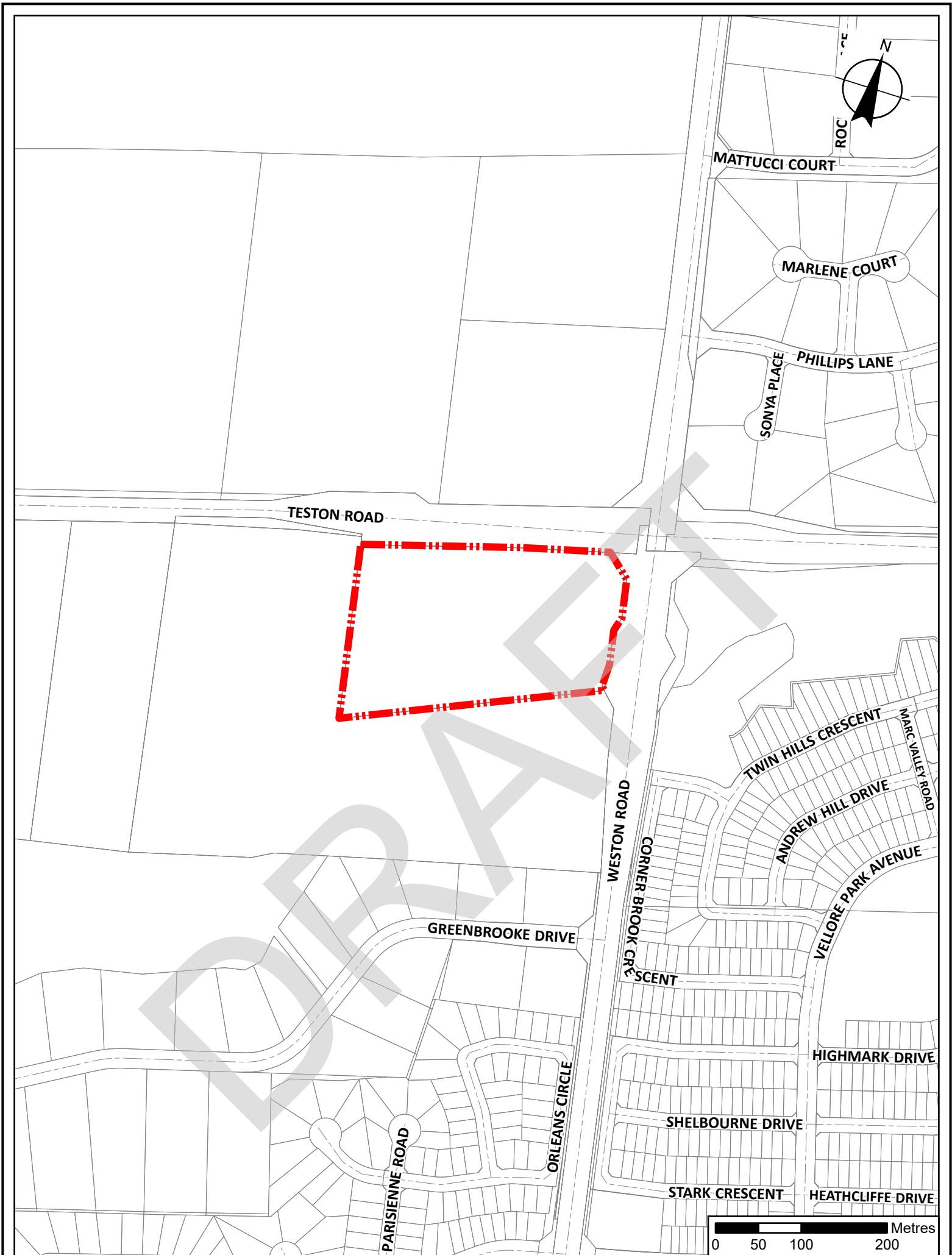
Clerk

SUMMARY TO BY-LAW 070-2026

The lands subject to this By-law are located on the south side of Teston Road, west of Weston Road, municipally known as 3801 Teston Road, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Maps 202 and 203 in Schedule A of the City of Vaughan Zoning By-law 001-2021 to delete references to site-specific exception 14.1080 on the Subject lands, as the exception does not apply to the lands.

DRAFT



Location Map To By-Law 070-2026

File: Z.25.005

Location: 3801 Teston Road
Part of Lot 25, Concession 6

Applicant: City of Vaughan
City of Vaughan



Subject Lands