

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 006-2026

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “Future Development” (FD) Zone subject to site-specific Exception 14.1210 to “Environmental Protection” (EP) Zone and “Public Open Space” (OS1) Zone subject to site-specific Exception 14.1237 in the manner shown on the said Schedule “1”.
 - b) Deleting Figure E-1783 in Exception 14.1210 and replacing it with a new Figure E-1783 attached hereto as Schedule “2”.
 - c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1237, as follows:

Exception Number: 1237	Municipal Address: 4100 Teston Road
Applicable Parent Zone: OS1, EP	
Schedule A Reference: 202	
By-law: 006-2026	
14.1237.1 Permitted Uses	
<div>1. The following <u>uses</u> shall be permitted on the lands <u>zoned</u> OS1 Public Open Space, as shown on Figure E-1819:</div> <div><div>a. <u>Active recreational use</u>;</div><div>b. <u>Park</u>; and</div><div>c. <u>Passive recreational use</u>.</div></div>	
14.1237.2 Figures	
Figure E-1819	

- d) Adding a new Figure E-1819 in Subsection 14.1237 attached hereto as Schedule “1”
- e) Amending Map 202 in Schedule A in the form attached hereto as Schedule “3”.

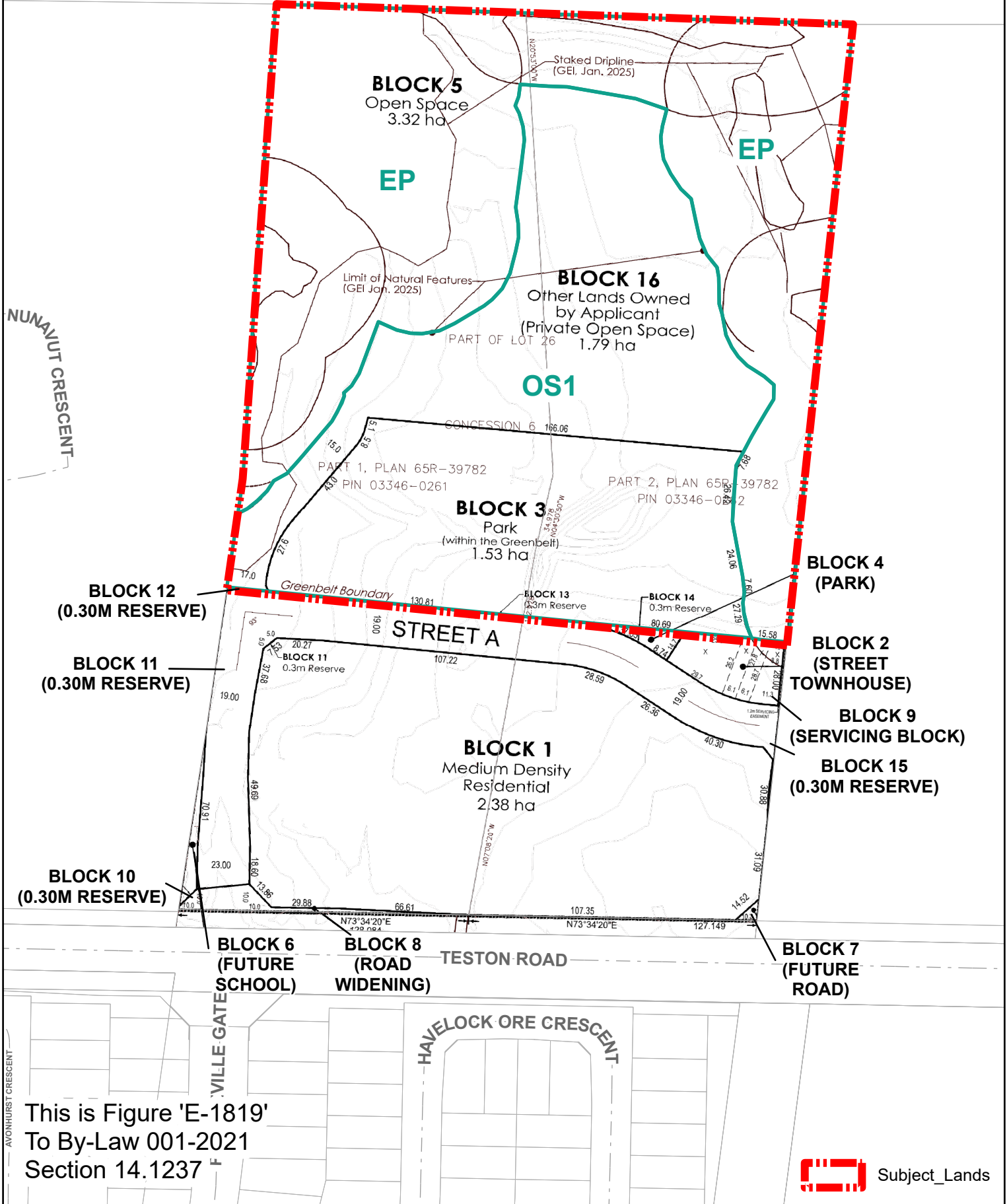
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 27th day of January, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 39 of the Committee of Whole.
Report adopted by Vaughan City Council on November 25, 2025.
City Council voted in favour of this by-law on January 27, 2026.
Approved by Mayoral Decision MDC 001-2026 dated January 27, 2026.
Effective Date of By-Law: January 27, 2026



