

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 129-2025

A By-law to amend City of Vaughan By-law 1-88, as amended.

WHEREAS pursuant to section 47(1) of the *Planning Act*, a Minister's Zoning Order ('MZO'), being Ontario Regulation ('O. Reg.') No. 644/20, was issued for all of the lands identified within Map No. 249 of O. Reg. 644/20,

AND WHEREAS pursuant to Section 47(4) of the *Planning Act* and Section 6 of O. Reg. 644/20, the MZO is deemed to be a zoning by-law passed by the Council of the City of Vaughan pursuant to Section 34 of the *Planning Act*;

AND WHEREAS if there is a conflict between this site-specific By-law and O. Reg. 644/20 with respect to the site-specific exceptions and requirements of this By-law, the zoning exceptions and requirements of O. Reg. 644/20 shall prevail;

AND 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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the Zoning Boundary of lands shown as "Subject Lands" on Schedule "1" attached hereto from "Low-Rise Residential Zone", "Mid-Rise Residential Zone", and "Mid-Rise Mixed-Use Zone" to "RD4 Residential Detached Zone Four Zone", "RT1 Residential Townhouse Zone", and "RA1 Apartment Residential Zone", in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

“(1586)” A. The following provision shall apply to Block 177 on Schedule “E-1789” and the Draft Plan of Subdivision for Development File No. 19T-24V001 zoned with the Holding Symbol “(H)” as shown on Schedule “1”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:

- a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 129-2025.
- b. Removal of the Holding Symbol “(H)” from Block 177 or a portion or phase thereof shall be contingent on the following:
 - i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the subject lands.
 - ii. The Owner shall enter into a Development Agreement with the City agreeing to contribute their share of the cost of infrastructure works and/or to undertake the necessary improvements for the works associated with any required downstream improvement(s) that have been identified in Block 40/47, including but not limited to, upgrades to the Pine Valley North Sewage Pumping Station to accommodate the ultimate build-out of Block 41 and proposed Medium Density Block 177 on Draft Plan of Subdivision File 19T-24V001. Any required downstream improvements shall conform to the conclusions and recommendations of the City’s on-going Integrated Urban Water Master Plan

Environmental Assessment Study and the Block
41 Master Environmental Servicing Plan, all to the
satisfaction of the City.

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsections 4.1.7 respecting Uses Permitted, 4.26 respecting Permitted Uses in the RD4 Zone, 4.29 respecting Permitted Uses in RT1 Zone, and 4.10 respecting Permitted Uses in RA1 Zone;
- c) Schedule 'A' and Schedule 'A3' respecting lot and building requirements in the RA1, RD4 and RT1 Zones;
- d) Subsections 3.8 respecting Parking Requirements, 3.13 respecting Minimum Landscaped Area, 4.1.2 respecting Minimum Soft Landscaped Area, 4.1.4 respecting Parking and Access Requirements, 4.1.6 respecting Minimum Amenity Area, Schedule "A3" Specific Zone Notes respecting requirements for detached garages located in the rear yard.

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1789":

- ai) DWELLING, SINGLE DETACHED – means a detached building containing a principal dwelling unit.
- aii) DWELLING, SEMI-DETACHED – means a building divided vertically side by side into two individual dwelling units, each unit having direct pedestrian access from the exterior of the building.
- aiii) DWELLING, TOWNHOUSE - means a building divided vertically side by side into three or more dwelling units, each unit having a direct pedestrian access from the exterior of the building.
- aiv) DWELLING, MULTIPLE UNIT – means a building other than a townhouse dwelling containing four or more dwelling units, each unit having direct pedestrian access from the exterior of the building.
- av) STREET – means a public or private roadway or lane.

