

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 239-2025

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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1229, as follows:

Exception Number 14.1229	Municipal Address: 11600 and 11610 Keele Street
Applicable Parent Zone: A, SC	
Schedule A Reference: 247	
By-law: 218-2005, 179-2009, 239-2025	
14.1229.1 Permitted Uses	
1. The following <u>uses</u> shall be permitted in addition to the <u>uses</u> permitted in Exception 14.883 on the lands labelled “Proposed Outside Storage Area”, as shown on Figure E-1809, for a maximum period of 3 years from the day of the passing of By-law 239-2025: a. <u>Outside storage</u> of trucks and trailers, heavy equipment, and machinery (excluding <u>intermodal containers</u>), with a maximum of 413 <u>parking spaces</u> and a maximum total area of 31,354.49 m²; b. <u>Outside storage</u> of motor vehicles not for the purpose of display, hire, or sale shall be permitted; c. <u>Outside storage</u> shall be permitted in any <u>yard</u>; d. A maximum permitted <u>outside storage</u> area of 71% of the <u>lot area</u> shall apply; e. <u>Outside storage</u> shall be permitted on a <u>corner lot</u>; f. <u>Outside storage</u> of motor vehicles shall be permitted between a <u>principal building</u> or <u>structure</u> and the <u>street lines</u> abutting Kriby Road and Keele Street; and g. The maximum <u>height</u> of goods and materials stored within the <u>outside storage</u> area shall be 5 metres.	
14.1229.2 Other Provisions	
1. The following provisions shall apply to the lands labelled “Proposed Outside Storage Area”, as shown on Figure E-1809, for a maximum period of 3 years from the day of the passing of By-law 239-2025: a. A minimum <u>landscape</u> coverage of 10% shall not apply; b. A minimum <u>landscape</u> strip of 3 metres abutting any <u>street line</u> shall not apply; c. The screening of <u>outside storage</u> areas with an opaque fence or other vertical elements shall not apply; and d. A <u>parking area</u>, any <u>driveway</u> or <u>aisle</u> providing access to a <u>parking area</u> and any <u>loading space</u> and associated maneuvering area or storage area, shall be a gravel surface.	
14.1229.3 Figures	
Figure E-1809	

b) Adding a new Figure E-1809 in Subsection 14.1229 attached hereto as

Schedule “1”.

c) Amending Map 247 in Schedule A in the form attached hereto as Schedule “2”.

