

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 274-2025

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 14.1238, as follows:

Exception Number 14.1238	Municipal Address: 2739 Highway 7
Applicable Parent Zone: EMU	
Schedule A Reference: 32 & 52	
By-law 274-2025	
14.1238.1 Permitted Uses	
1. Only the following <u>uses</u> shall be permitted on the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1821, for a maximum period of 3 years from the day of the passing of By-law 274-2025: <ol style="list-style-type: none">a. <u>Outside storage</u> without an associated building for the purposes of the storage of vehicles for sale off-site, having a maximum of 83 <u>parking spaces</u>;b. <u>Accessory</u> electrical utility shed.	
14.1238.2 Lot and Building Requirements	

1. The following provisions shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1821, for a maximum period of 3 years from the day of the passing of By-law 274-2025:
 - a. The portions of the lot used for the outside storage of vehicles and one (1) accessory electrical utility shed shall have the following minimum setbacks:
 - 0.0 metres from all lot lines;
 - b. The accessory electrical utility shed shall not be subject to the requirements in Section 4.1.2.2;
 - c. Outside storage shall be permitted on a corner lot;
 - d. Outside storage shall be permitted in any yard; and
 - e. A maximum permitted outside storage area of 100% of the lot area shall apply.

14.1238.3 Parking Requirements

1. The following provisions shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1821, for a maximum period of 3 years from the day of the passing of By-law 274-2025:
 - a. The minimum parking requirements for regular and barrier-free access parking spaces shall not apply; and
 - b. A parking area, any driveway or aisle providing access to a parking area and any loading space and associated maneuvering area or storage area, shall be a gravel surface.

14.1238.4 Other Provisions

1. The following provisions shall apply to the lands zoned EMU Employment Commercial Mixed-Use Zone, as shown on Figure E-1821, for a maximum period of 3 years from the day of the passing of By-law 274-2025:
 - a. A minimum landscape coverage of 10% shall not apply; and
 - b. A minimum landscape strip of 5 metres abutting any street line shall not apply.
2. The requirements of Outside storage in Section 5.13.1.3 shall not apply.
3. Outside storage shall be defined as follows:
 - a. Means an open area of land used for the storage of vehicles which are associated with motor vehicle sales establishments located off-site.

14.1238.5 Figures

Figure E-1821

- b) Adding a new Figure E-1821 in Subsection 14.1238 attached hereto as

Schedule “1”.

- c) Amending Map 32 in Schedule A in the form attached hereto as Schedule “2”.
- d) Amending Map 52 in Schedule A in the form attached hereto as Schedule “3”.

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 274-2025.

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

Voted in favour by City of Vaughan Council this 16th day of December, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 39 of the Committee of the Whole.

Report adopted by Vaughan City Council on November 25, 2025.

