

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 073-2026

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

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol "(H)" is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol "(H)" from the portion of the subject lands have been addressed to the satisfaction of the City;

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

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Subsection 14.1148.1.1.b. in Exception 14.1148 and replace with the following:
 - "b. Removal of the Holding Symbol "(H)" from the lands zoned Residential Third Density (R3) with the Holding Symbol "(H)" on Lots 85, 89 and 90 inclusive, and from the lands zoned Private Open Space (OS2) with the Holding Symbol "(H)" on Block 95, occupied with an existing 2-storey dwelling as shown on Figure E-1706 and includes Block "X" for a pipe outlet for stormwater management purposes, shall be contingent upon the following:
 - i. York Region's confirmation that it has completed and approved the design of the Teston Road extension and is

satisfied with the likelihood of its ultimate construction; or

- ii. York Region has sufficient certainty regarding the potential alignment(s) of the Teston road extension, or in the likelihood of its ultimate approval and construction.”

- b) Deleting Subsection 14.1148.1.1.d. in Exception 14.1148 and replacing it with the word “Deleted”.
- c) Deleting Figure E-1706 in Exception 14.1148 and replacing it with Figure E-1706 attached hereto as Schedule “1”.
- d) Deleting Map 208 and Map 209 in Schedule A and substituting therefor Map 208 and Map 209 attached hereto as Schedules “2” and “3”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedules “2” and “3” attached hereto, and effectively zoning the Subject Lands Third Density Residential (R3) Zone.

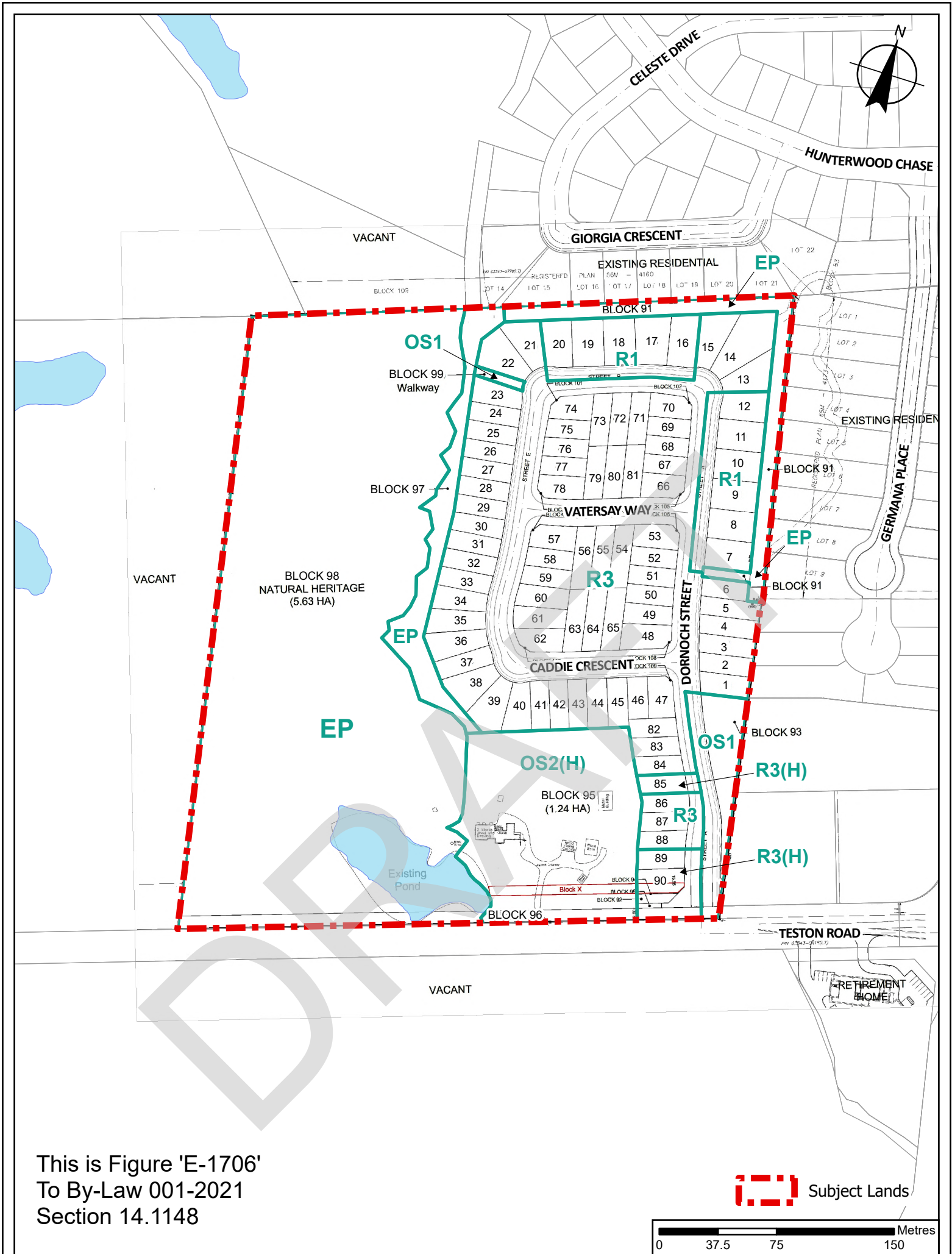
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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. 23 of Report No. 30 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 28, 2022.
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