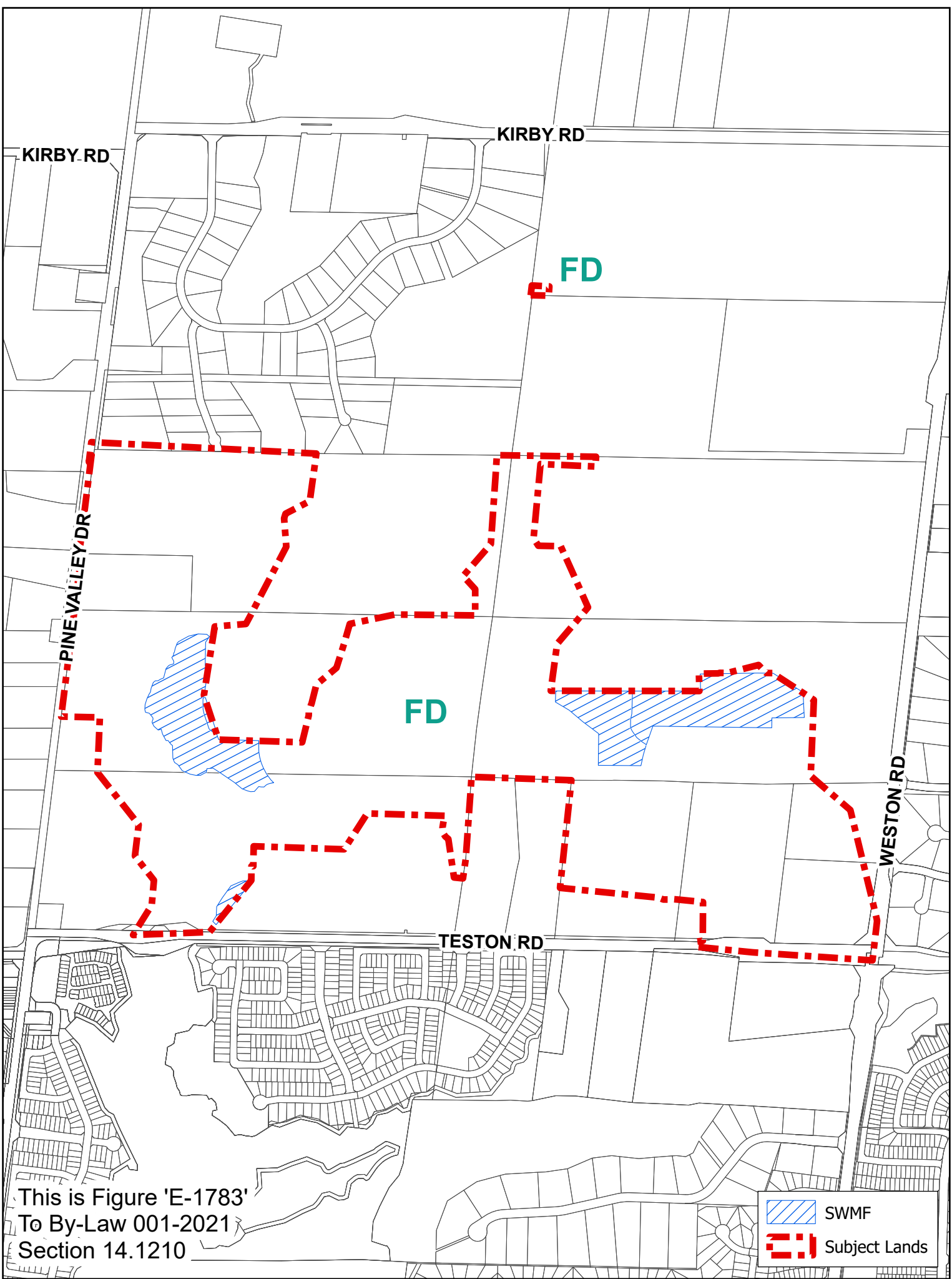
This is Schedule '1'
To By-Law 006-2026
Passed the 27th Day of January, 2026