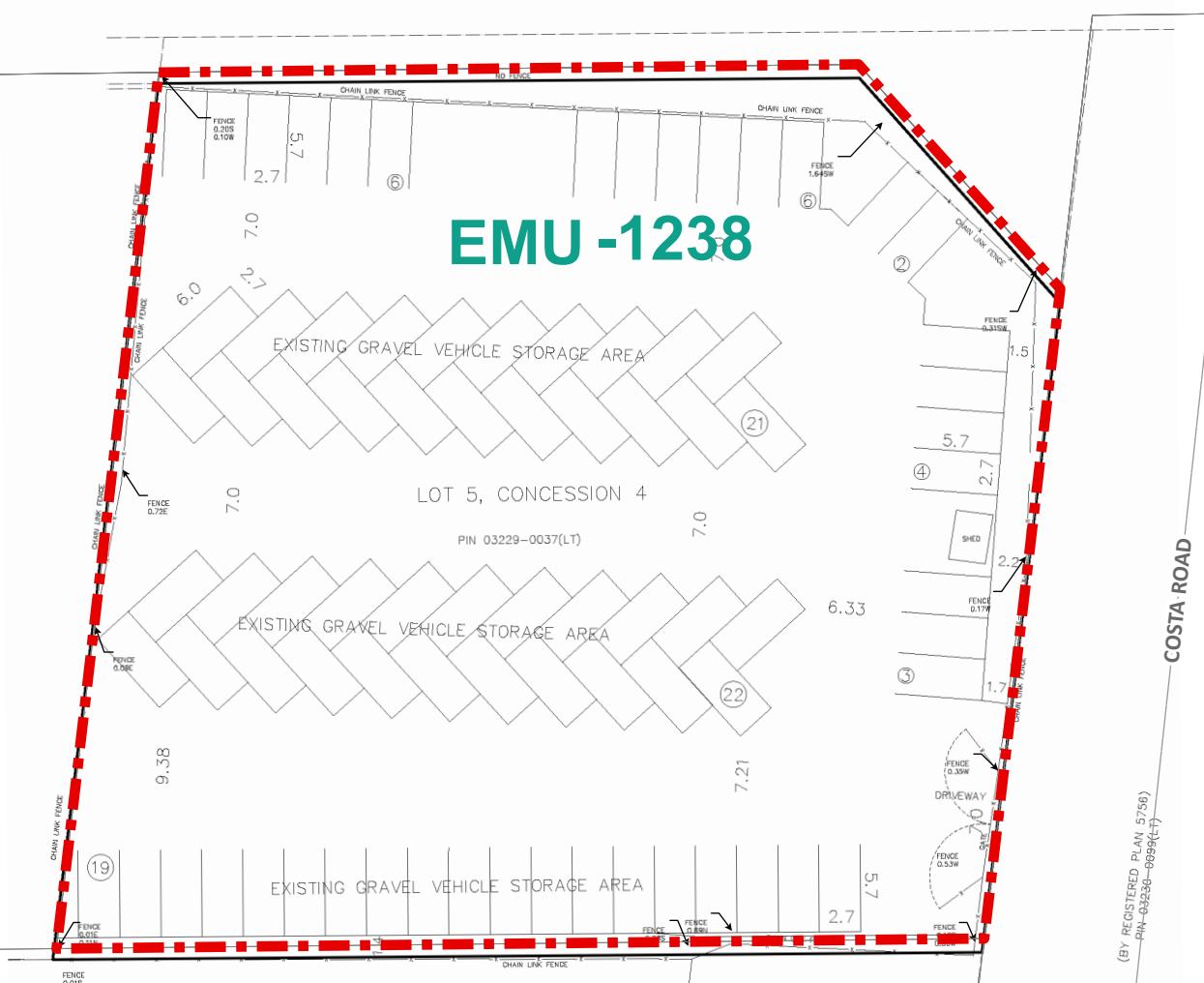
City Council voted in favour of this by-law on December 16, 2025.

Approved by Mayoral Decision MDC 018-2025 dated December 16, 2025.