- bi) The following uses shall be permitted in all residential Zones:
 - i. Model Home
 - ii. Temporary Sales Office
 - iii. Public Recreation Facility
 - iv. Recreational Use
 - v. Public Use
 - vi. Day Nursery
 - vii. Public or Private School
 - viii. Townhouse Dwelling subject to RT1 Zone requirements on Table 1
 - ix. Multiple-Unit Dwelling subject to RT1 Zone requirements on Table 1
- bii) The following uses shall be permitted in the RD4 Zone:
 - i. Single Detached Dwelling
 - ii. Semi-Detached Dwelling
 - iii. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
- biii) The following uses shall be permitted in RT1 Zone:
 - i. Townhouse Dwelling
 - ii. Multiple-Unit Dwelling
 - iii. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
 - iv. Apartment Dwellings on Block 177 as shown on Schedule "E-1789".
- biv) The following uses shall be permitted in RA1 Zone:
 - i. Apartment Dwelling
 - ii. Multiple Unit Dwelling
 - iii. Accessory Uses, including a Home Occupation, Private Home Day Care and an Additional Residential Unit.
- ci) The Lot and Building requirements for the RD4, RT1, and RA1

zones shall be provided on Table '1' attached here to as Schedule '3';

- di) The minimum landscaped strip width along a lot line abutting a residential uses (all residential uses permitted under RD4 and RT1) or a street is 3.0 metres.
- dii) In the RD4 and RT1 Zone the following requirements apply to a front yard and exterior side yard in which a driveway is located:
 - a) Where the lot frontage is less than 12.0 metres, the minimum landscape shall be 33%, of which 50% shall be soft landscape.
 - b) Where the lot frontage is 12.0 metres or greater, the minimum landscape shall be 45%, of which 50% shall be soft landscape.
- diii) The minimum width of a driveway shall be 3.0 metres.
- div) The maximum permitted width of a driveway shall be as follows and subject to the provisions of dii) above:
 - a. For a Lot with a Lot Frontage of less than 9.0 metres, the maximum width of a driveway shall be 4.0 metres.
 - b. For a Lot where a Lot Frontage is between 9.0 metres and less than 11.9 metres, the maximum width of a driveway shall be 6.5 metres.
 - c. For a Lot with a Lot Frontage of 12.0 metres or greater, the maximum width of a driveway shall be 9.0 metres.
- dv) For a single detached dwelling the following interior garage width dimension requirements shall apply:
 - a. The maximum interior garage width for an Interior Lot with a Lot Frontage of 11.5 metres or less shall be 3.5 metres;
 - b. The maximum interior garage width for a Corner Lot or an Interior Lot abutting a Greenway or Buffer Block with a Lot Frontage of 14.0 metres or less shall be 3.5 metres.
 - c. The maximum interior garage width for an Interior Lot with a

Lot Frontage greater than 11.5 metres and less than 18.0 metres shall be 6.2 metres.

- d. The maximum interior garage width for a Corner Lot or an interior Lot abutting a Greenway or Buffer Block with a Lot Frontage of 14.0 metres and less than 14.5 metres shall be 6.2 metres.
- e. The maximum interior garage width for a Corner lot or an Interior Lot with access from a Lane, shall be 6.2 metres.

dvi) The minimum amenity area shall be provided as follows:

- a. For Lots accessed by a rear lane with a lot frontage of 9.8 metres or greater, a minimum outdoor amenity area of 4.5 metres by 4.25 metres is required.
- b. For Lots accessed by a rear lane with a lot frontage of 8.1 metres or greater and less than 9.8 metres, a minimum outdoor amenity area of 3.5 metres by 4.25 metres is required.
- c. For Apartment Dwellings located within Block 177 of Draft Plan as shown on Schedule E-1789, the following shall apply:
 - a. Minimum 8 m² per unit for the first 8 units;
 - b. Minimum 5 m² per unit for each additional unit.
- d. For Multiple-Unit Dwellings, the amenity area requirements shall not apply.

