

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 231-2025**

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

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

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

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

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “RE Estate Residential Zone”, “FD Future Development Zone”, “Os1 Public Open Space Zone”, and “EP Environmental Protection Zone” to “RE Estate Residential Zone”, “OS1 Public Open Space Zone”, and “EP Environmental Protection Zone”, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1227, as follows:

|                                                                                                                                                                                                                                                                  |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Exception Number 14.1227                                                                                                                                                                                                                                         | Municipal Address: 3400 Teston Road |
| Applicable Parent Zone: RE, OS1, and EP                                                                                                                                                                                                                          |                                     |
| Schedule A Reference: 203 & 204                                                                                                                                                                                                                                  |                                     |
| By-law: 231-2025                                                                                                                                                                                                                                                 |                                     |
| 14.1227.1 Permitted Uses                                                                                                                                                                                                                                         |                                     |
| 1. Only the following use shall be permitted on the lands zoned “Estate Residential Zone” (RE), as shown on Figure E-1807:<br><br>a. Office Use                                                                                                                  |                                     |
| 14.1227.2 Parking Area Aisle and Access Requirements                                                                                                                                                                                                             |                                     |
| 1. The following parking Area Aisle and Access Requirements shall apply to the lands zoned “Estate Residential Zone” (RE), as shown on Figure E-1807:<br><br>a. The minimum width of an aisle permitting two directions of motor vehicle traffic shall be 3.5 m. |                                     |
| 14.1227.3 Figures                                                                                                                                                                                                                                                |                                     |
| Figure E-1807                                                                                                                                                                                                                                                    |                                     |

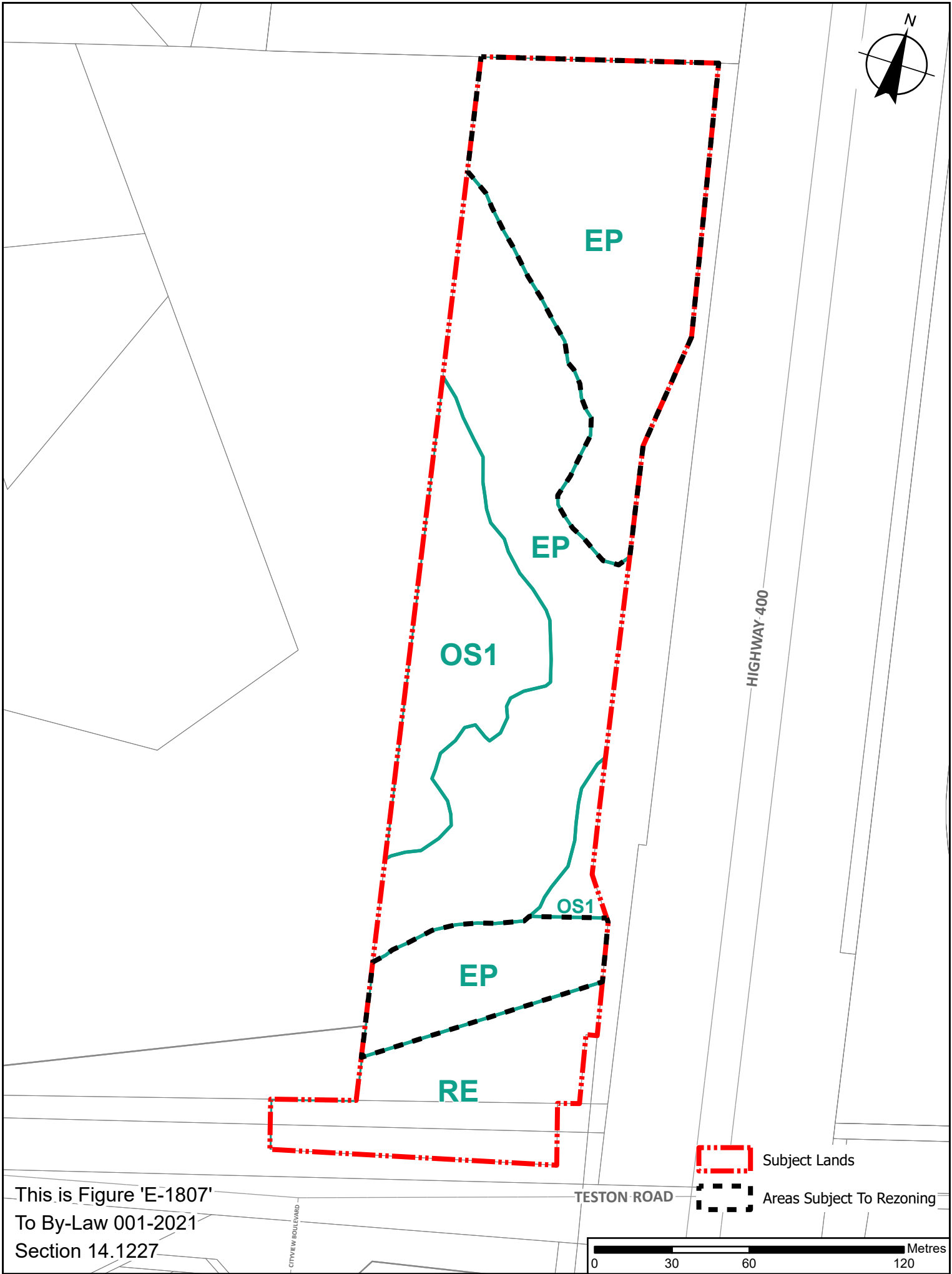
- a) Adding a new Figure E-1807 in Subsection 14.1227 attached hereto as Schedule “1”.
  - b) Deleting Maps 203 and 204 in Schedule A and in the form attached hereto as Schedule “2” and Schedule “3”.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28<sup>th</sup> day of October, 2025.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 34 of the Committee of Whole.  
Report adopted by Vaughan City Council on September 30, 2025.  
City Council voted in favour of this by-law on October 28, 2025.  
Approved by Mayoral Decision MDC 016-2025 dated October 28, 2025.  
**Effective Date of By-Law: October 28, 2025**