This is Schedule '1'
To By-Law 073-2026
Passed the 28th Day of April, 2026

File: Z.26.010
Location: 1600 Teston Road
Part of Lot 26, Concession 3
Applicant: Teston Sands Inc.
City of Vaughan

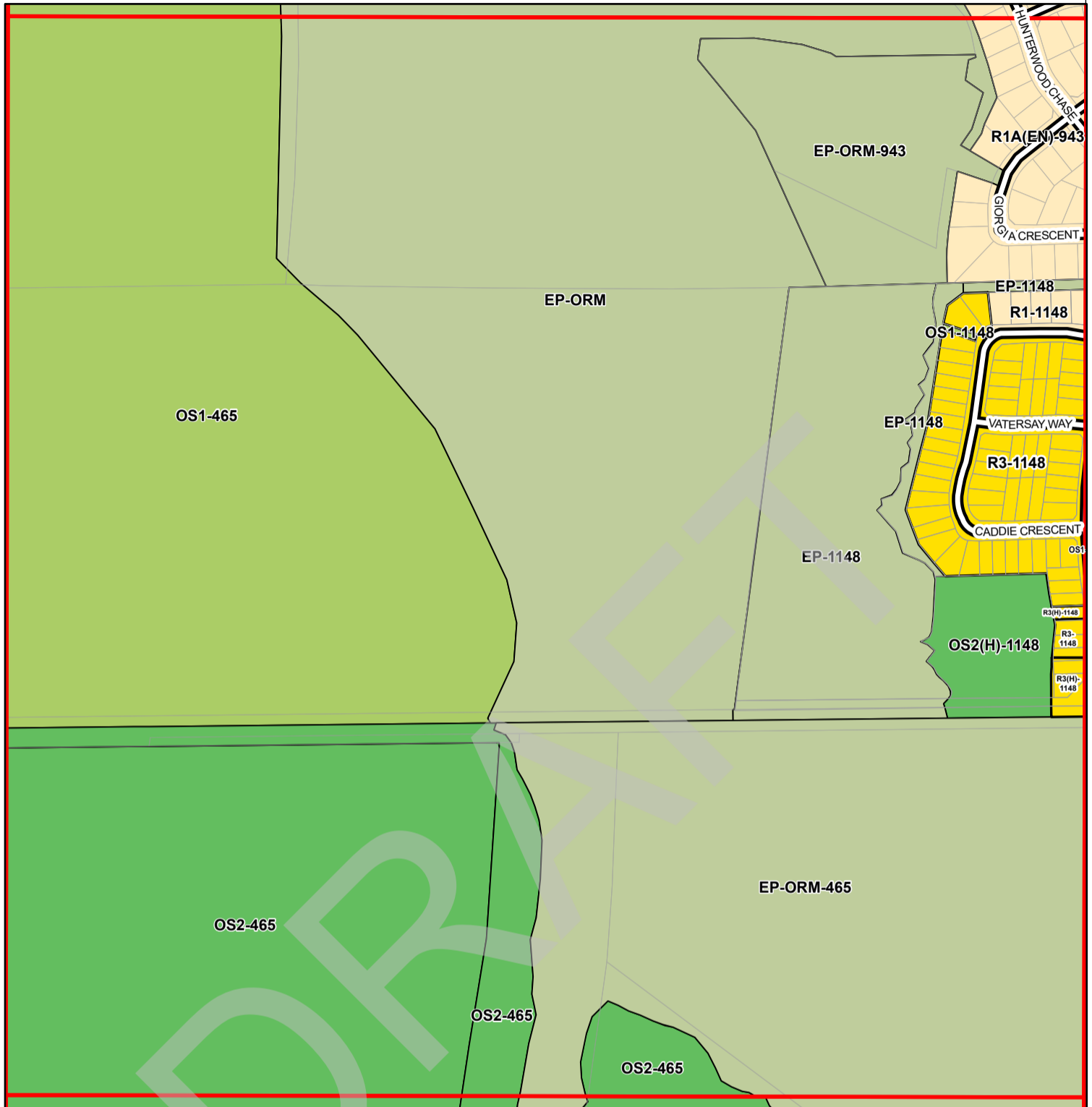
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 208