Effective Date of By-Law: December 16, 2025



HIGHWAY-7



This is Figure 'E-1821'
To By-Law 001-2021
Section 14.1238

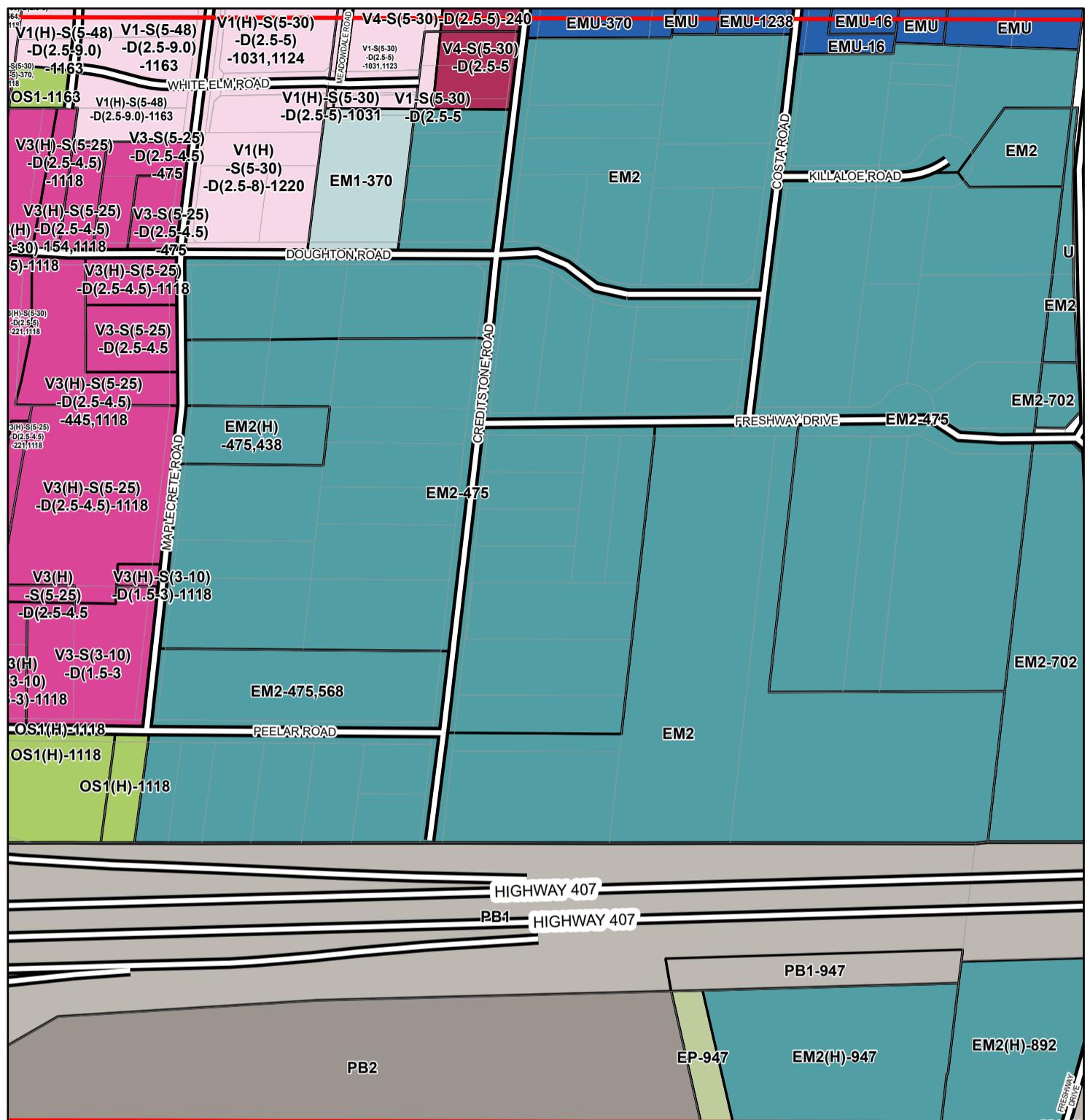
This is Schedule '1'
To By-Law 274-2025
Passed the 16th Day of December, 2025

File: Z.24.028
Location: 2739 Highway 7
Part of Lot 5, Concession 4
Applicant: Caupurch Investments Inc.
City of Vaughan

Signing Officers
Mayor
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 32



Conservation, Open Space and Agricultural Zones		Residential Zones		Commercial Zones		Other Zones	
A (Agriculture Zone)	R1 (First Residential Zone)	GC (General Commercial Zone)	EMU (Employment Commercial Mixed-Use Zone)	I1 (General Institutional Zone)			
OS1 (Public Open Space Zone)	R2 (Second Residential Zone)	NC (Neighbourhood Commercial Zone)	KMS (Main Street Mixed-Use - Kleinburg Zone)	I2 (Major Institutional Zone)			
OS2 (Private Open Space Zone)	R3 (Third Residential Zone)	CC (Convenience Commercial Zone)	MMS (Main Street Mixed-Use - Maple Zone)	U (Utility Zone)			
EP (Environmental Protection Zone)	R4 (Fourth Residential Zone)	SC (Service Commercial Zone)	WMS (Main Street Mixed Use - Woodbridge Zone)	FD (Future Development Zone)			
	R5 (Fifth Residential Zone)			PB1 (Parkway Belt Public Use Zone)			
Vaughan Metropolitan Centre Zones	RT (Townhouse Zone)	Mixed-Use Zones	EM1 (Prestige Employment Zone)	PB2 (Parkway Belt Complementary Use Zone)			
V1 (Station Precinct Zone)	RM1 (Multiple Residential Zone 1)	LMU (Low-Rise Mixed-Use Zone)	EM2 (General Employment Zone)	PB3 (Parkway Belt West Recreational Zone)			
V2 (South Precinct Zone)	RM2 (Multiple Residential Zone 2)	MMU (Mid-Rise Mixed-Use Zone)	EM3 (Mineral Aggregate Operation Zone)				
V3 (Neighbourhood Precinct Zone)	RE (Estate Residential Zone)	HMU (High-Rise Mixed-Use Zone)					
V4 (Employment Precinct Zone)		GMU (General Mixed-Use Zone)					
		CMU (Community Commercial Mixed-Use Zone)					

