

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	
<p>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:</p> <p>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>;</p> <p>b. <u>Accessory</u> electrical utility shed.</p>	
14.1238.2 Lot and Building Requirements	

<div>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:<div>a. The portions of the <u>lot</u> used for the <u>outside storage</u> of vehicles and one (1) <u>accessory</u> electrical utility shed shall have the following minimum setbacks:<div>- 0.0 metres from all <u>lot lines</u>;</div></div><div>b. The <u>accessory</u> electrical utility shed shall not be subject to the requirements in Section 4.1.2.2;</div><div>c. <u>Outside storage</u> shall be permitted on a <u>corner lot</u>;</div><div>d. <u>Outside storage</u> shall be permitted in any <u>yard</u>; and</div><div>e. A maximum permitted <u>outside storage</u> area of 100% of the <u>lot area</u> shall apply.</div></div>
14.1238.3 Parking Requirements
<div>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:<div>a. The minimum parking requirements for regular and barrier-free access parking <u>spaces</u> shall not apply; and</div><div>b. 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.</div></div>
14.1238.4 Other Provisions
<div>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:<div>a. A minimum <u>landscape</u> coverage of 10% shall not apply; and</div><div>b. A minimum <u>landscape</u> strip of 5 metres abutting any <u>street line</u> shall not apply.</div></div> <div>2. The requirements of <u>Outside storage</u> in Section 5.13.1.3 shall not apply.</div> <div>3. <u>Outside storage</u> shall be defined as follows:<div>a. Means an open area of land used for the storage of vehicles which are associated with <u>motor vehicle sales</u> establishments located off-site.</div></div>
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.

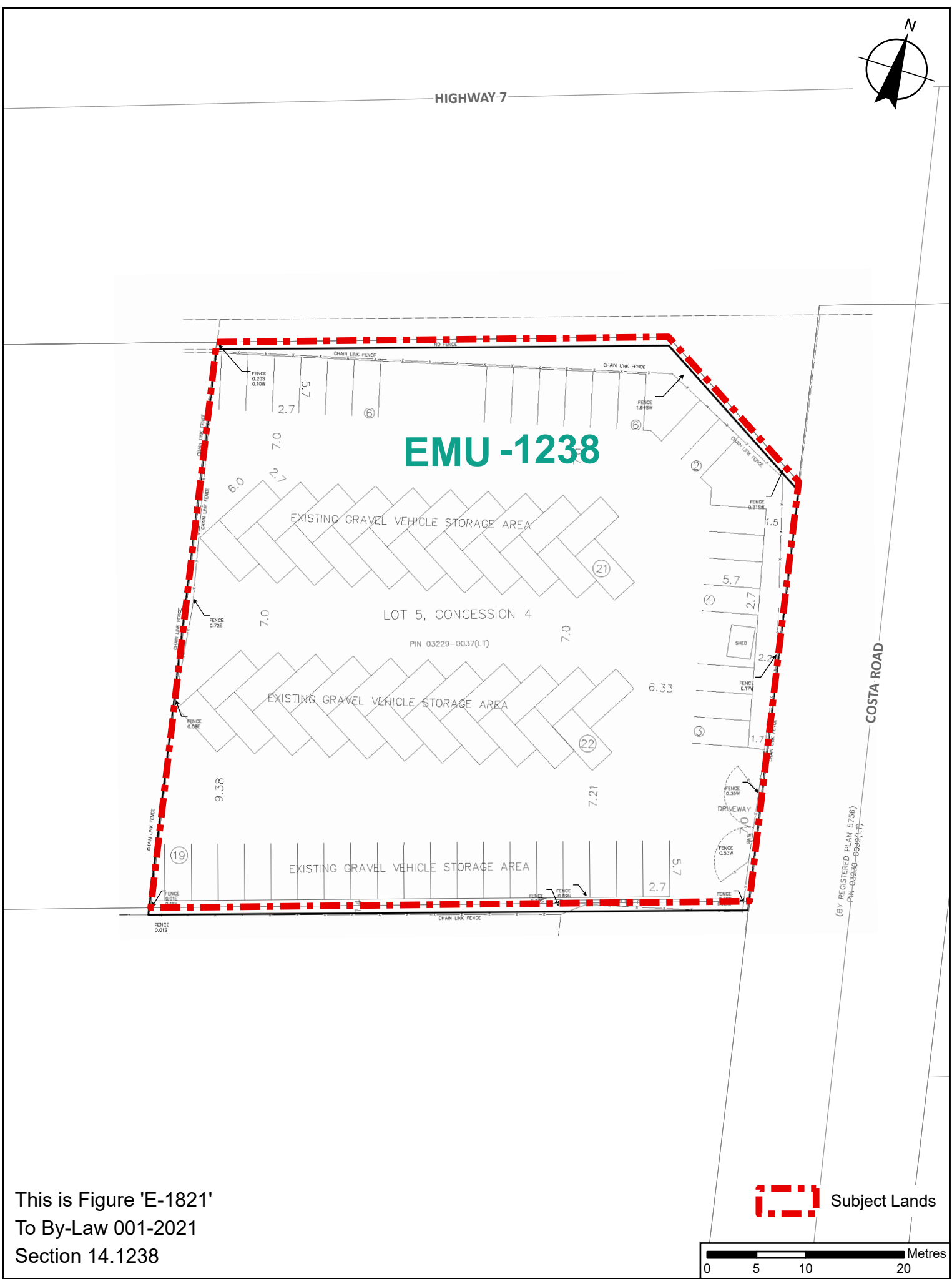
3. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