- 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)

- 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 (Townhouse Residential Zone); RT1(H)
 - RT2 (Townhouse Residential Zone)
 - RM1 (Multiple Unit Residential Zone)
 - RM2 (Multiple Unit Residential Zone)
 - RM3 (Multiple Residential Zone)
 - RE (Estate Residential Zone)
 - GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)

- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)
 - EMU (Employment Commercial Mixed-Use Zone)
 - KMS (Main Street Mixed-Use - Kleinburg Zone)

- Employment Zones**
- EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
- I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)

- Future Development**
- FD (Future Development)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- Parcels - 19T-17V009**

- Other**
- These Lands shall not be subject to Zoning By-law

1:5,070

April, 2026

246	247	248	249	250
226	227	228	229	230
206	207	208	209	210
186	187	188	189	190
167	168	169	170	171

This is Schedule '2'
To By-Law 073-2026
Passed the 28th Day of April, 2026

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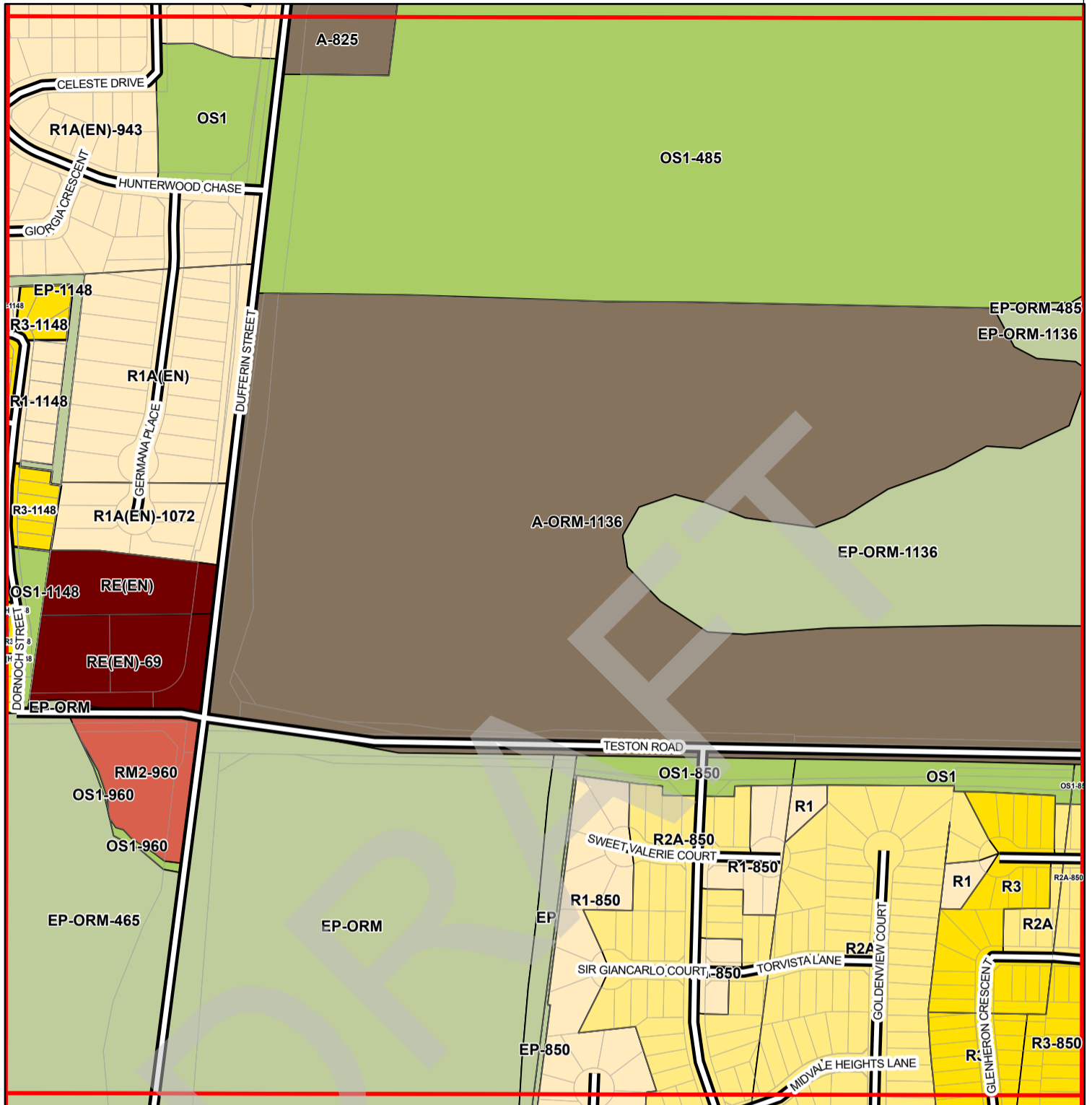
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 209



- 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)

- 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 (Townhouse Residential Zone); RT1(H)

- Commercial Zones**
- GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)

- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)
 - EMU (Employment Commercial Mixed-Use Zone)
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- Employment Zones**
- EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
- I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
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- FD (Future Development)
 - PB1 (Parkway Belt Public Use Zone)
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VAUGHAN

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227	228	229	230	231
207	208	209	210	211
187	188	189	190	191
168	169	170	171	

1:5,070 April, 2026

This is Schedule '3'
To By-Law 073-2026
Passed the 28th Day of April, 2026

File: Z.26.010
Location: 1600 Teston Road
Part of Lot 26, Concession 3
Applicant: Teston Sands Inc.
City of Vaughan