File: Z.24.008
Related Files: 19T-24V003
Location: 4100 Teston Road
Part of Lot 26, Concession 6 Being Parts 1 and 2
Reference Plan 65R-39782
Applicant: Ritina Homes Ltd.
City of Vaughan

Signing Officers

Mayor

Clerk



This is Schedule '2'
To By-Law 006-2026
Passed the 27th Day of January, 2026

File: Z.24.008
Related Files: 19T-24V003
Location: 4100 Teston Road
Part of Lot 26, Concession 6 Being Parts 1 and 2
Reference Plan 65R-39782
Applicant: Ritina Homes Ltd.
City of Vaughan

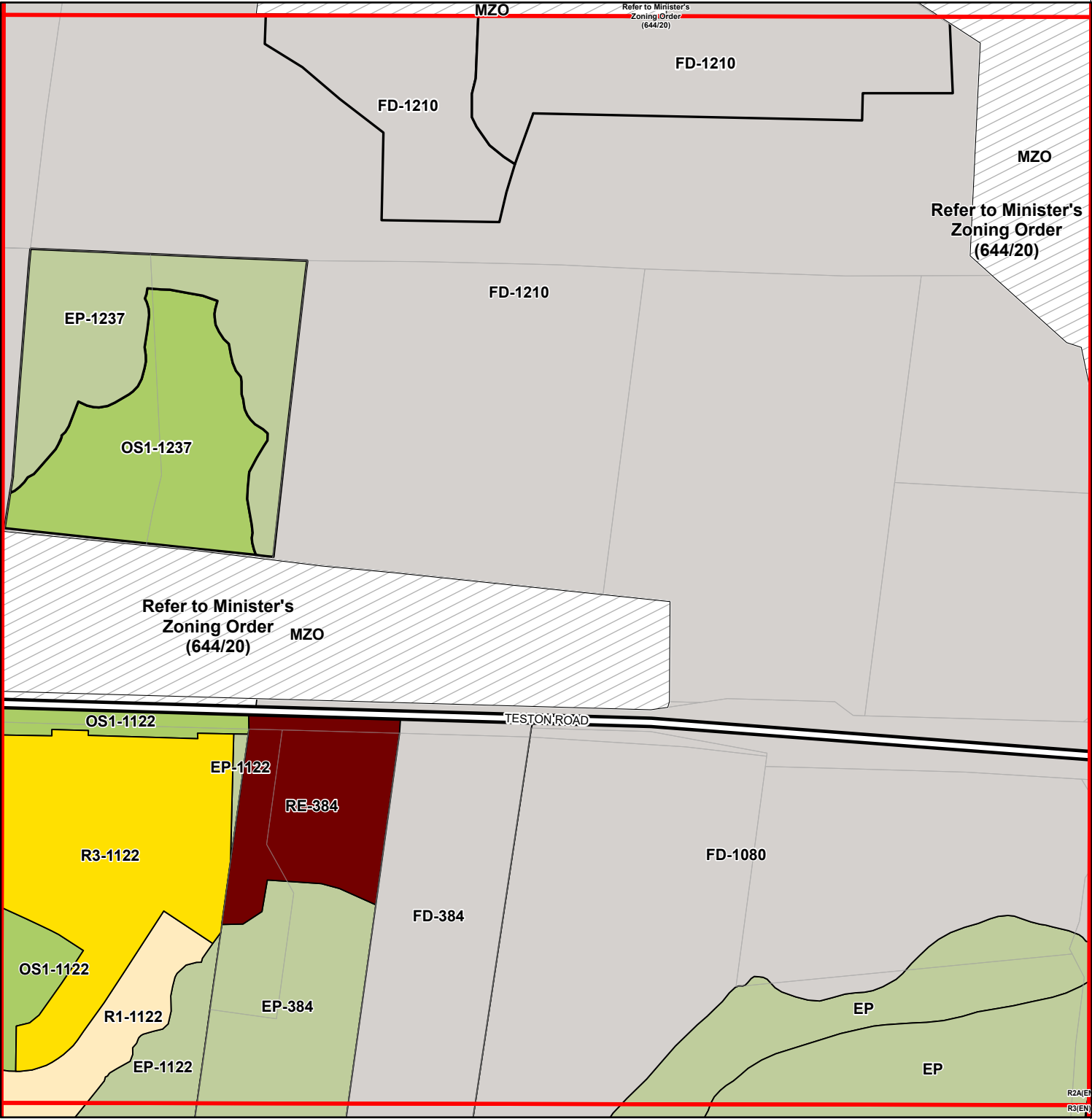
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 202



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 (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)

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)
- 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)

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

240	241	242	243	244	
220	221	222	223	224	
200	201	202	203	204	
180	181	182	183	184	
161	162	163	164	165	
January 2026					

1:5,070

This is Schedule '3'
To By-Law 006-2026
Passed the 27th Day of January, 2026

File: Z.24.008

Related Files: 19T-24V003

Location: 4100 Teston Road

Part of Lot 26, Concession 6 Being Parts 1 and 2

Reference Plan 65R-39782

Applicant: Ritina Homes Ltd.

City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 006-2026


The lands subject to this By-law are located on the north side of Teston Road, municipally known as 4100 Teston Road, City of Vaughan, and legally described as Part of Lot 26, Concession 6, being Parts 1 and 2 on Reference Plan 65R-39782.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove the northern portion of 4100 Teston Road from the Site-specific Exception 14.1210 by adjusting the zone boundaries to exclude the Subject Lands, and rezone the Subject Lands from “FD Future Development Zone” subject to site-specific exception 14.1210 to “EP Environmental Protection Zone” and “OS1 Open Space Zone” with a new site-specific exception 14.1237 to permit active recreational use, passive recreational use, and a public park on Block 3 on Draft Plan of Subdivision Application File 19T-24V003.



Location Map
To By-Law 006-2026

File: Z.24.008
Related Files: 19T-24V003
Location: 4100 Teston Road
Part of Lot 26, Concession 6 Being Parts 1 and 2
Reference Plan 65R-39782
Applicant: Ritina Homes Ltd.
City of Vaughan

 Subject Lands