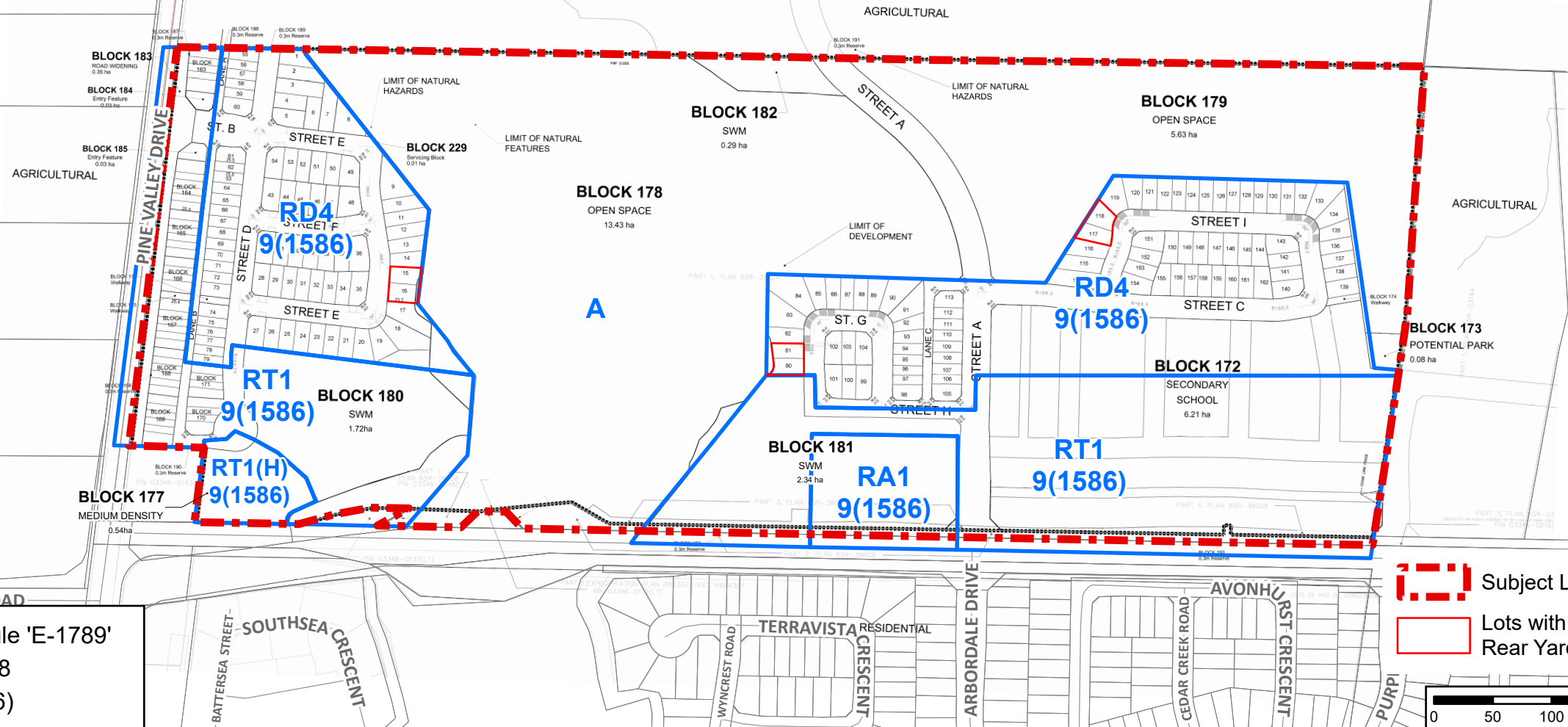
- c) Adding Schedule “E- 1789” attached hereto as Schedule “1”.
 - d) Deleting Key Map 6F and substituting therefor Key Map 6F attached hereto as Schedule “2”.
 - e) Adding Table 1: Lot and Building Requirements attached here to as Schedule “3”.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 27th day of May, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 18 of the Committee of Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on May 27, 2025.
Approved by Mayoral Decision MDC 008-2025 dated May 27, 2025.
Effective Date of By-Law: May 27, 2025

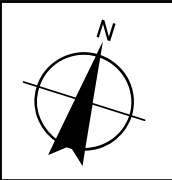


File: Z.24.003
Related File: 19T-24V001
Location: 4330 Teston Road, Part of Lots 26, Concession 6
Applicant: 1212765 Ontario limited
c/o Fieldgate Developments
City of Vaughan