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



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

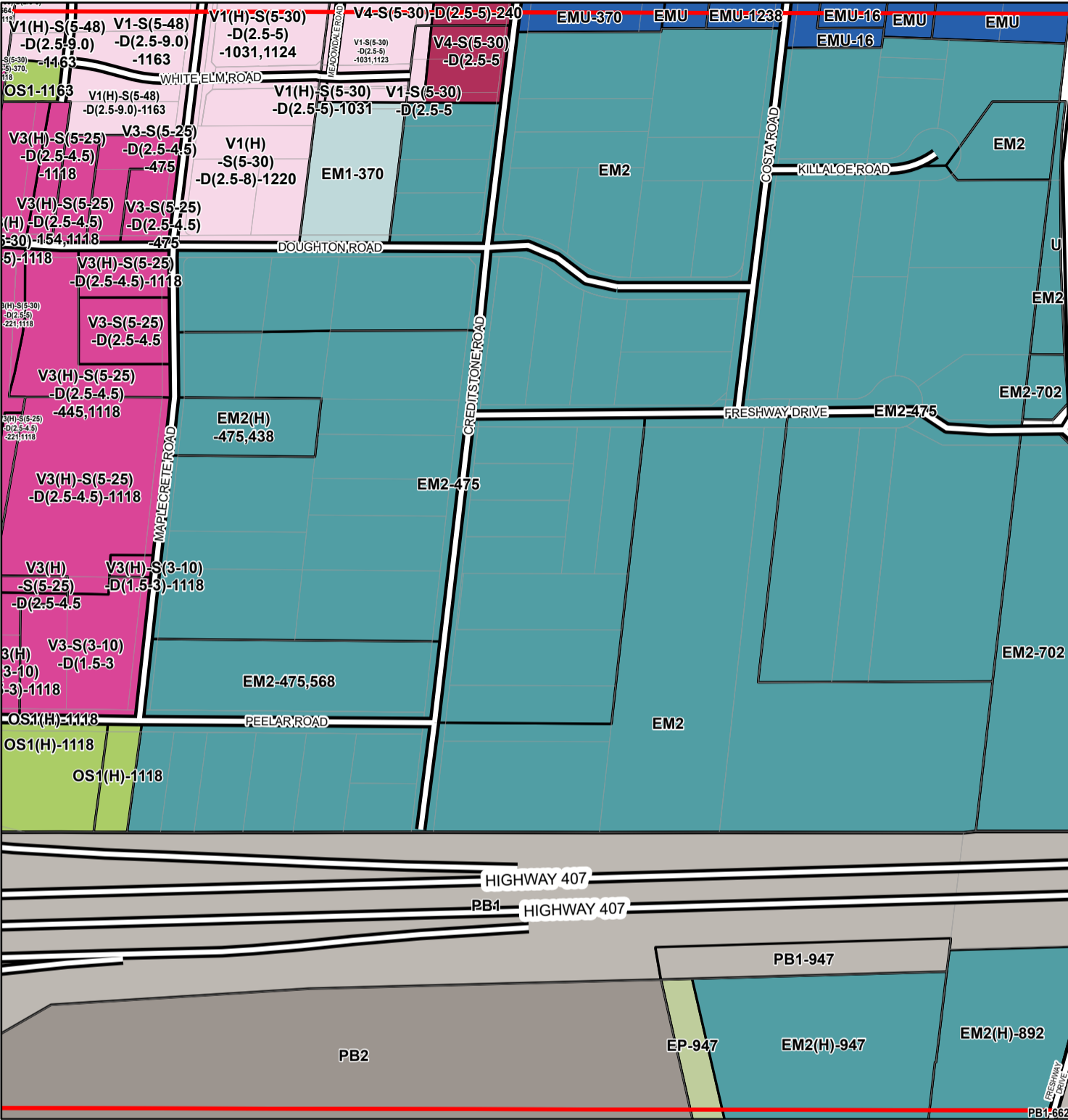
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 32