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

VAUGHAN

70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

1:5,000

Final: December 2025

This is Schedule '2'
To By-Law 274-2025
Passed the 16th Day of December, 2025

File: Z.24.028

Signing Officers

Location: 2739 Highway 7

Mayor

Part of Lot 5, Concession 4

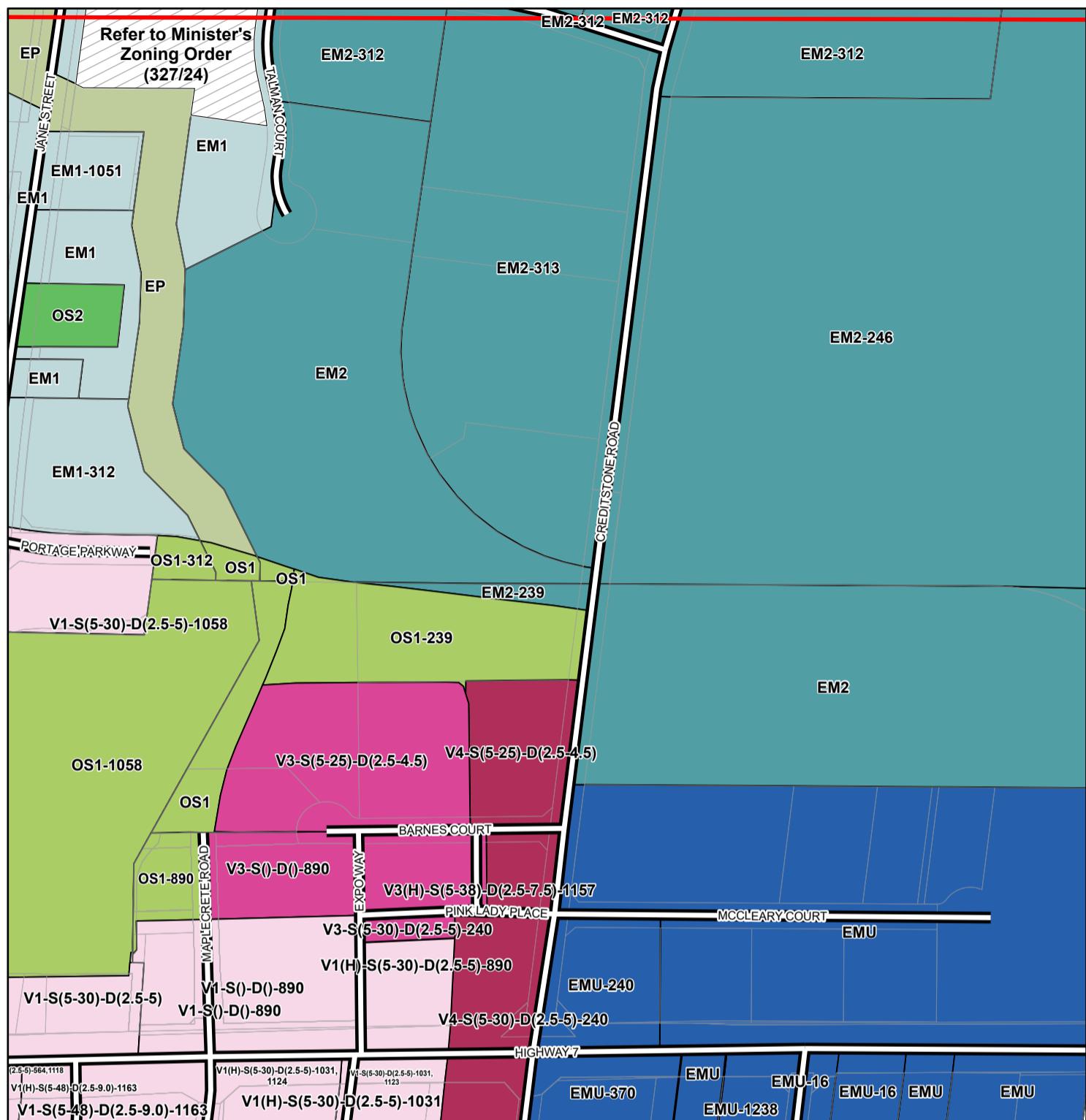
Applicant: Caupurch Investments Inc.