This is Schedule '1'  
To By-Law 231-2025  
Passed the 28th Day of October, 2025

**File:** Z.19.016  
**Location:** Part of Lot 26, Concession 5  
3400 Teston Road  
**Applicant:** Chang Soo Han and Yoon Joo Han  
**City of Vaughan**

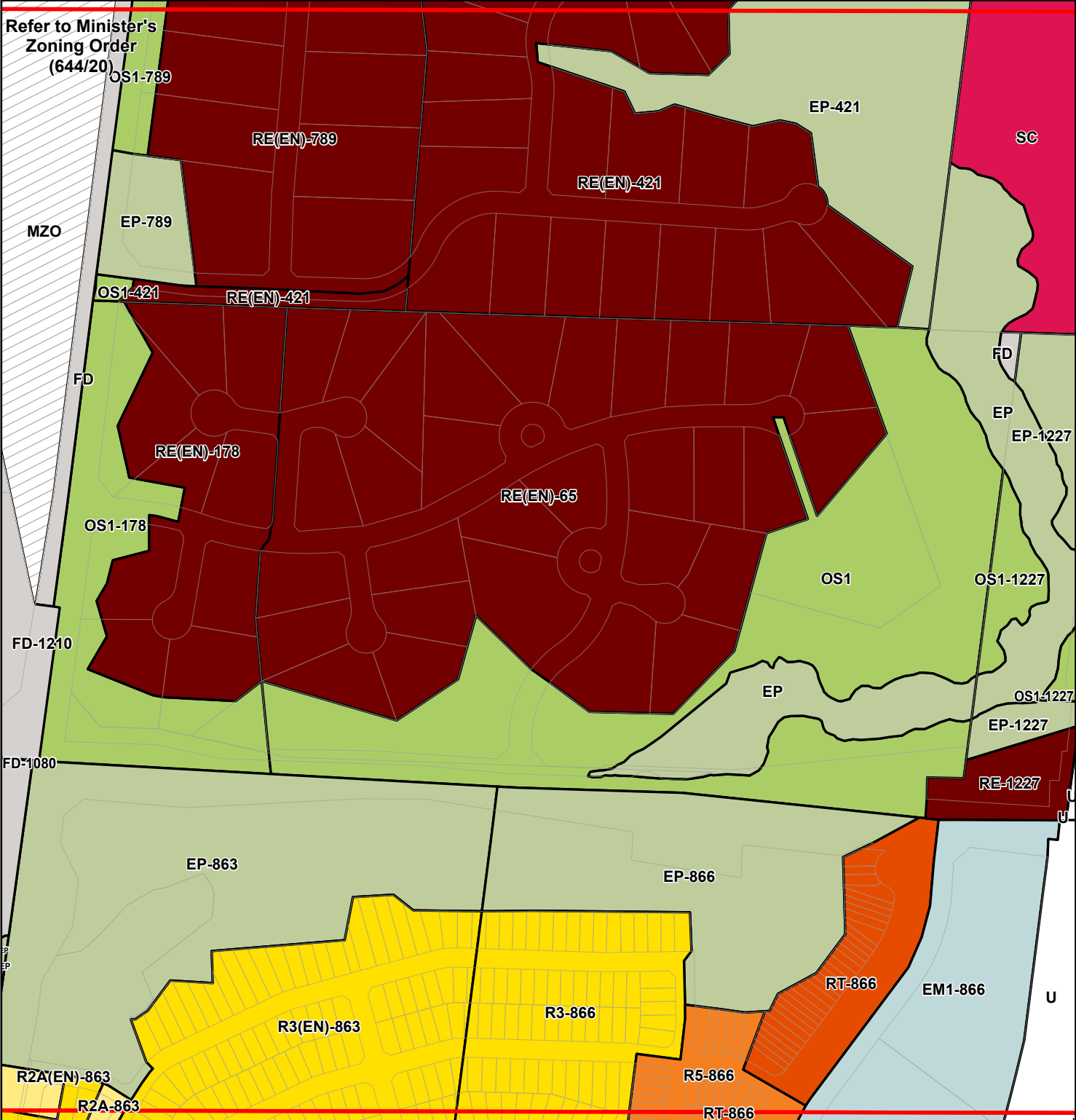
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 203



