

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 237-2025

A By-law to amend City of Vaughan By-law 1-88, 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 1-88, as amended, be and it is hereby further amended by:
 - a) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1594) Notwithstanding the provisions of:

 - a) Subsection 3.8 k) respecting Surface Material Requirements;
 - b) Subsection 3.13 respecting Minimum Landscape Area Requirements;
 - c) Subsection 5.1.5 and Schedule “A” respecting the zone standards in the “C6 Highway Commercial Zone”
 - d) Subsection 5.7 respecting Uses Permitted;
 - e) Subsection 6.3.2 i) respecting Maximum Permitted Area of Lot for Outside Storage Requirements;
 - f) Subsection 6.3.2 ii) respecting Building Requirements for Outside Storage;
 - g) Subsection 6.3.2 iii) respecting Location of Outside Storage Requirements;
 - h) Subsection 6.3.2 iv) respecting Screening Requirements;
 - i) Subsection 6.3.2 vi) respecting Corner Lot Requirements;

j) Subsection 6.3.2 vii) respecting Maximum Height Requirements;

k) Subsection 8.0 and Schedule “A” respecting the zone standards in the “A Agricultural Zone”; and

l) Subsection 8.2 respecting Uses Permitted,

the following provisions shall apply to the lands labelled “Proposed Outside Storage Area”, as shown on Schedule “E-1816”, for a maximum period of 3 years from the day of the passing of By-law 237-2025:

ai) The surface of all Loading Spaces and related Driveways, Parking Spaces and maneuvering areas shall be gravel;

bi) The minimum required Landscape Area shall not apply;

bii) The minimum landscape strip abutting a Street Line shall not apply;

ci) A maximum permitted Outside Storage area of 71% of the Lot Area shall apply;

cii) The Outside Storage on a Lot shall be permitted without a Building;

ciii) Outside Storage shall be permitted in any Yard;

civ) The screening requirements for Outside Storage shall not apply;

cv) Outside Storage shall be permitted on a Corner Lot;

cvi) The maximum height of goods and materials stored within the Outside Storage area shall be 5 metres;

di) The following uses shall be permitted in addition to the uses permitted in Exception 9(1240):

i. Outside Storage of trucks and trailers, heavy equipment, and machinery (excluding intermodal containers) with a maximum of 413 Parking Spaces and a maximum total area of 31,354.49 m².

b) Adding Schedule “E-1816” attached hereto as Schedule “1”.

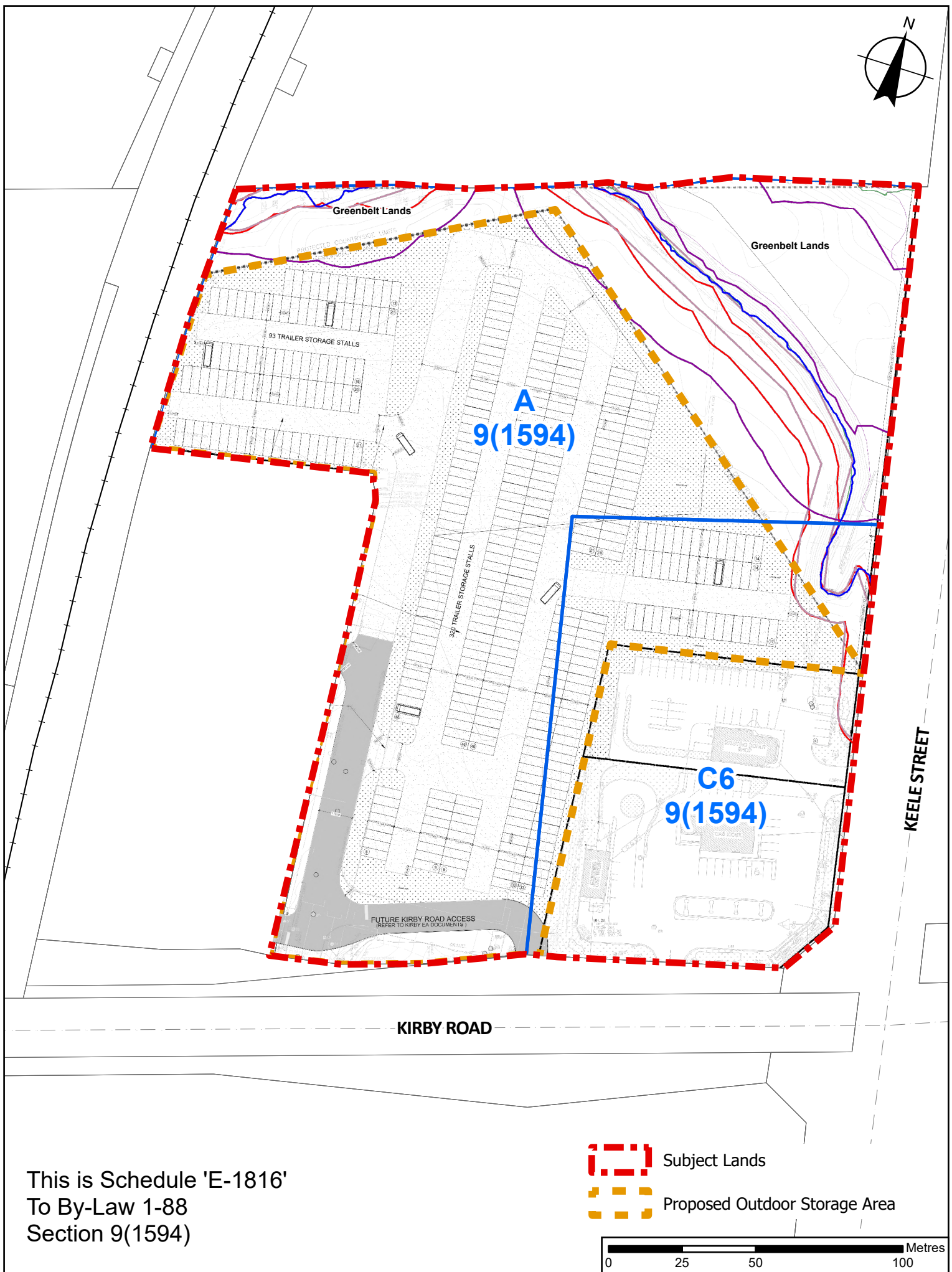
- c) Amending Key Map “4G” in the form attached hereto as Schedule “2”.
- 2. This Temporary Use Zoning By-law shall be in effect for a maximum period of three (3) years only from the day of the passing of this Temporary Use Zoning By-law 237-2025.
- 3. Schedules “1” and “2” shall be and hereby form part 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