City of Vaughan

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 52



Conservation, Open Space and Agricultural Zones		Residential Zones		Commercial Zones		Other Zones		VAUGHAN	
A (Agriculture Zone)	OS1 (Public Open Space Zone)	R1 (First Residential Zone)	R2 (Second Residential Zone)	GC (General Commercial Zone)	NC (Neighbourhood Commercial Zone)	EMU (Employment Commercial Mixed-Use Zone)	I1 (General Institutional Zone)		
OS2 (Private Open Space Zone)	EP (Environmental Protection Zone)	R3 (Third Residential Zone)	R4 (Fourth Residential Zone)	CC (Convenience Commercial Zone)	SC (Service Commercial Zone)	KMS (Main Street Mixed-Use - Kleinburg Zone)	I2 (Major Institutional Zone)		
OS1-1058	OS1-890	R5 (Fifth Residential Zone)	RT (Townhouse Zone)	LMU (Low-Rise Mixed-Use Zone)	MMU (Mid-Rise Mixed-Use Zone)	MMS (Main Street Mixed-Use - Maple Zone)	U (Utility Zone)		
OS1-890	MAPLECRETE ROAD	RM1 (Multiple Residential Zone 1)	RM2 (Multiple Residential Zone 2)	HMU (High-Rise Mixed-Use Zone)	GMU (General Mixed-Use Zone)	WMS (Main Street Mixed Use - Woodbridge Zone)	FD (Future Development Zone)		
V1-S(5-30)-D(2.5-5)	V1-S(5-30)-D(2.5-5)	RE (Estate Residential Zone)	CMU (Community Commercial Mixed-Use Zone)	EM1 (Prestige Employment Zone)	EM2 (General Employment Zone)	EM3 (Mineral Aggregate Operation Zone)	PB1 (Parkway Belt Public Use Zone)		
V1-S(5-48)-D(2.5-9.0)-1163	V1(H)-S(5-48)-D(2.5-9.0)-1163	V1(H)-S(5-30)-D(2.5-5)-1031	V1(H)-S(5-30)-D(2.5-5)-1031	EMU-370	EMU-16	EMU-16	PB2 (Parkway Belt Complementary Use Zone)		
V1-S(5-48)-D(2.5-9.0)-1163	V1(H)-S(5-30)-D(2.5-5)-1031	V1(H)-S(5-30)-D(2.5-5)-1031	V1(H)-S(5-30)-D(2.5-5)-1031	EMU-1238	EMU	EMU	PB3 (Parkway Belt West Recreational Zone)		
These lands shall not be subject to Zoning By-law 001-2021									
1:5,000									
Final: December 2025									