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

**Residential Zones**

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

**Mixed-Use Zones**

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

**Other Zones**

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

**Legend**

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

**Scale**

1:5,000

|                     |     |     |     |     |
|---------------------|-----|-----|-----|-----|
| VAUGHAN             |     |     |     |     |
| 241                 | 242 | 243 | 244 | 245 |
| 221                 | 222 | 223 | 224 | 225 |
| 201                 | 202 | 203 | 204 | 205 |
| 181                 | 182 | 183 | 184 | 185 |
| 162                 | 163 | 164 | 165 | 166 |
| Final: October 2025 |     |     |     |     |

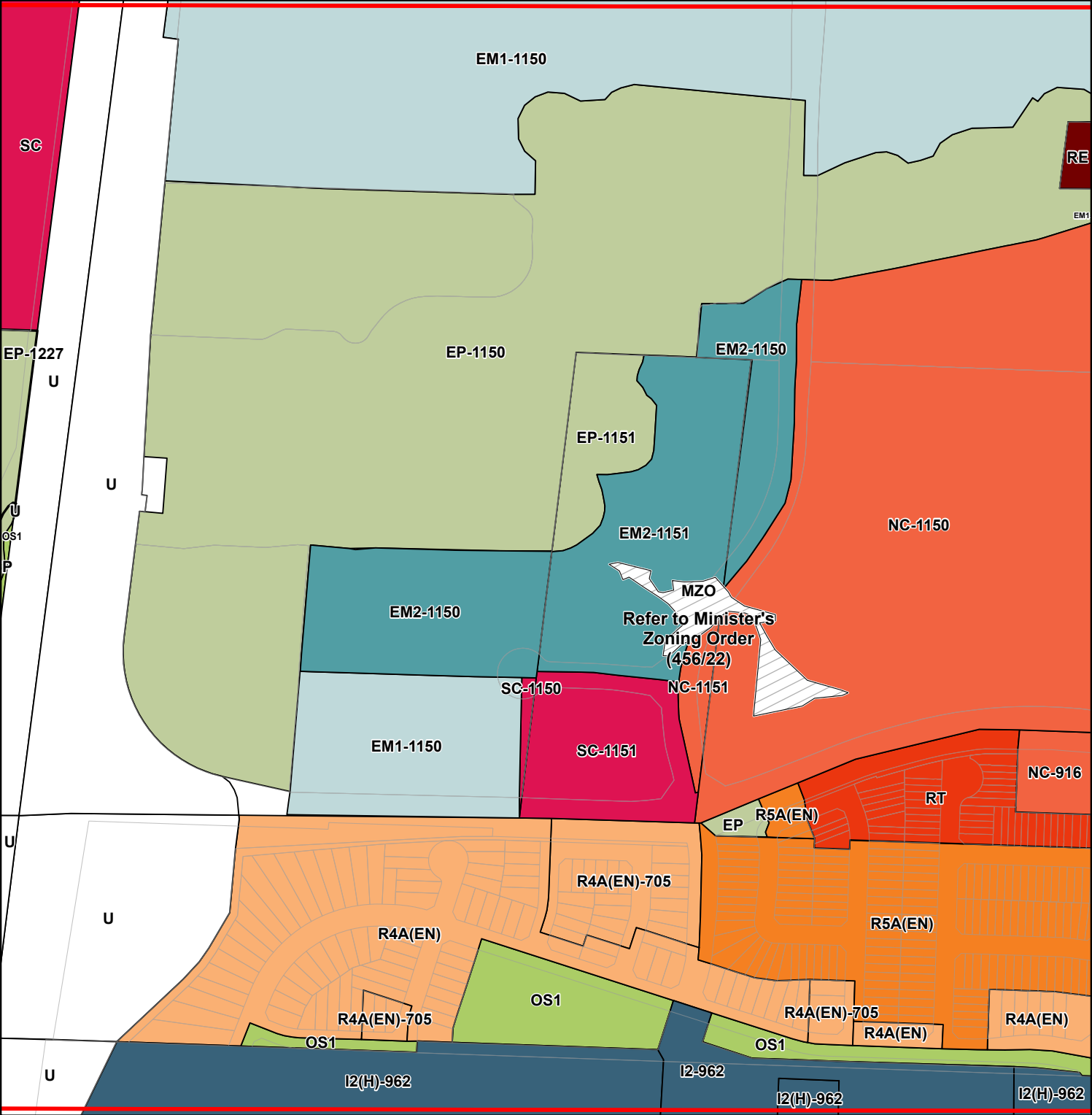
This is Schedule '2'  
To By-Law 231-2025  
Passed the 28th Day of October, 2025