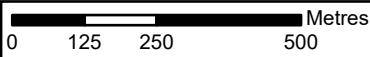
Signing Officers

Mayor

Clerk



Key Map 6F
By-Law No. 1-88



This is Schedule '2'
To By-Law 129-2025
Passed the 27th Day of May, 2025

File: Z.24.003
Related File: 19T-24V001
Location: 4330 Teston Road,
Part of Lot 26, Concession 6
Applicant: 1212765 Ontario limited c/o Fieldgate Developments
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 129-2025

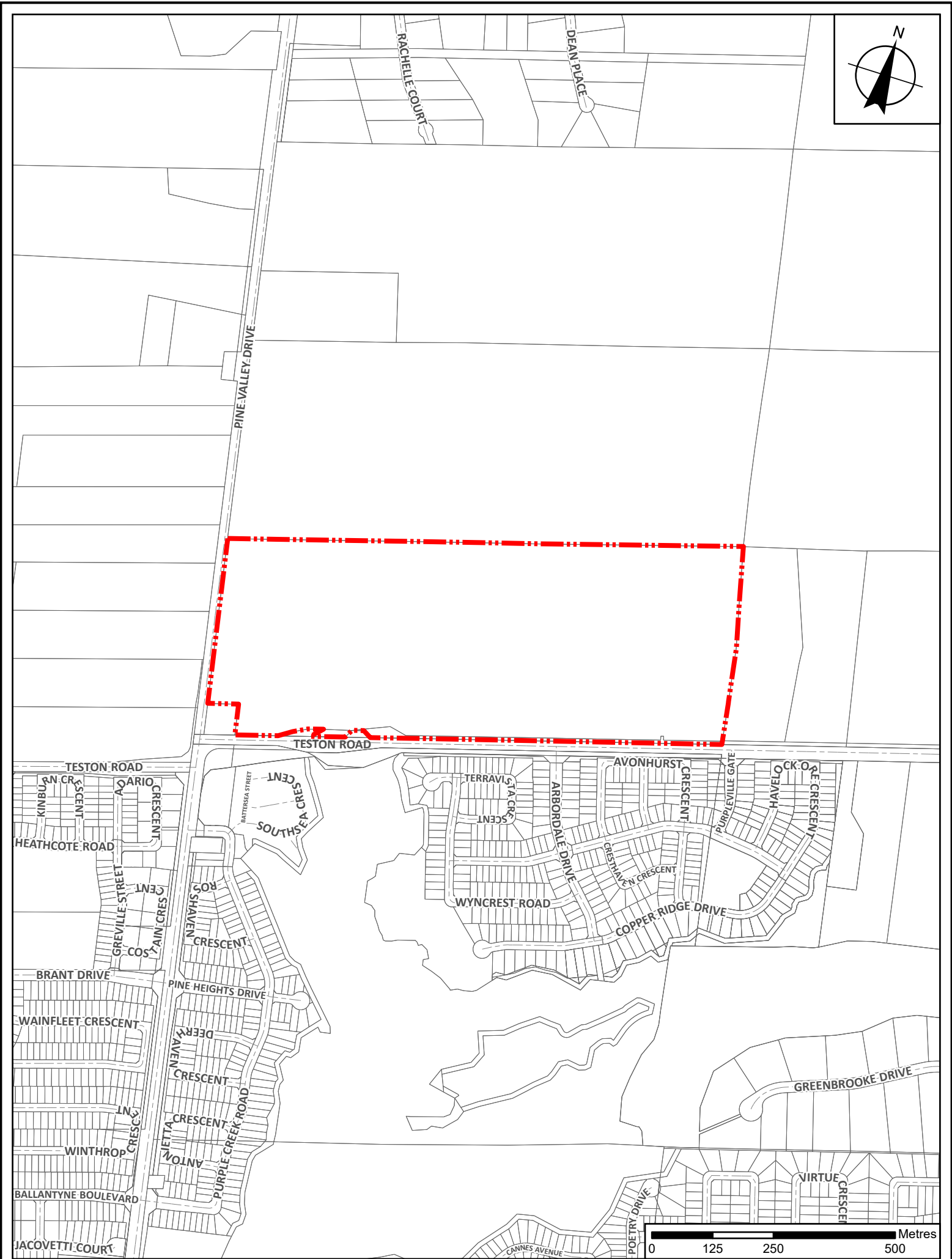
The lands subject to this By-law are located on the east side of Pine Valley Drive and north side of Teston Road known as 4330 Teston Road, in City of Vaughan. Legally described as Part Lot 26, Concession 6, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from “Low-Rise Residential Zone”, “Mid-Rise Residential Zone” and “Mid-Rise Mixed-Use Zone” to “RD4 Residential Detached Zone Four Zone”, “RT1 Residential Townhouse Zone”, and “RA1 Apartment Residential Zone” with a Holding Symbol on Block 177 of the Draft Plan of Subdivision File 19T-24V001.