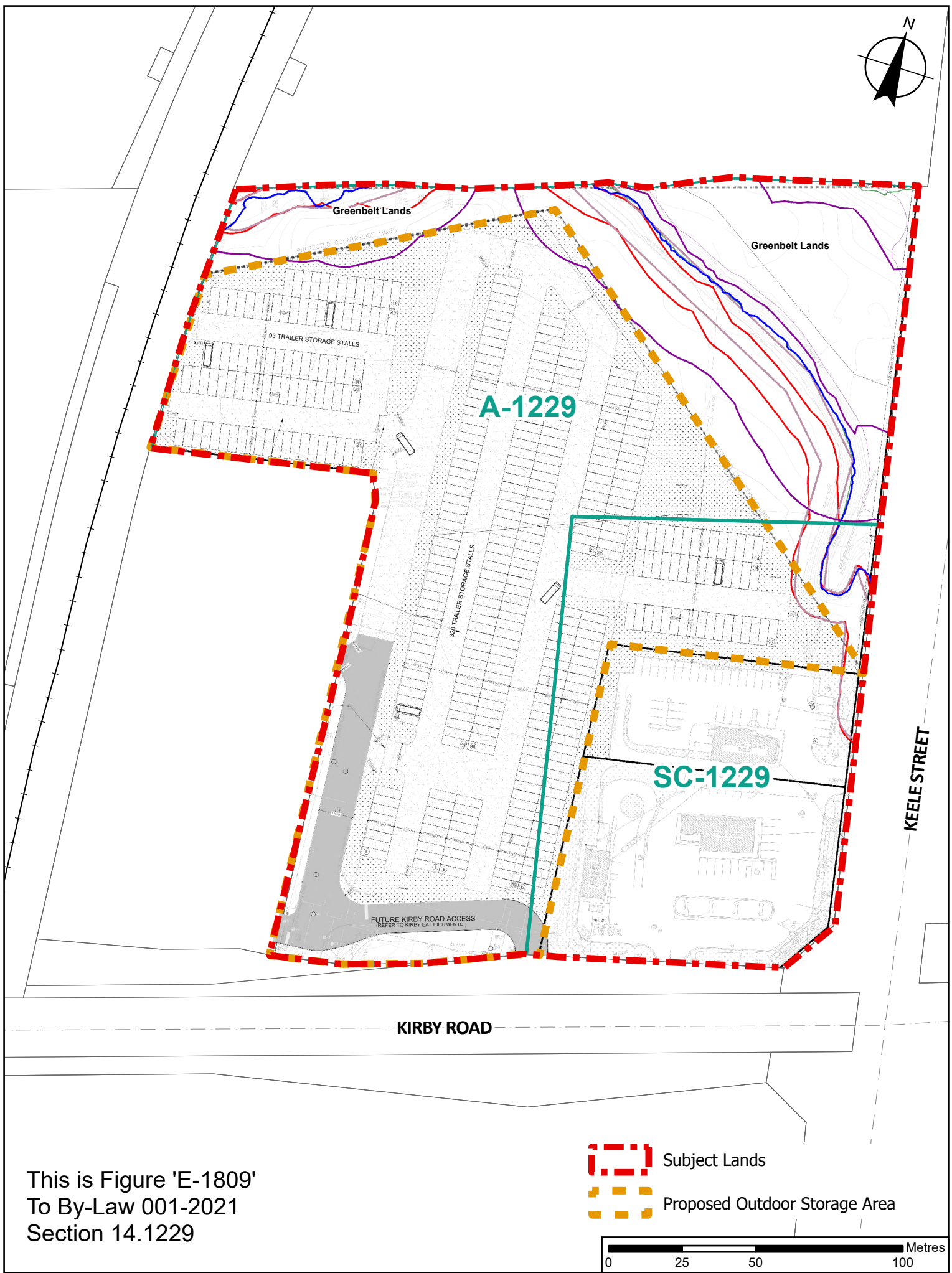
2. This Temporary Use Zoning By-law shall be in effect for a maximum period of three (3) years only from the day of the passing of this Temporary Use Zoning By-law 239-2025.
3. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 12 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
Authorized by Item No. 3 of Report No. 37 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 28, 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 239-2025
Passed the 28th Day of October, 2025

File: Z.24.039
Location: 11600 and 11610 Keele Street
Part of Lot 31, Concession 4
Applicant: K and K Holdings Limited
City of Vaughan