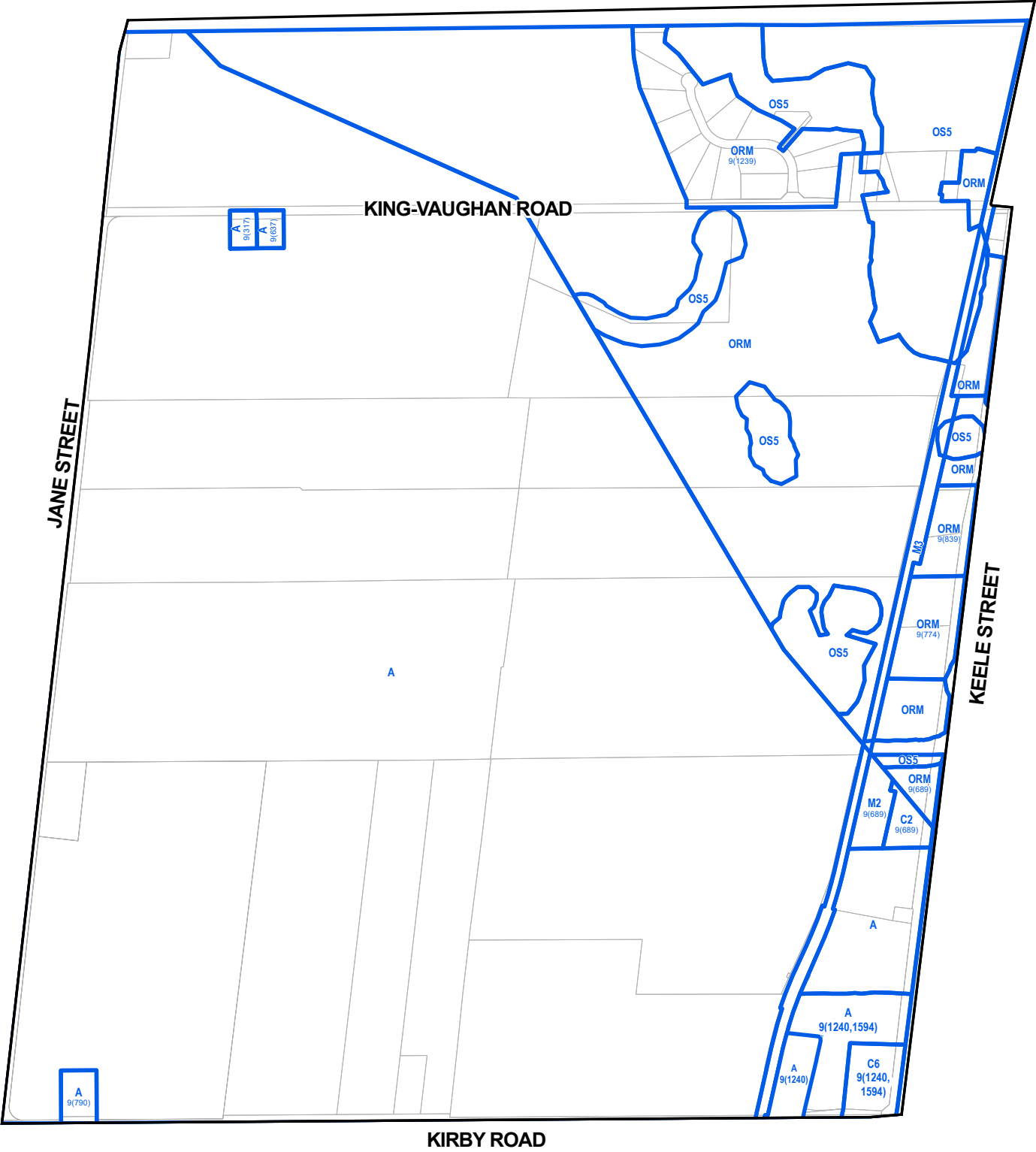
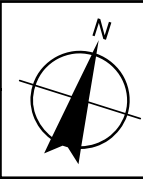
This is Schedule '1'
To By-Law 237-2025
Passed the 28th Day of October, 2025