Conservation, Open Space and Agricultural Zones

- 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

Final: December 2025

This is Schedule '2'
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

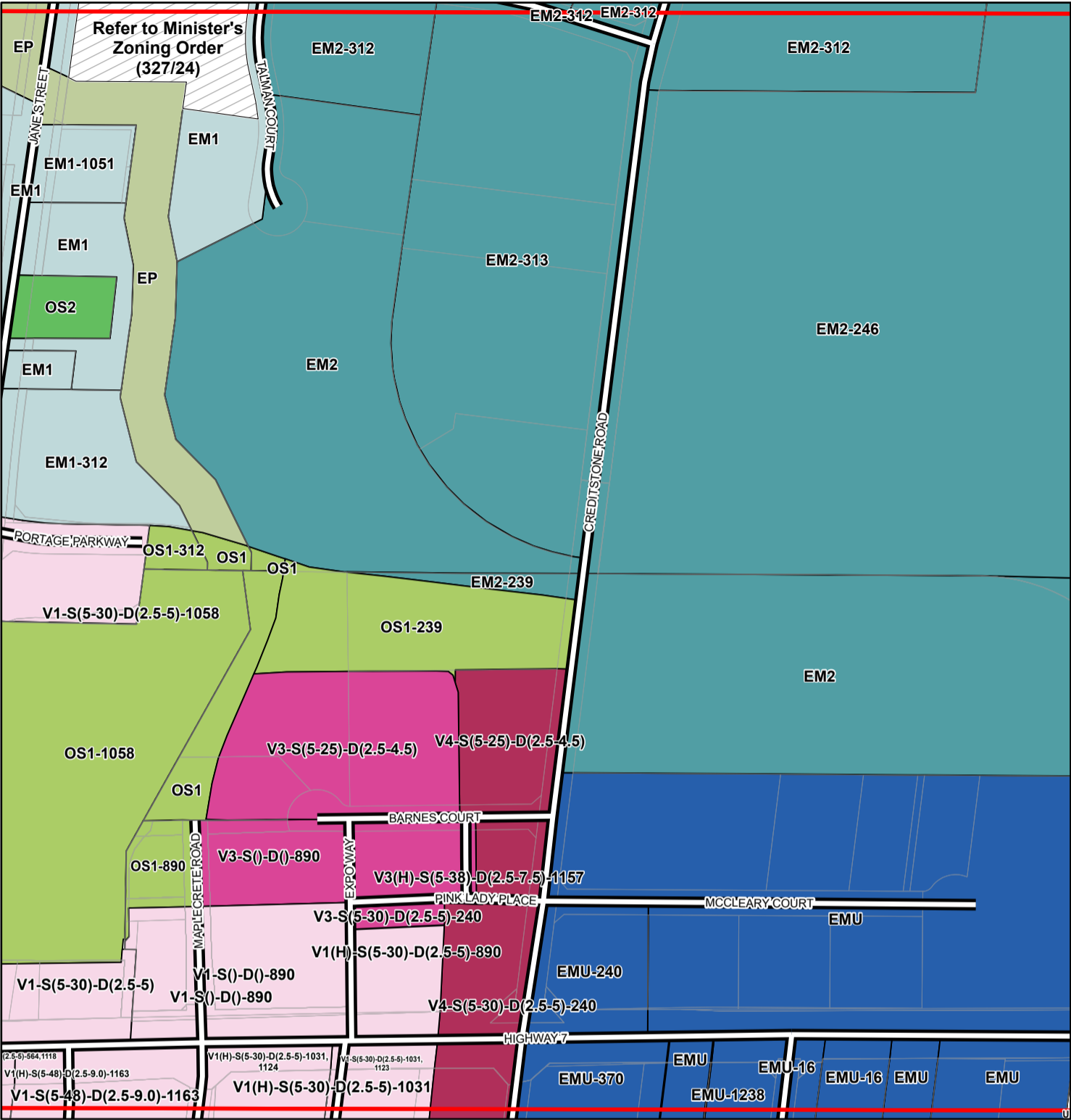
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 52