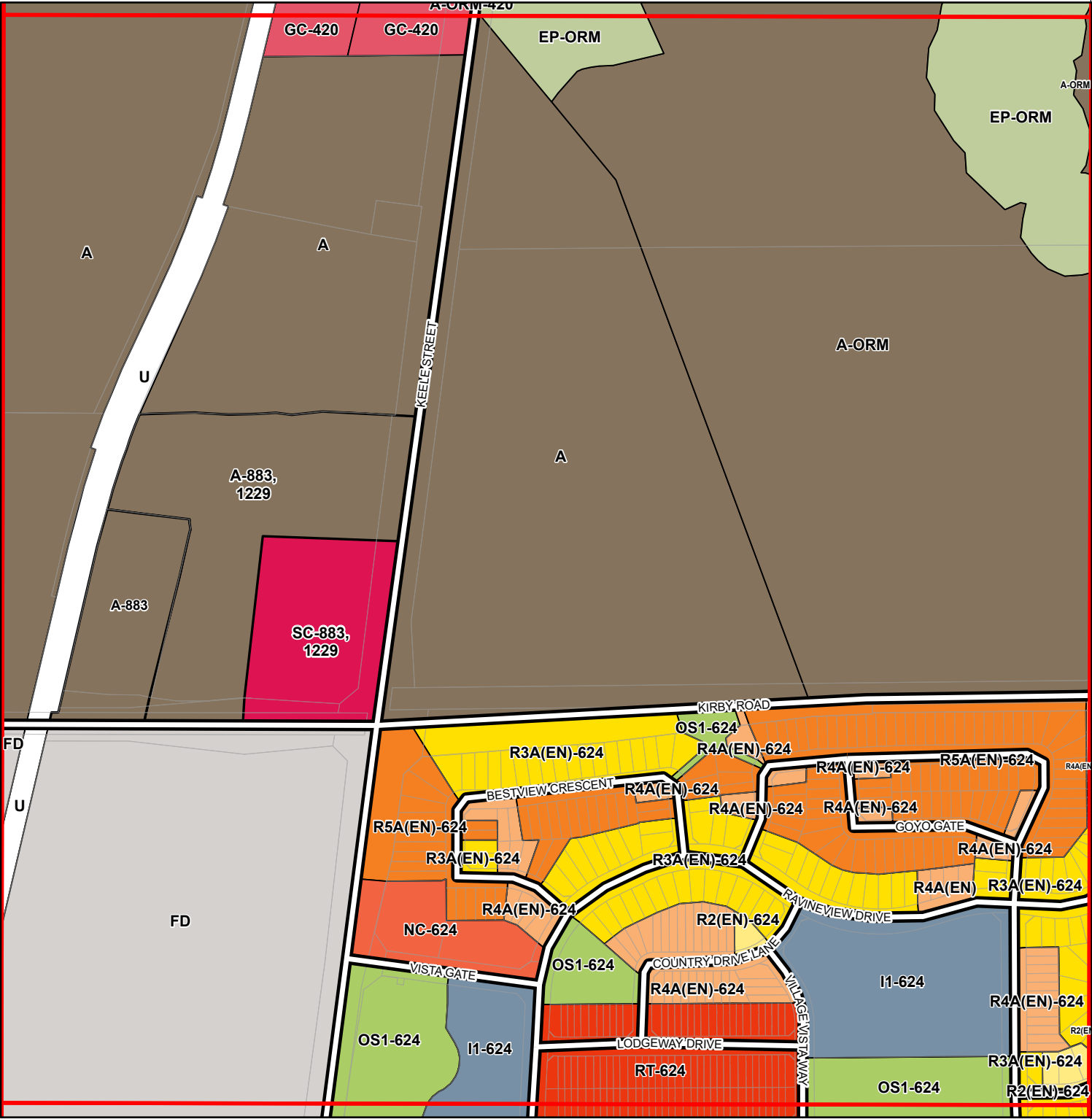
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 247



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)

- 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

285 286 287 288 289				
265	266	267	268	269
245	246	247	248	249
225	226	227	228	229
205	206	207	208	209

October, 2025

This is Schedule '2'
To By-Law 239-2025
Passed the 28th Day of October, 2025

File: Z.24.039
Location: 11600 and 11610 Keele Street
Part of Lot 31, Concession 4
Applicant: K and K Holdings Limited
City of Vaughan