The By-law includes the Holding Symbol “(H)” for Block 177 of the Draft Plan of Subdivision File 19T-24V001 zoned “RT1 Residential Townhouse Zone”. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the subject lands.
- b. The Owner shall enter into a Development Agreement with the City agreeing to contribute their share of the cost of infrastructure works and/or to undertake the necessary improvements for the works associated with any required downstream improvement(s) that have been identified in Block 40/47, including but not limited to, upgrades to the Pine Valley North Sewage Pumping Station to accommodate the ultimate build-out of Block 41 and proposed Medium Density Block 177 on Draft Plan of Subdivision File 19T-24V001. Any required downstream improvements shall conform to the conclusions and recommendations of the City’s on-going Integrated Urban Water Master Plan Environmental Assessment Study and the Block 41 Master Environmental Servicing Plan, all to the satisfaction of the City.

This By-law also provides for site-specific development standards including exceptions to minimum lot frontages, lot areas, yard setbacks and building height, maximum lot coverage, building height and floor area, minimum landscape strips and areas, minimum interior garage widths, minimum and maximum driveway widths, minimum parking standards, and minimum amenity area requirements.



Location Map To By-Law 129-2025

File: Z.24.003

Related File: 19T-24V001

Location: 4330 Teston Road,
Part of Lot 26, Concession 6

Applicant: 1212765 Ontario limited c/o Fieldgate Developments
City of Vaughan



Subject Lands

Schedule "3"

Table 1: Lot and Building Requirements

Refer to By-law: 129-2025

Zone	Permitted Use Category	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Min. yards (metres)				Max. Building Height (m)	Max. Number of Storeys	Min. Parking spaces per Unit
				Front	Rear	Int.	Ext.			
RD4	Residential Single Detached									
	Standard Lot	7.5	200	4.5 ⁽¹⁾⁽¹¹⁾	7.0 ⁽³⁾	1.2 ⁽⁵⁾⁽⁶⁾	3.5 ⁽¹⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane	7.5	200	4.5 ⁽¹⁾⁽⁷⁾⁽¹¹⁾	4.5 ⁽²⁾⁽⁴⁾⁽¹²⁾	1.2 ⁽⁵⁾⁽⁶⁾	3.5 ⁽¹⁾⁽¹¹⁾	13	3	2
RD4	Residential Semi-Detached									
	Standard Lot	7.5	200	4.5 ⁽¹⁾⁽¹¹⁾	7.0	1.0 ⁽⁶⁾⁽⁸⁾	3.0 ⁽¹⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane	7.5	200	4.5 ⁽¹⁾⁽⁷⁾⁽¹¹⁾	7.0 ⁽²⁾⁽⁴⁾⁽¹²⁾	1.0 ⁽⁶⁾⁽⁸⁾	3.0 ⁽¹⁾⁽¹¹⁾	13	3	2
RT1	Residential Townhouse									
	Standard Lot ⁽¹⁰⁾	4.5/ unit	110	3.0 ⁽¹⁾⁽¹¹⁾	7.0	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽¹⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane ⁽¹⁰⁾	4.5/ unit	110	3.0 ⁽¹⁾⁽⁷⁾⁽¹¹⁾	7.0 ⁽²⁾⁽⁴⁾⁽¹²⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽¹⁾⁽¹¹⁾	13	3	2
RT1	Residential Multiple-Unit									
	Standard Lot	4.5/ unit	110	3.0 ⁽¹⁾⁽¹¹⁾	7.0 ⁽⁹⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽¹⁾⁽¹¹⁾	13	3	2
	Lot accessed by a Lane	4.5/ unit	110	3.0 ⁽¹⁾⁽¹¹⁾	7.0 ⁽⁹⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽¹⁾⁽¹¹⁾	13	3	2
	On a Block	6.0/ unit	70/ unit	3.0 ⁽¹⁾⁽¹¹⁾	7.0 ⁽⁹⁾	1.2 ⁽⁶⁾⁽⁸⁾ End Unit	3.5 ⁽¹⁾⁽¹¹⁾	13	3	1 resident space per dwelling unit 0.2 visitor spaces per dwelling unit
RT1	Apartment Dwellings		Min. Unit Size					Min/Max Building Height (m)	Min/Max. Number of Storeys	
		30	65	1	7.5	3.5	7.5	Min 22.5 Max	Min 6 Max	1 resident space per dwelling unit 0.2 visitor spaces