This is Schedule '3'
To By-Law 274-2025
Passed the 16th Day of December, 2025

File: Z.24.028

Signing Officers

Location: 2739 Highway 7

Mayor

Part of Lot 5, Concession 4

Clerk

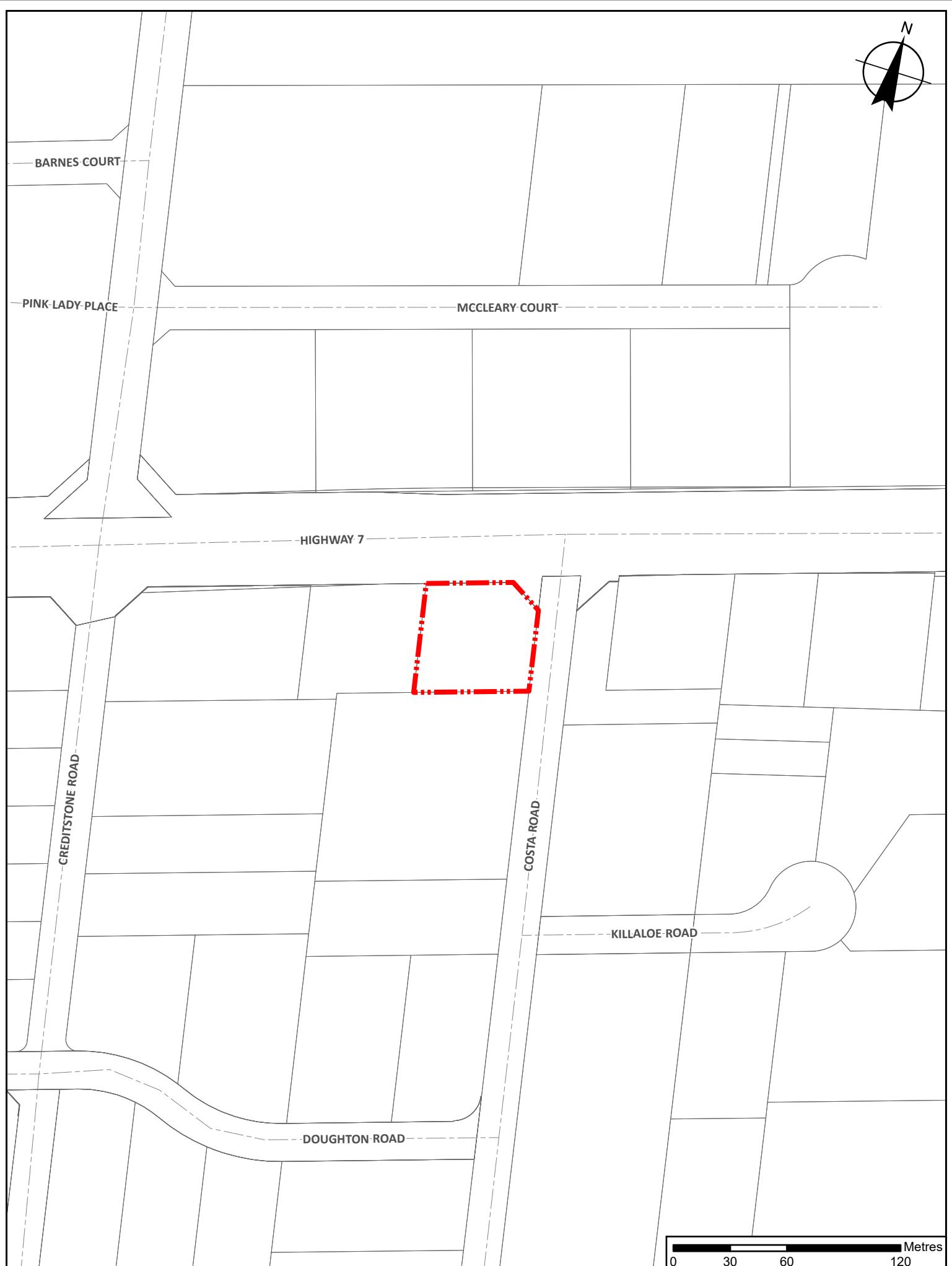
Applicant: Caupurch Investments Inc.

City of Vaughan

SUMMARY TO BY-LAW 274-2025

The lands subject to this By-law are located at 2739 Highway 7, being Part of Lot 5, Concession 4, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to permit the temporary use of outdoor storage of vehicles (maximum of 83 parking spaces) for a maximum 3 year-period from the passing of this By-law.



Location Map To By-Law 274-2025

File: Z.24.028

Location: 2739 Highway 7

Part of Lot 5, Concession 4

Applicant: Caupurch Investments Inc.

City of Vaughan



Subject Lands