File: Z.19.016  
Location: Part of Lot 26, Concession 5  
3400 Teston Road  
Applicant: Chang Soo Han and Yoon Joo Han  
City of Vaughan

Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 204



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

- Residential Zones**
- R1 (First Residential Zone)
  - R2 (Second Residential Zone)
  - R3 (Third Residential Zone)
  - R4 (Fourth Residential Zone)
  - R5 (Fifth Residential Zone)
  - RT (Townhouse Zone)
  - RT1 (Townhouse Residential)
  - RT2 (Townhouse Residential)
  - RM1 (Multiple Residential Zone 1)
  - RM2 (Multiple Residential Zone 2)
  - RM3 (Multiple Residential Zone 3)

- Commercial Zones**
- RE (Estate Residential Zone)
  - GC (General Commercial Zone)
  - NC (Neighbourhood Commercial Zone)
  - CC (Convenience Commercial Zone)
  - SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
  - MMU (Mid-Rise Mixed-Use Zone)
  - HMU (High-Rise Mixed-Use Zone)
  - GMU (General Mixed-Use Zone)

- Employment Zones**
- CMU (Community Commercial Mixed-Use Zone)
  - EMU (Employment Commercial Mixed-Use Zone)
  - KMS (Main Street Mixed-Use - Kleinburg Zone)
  - MMS (Main Street Mixed-Use - Maple Zone)
  - WMS (Main Street Mixed-Use - Woodbridge Zone)
  - EM1 (Prestige Employment Zone)
  - EM2 (General Employment Zone)
  - EM3 (Mineral Aggregate Operation Zone)

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

1:5,000

|                     |     |     |     |     |  |
|---------------------|-----|-----|-----|-----|--|
| VAUGHAN             |     |     |     |     |  |
| 242                 | 243 | 244 | 245 | 246 |  |
| 222                 | 223 | 224 | 225 | 226 |  |
| 202                 | 203 | 204 | 205 | 206 |  |
| 182                 | 183 | 184 | 185 | 186 |  |
| 163                 | 164 | 165 | 166 | 167 |  |
| Final: October 2025 |     |     |     |     |  |