Zone	Permitted Use Category	Min. Lot Frontage (m)	Min. Lot Area (m ²)	Min. yards (metres)				Max. Building Height (m)	Max. Number of Storeys	Min. Parking spaces per Unit
				Front	Rear	Int.	Ext.			
								30	8	per dwelling unit
RA1	Apartment Dwellings		Min. Unit Size					Min/Max Building Height (m)	Min/Max. Number of Storeys	
		30	65	1	7.5	3.5	7.5	Min 22.5	Min 6	1 resident space per dwelling unit
								Max 30	Max 8	0.2 visitor spaces per dwelling unit
All Zones	Institutional									
		30	1500	3	7.5	4.5	3	22	-	Refer to Note 13
All Zones	Public Recreation Facilities and Recreation Uses:								Lot coverage	
		12	-	-	-	-	-	-	10%	4.5 per 100 m ² of GFA

Notes to Table-1

1. The minimum front yard or exterior side yard setback to a garage that faces a street line shall be 5.8 metres.
2. The minimum rear yard setback to an attached garage containing 1 parking space shall be 5.8 metres and 0.6 metres to an attached garage containing 2 parking spaces accessed by a rear street line.
3. The minimum rear yard setback for Lots 15, 16, 80, 81, 118 and 119 of schedule 'E-1789' shall be 6.0 metres.
4. The minimum rear yard setback to a detached garage containing 1 parking space shall be 5.8 metres and 0.6 metres to detached garage containing 2 parking spaces accessed by rear street line.
5. The minimum interior side yard setback may be reduced to 0.6 metres on one side.
6. The minimum interior side yard setback abutting a walkway, greenway or stormwater management pond, shall be 3.5 metres.
7. Where an attached or detached garage is located in the rear yard and is accessed by a lane, the minimum front yard setback may be reduced to 2.0 metres.

8. Where an attached pair of dwelling units share a common side wall above or below grade, the minimum interior side yard setback shall be 0 metres.
9. Where an attached pair of dwelling units share a common rear wall above or below grade, the minimum rear yard setback shall be 0 metres.
10. A maximum of six townhouse dwelling units shall be constructed in a row.
11. The minimum setback to a sight triangle shall be 1.2 metres.
12. Where a detached garage is located in the rear yard and is accessed by a lane, the minimum rear yard setback to the dwelling shall be 11.5 metres.
13. Parking rates for Institutional uses shall be as follows:
 - a. Community Centres: Minimum 8 parking spaces per 100 m²
 - b. Day Nurseries: Minimum 6 parking spaces per 100 m²
 - c. For Independent Living Facilities, Supportive Living Facilities, Long-term Care Homes, Public and Private Schools: 1 parking space per 100 m²
 - d. For any uses not listed under this By-law, refer to Section 3.8 of By-law 1-88.