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)
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Residential Zones

- R1 (First Residential Zone)
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Employment Zones

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- 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				
90	91	92	93	94
70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14
Final: December 2025				

This is Schedule '3'
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

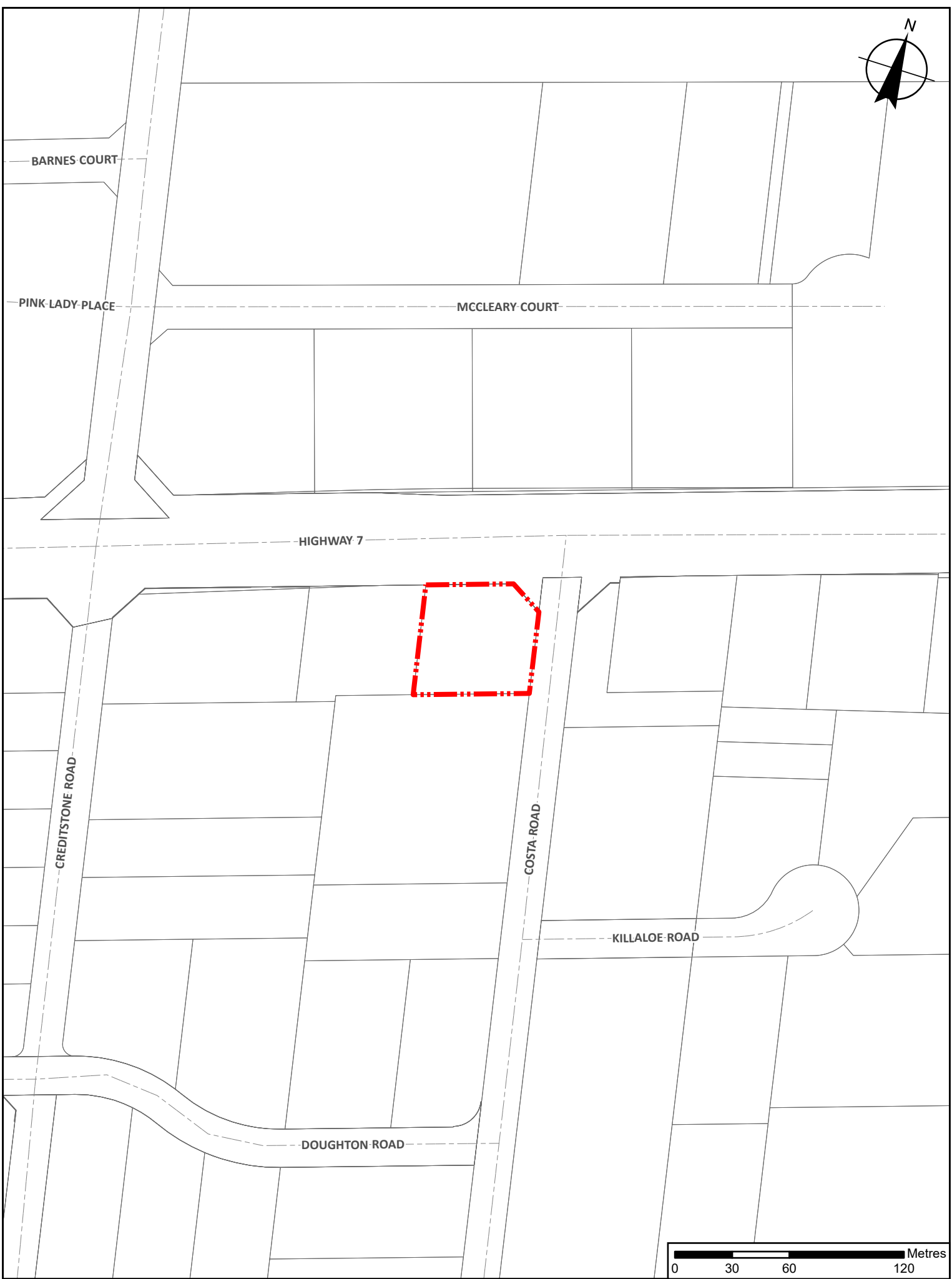
Mayor

Clerk

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