This is Schedule '3'  
To By-Law 231-2025  
Passed the 28th Day of October, 2025

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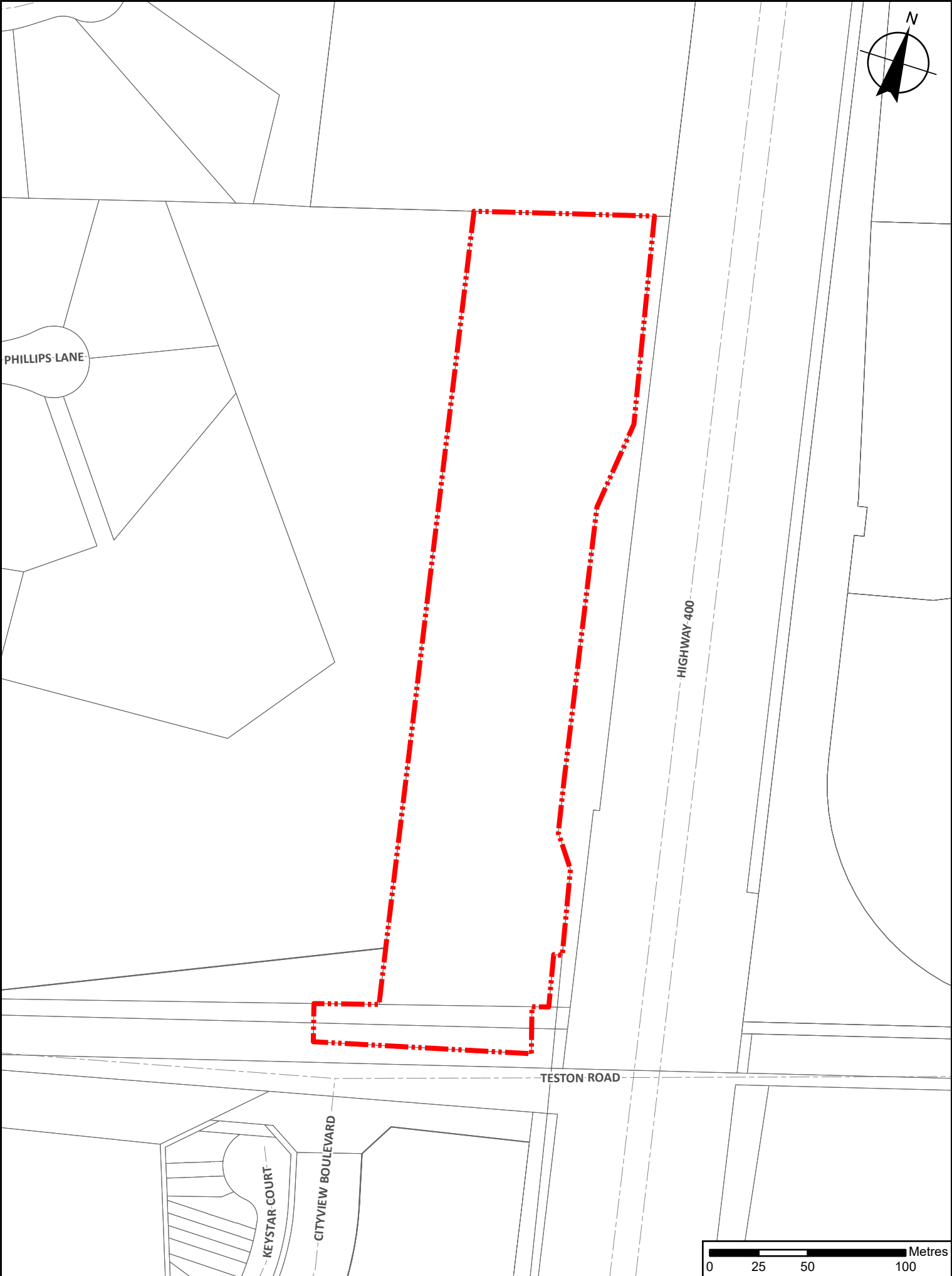
Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

### **SUMMARY TO BY-LAW 231-2025**

The lands subject to this By-law are located on the northside of Teston Road and west side of King's Highway 400 municipally known as 3400 Teston Road, in City of Vaughan. Legally described as Part Lot 26, Concession 5 as in R649295 except Part 1 on Expropriation Plan YR1555338 and Parts 1, 2, & 3 on Expropriation Plan YR1555318, Subject to an Easement over Part 1 on YR1555362.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to only permit an Office Use in the existing residential building on the Subject Lands zoned "RE Estate Residential Zone", and to rezone portions of the Subject Lands from "RE Estate Residential Zone" to "EP Environmental Protection Zone", and the northern portion abutting the Highway 400 from "FD Future Development Zone" to "EP Environmental Protection Zone" with a new site-specific exception 14.1227 as shown on Figure E-1807.

The By-law also provides a site-specific provision for driving isle width.



Location Map  
To By-Law 231-2025

**File:** Z.19.016  
**Location:** 3400 Teston Road  
Part Lot 26, Concession 5  
**Applicant:** Chang Soo Han and Yoon Joo Han  
**City of Vaughan**



Subject Lands