Signing Officers

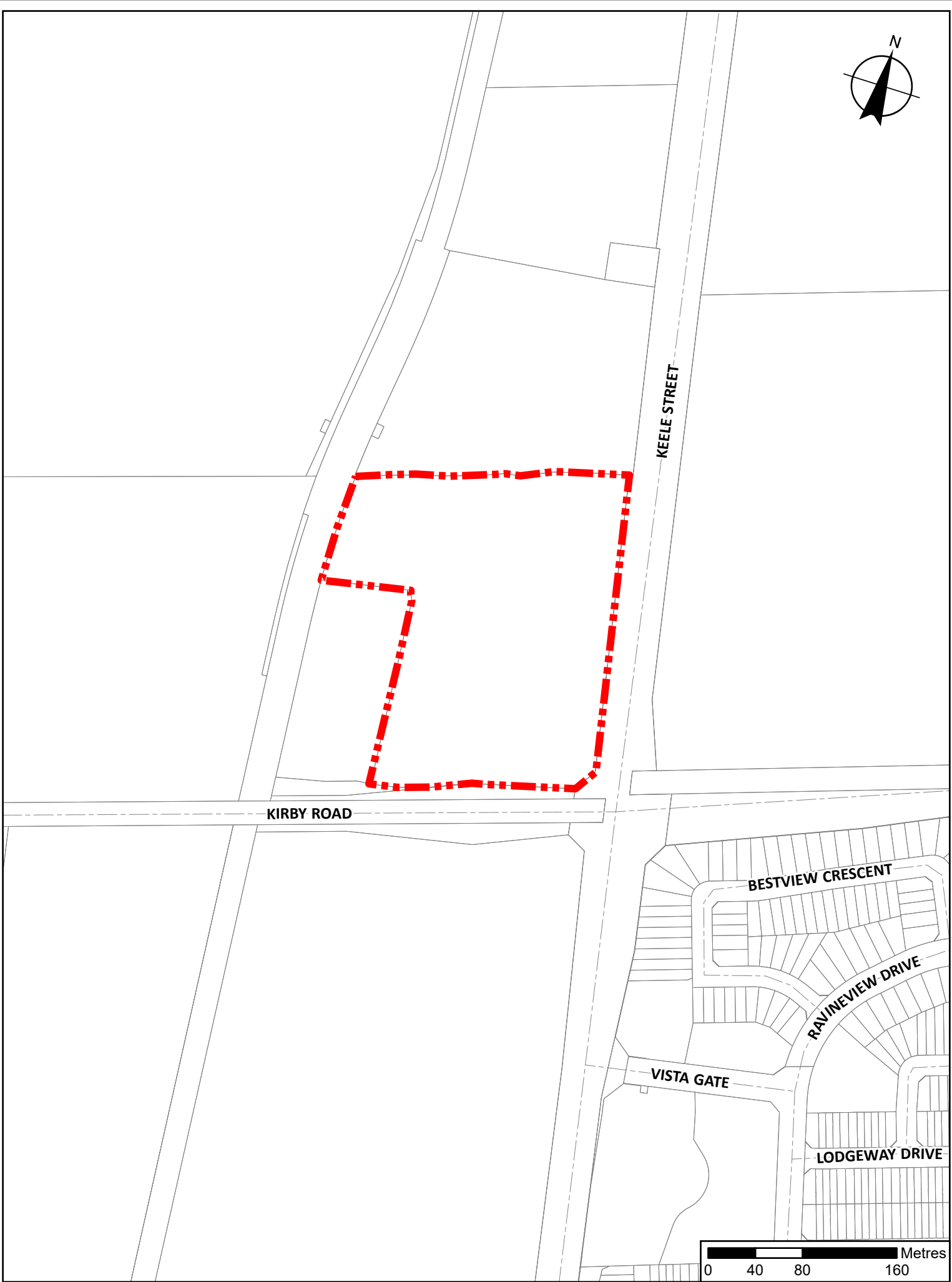
Mayor

Clerk

SUMMARY TO BY-LAW 239-2025

The lands subject to this By-law are located at 11600 and 11610 Keele Street, being Part of Lot 31, Concession 4, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to permit the temporary use of outdoor truck and trailer storage for a maximum 3 year-period from the passing of this By-law.



Location Map To By-Law 239-2025

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 Subject Lands