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

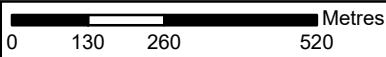
Signing Officers

Mayor

Clerk



Key Map 4G
By-Law No. 1-88



This is Schedule '2'
To By-Law 237-2025
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

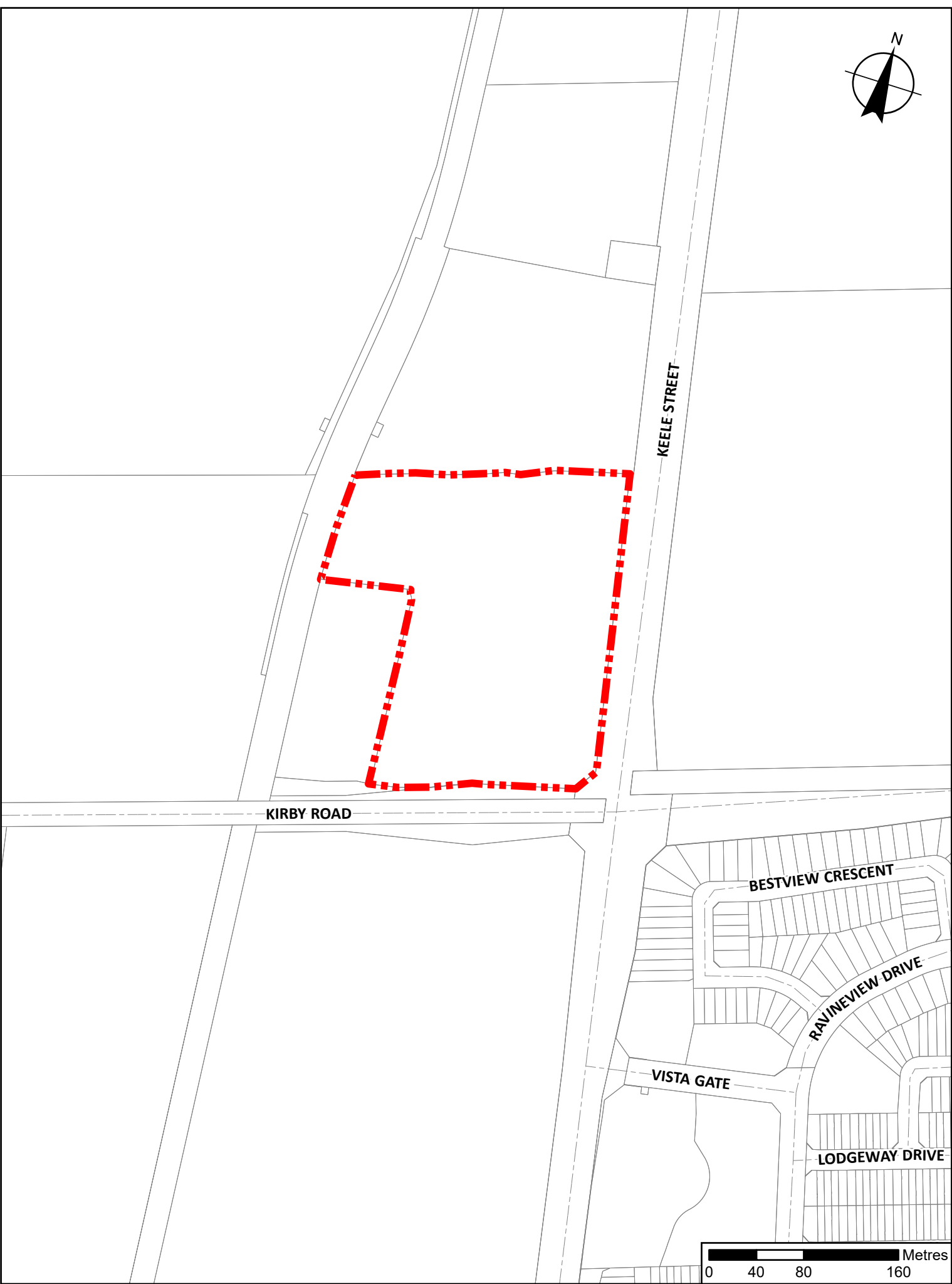
Mayor

Clerk

SUMMARY TO BY-LAW 237-2025

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 237-2025

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 Subject Lands