Signing Officers

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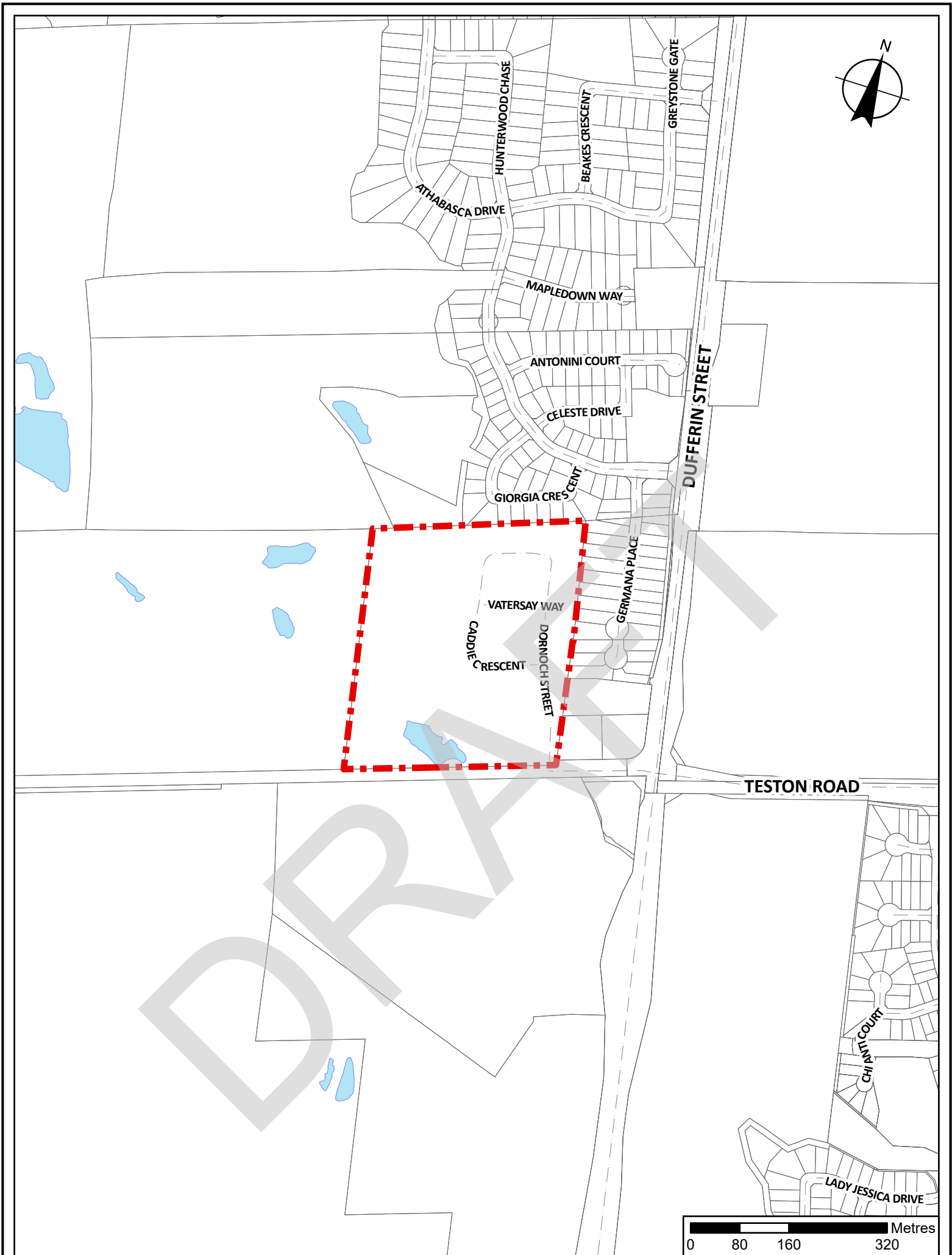
Clerk

SUMMARY TO BY-LAW 073-2026

The lands subject to this By-law are located on the north side of Teston Road, west of Dufferin Street, municipally known as 16, 20, 24, 32, 36, 40, 51, 55, 59, 60, 63, 64, 67, 68, 71, 72, 76, 77, 80, 83, 89, 90, 94, 95, 98, 101, 102, 106, 107, 113, 119 and 125 Dornoch Street; 5, 9, 13, 14, 17, 18, 21, 22, 25, 29, 33, 39, 45, 49, 53, 56, 57, 60, 61, 64, 65, 68, 69, 72, 73, 76, 77, 81, 85, 88, 89, 92, 93, 96, 97, 100, 101, 104, 105, 111, 117, 123, 129, 132, 135, 136, 140, 141 and 147 Caddie Crescent; 10, 11, 14, 15, 18 and 19 Vatersay Way; City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove the Holding Symbol "(H)" from Lots 37-39 as the Toronto and Region Conservation Authority is satisfied that the lots have sufficient setback and grading for long term slope stability. York Region and the City are also satisfied that the Holding Symbol "(H)" can be removed from Lots 84 and 86-88 as these lots do not affect the Teston Road Environmental Assessment.

DRAFT




Location Map To By-Law 073-2026

File: Z.26.010

Location: 1600 Teston Road
Part of Lot 26, Concession 3

Applicant: Teston Sands Inc.

City of Vaughan

 Subject Lands