

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 269-2025

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 1-88, as amended, be and it is hereby further amended by:

a) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1596) Notwithstanding the provisions of:

- a) Subsection 2.0 Definitions;
- b) Subsection 3.8 a), g) and k) respecting Parking Requirements, Minimum Driveway Width and Surface Material Requirements;
- c) Subsection 3.16 respecting Accessory Uses, Buildings and Structures;
- d) Subsection 6.3.2 respecting Accessory Outside Storage;
- e) Subsection 8.0 and Schedule “A” respecting the zone standards in the “A Agriculture Zone”; and,
- f) Subsection 8.2 respecting Uses Permitted.

The following provisions shall apply to the lands shown on Schedule “E-1822”, for a maximum period of three years from the day of the passing of By-law 269-2025:

- ai) TRUCK PARKING AND GRAVEL STORAGE - means the leaving and placing of sand, gravel and related materials, and the parking of associated machinery, equipment and vehicles on a lot and not

covered by a structure.

- bi) A minimum of 13 parking spaces are required, including one Type A Barrier Free parking space;
- bii) A minimum driveway width of 5.5 m shall be required;
- biii) The surface of all loading spaces, related driveways and maneuvering areas shall be composed of gravel;
- ci) Notwithstanding Subsection 3.16, two accessory storage containers shall be permitted with a minimum setback of 1.0 m from any lot line;
- cii) Accessory outside storage shall not be required to be completely enclosed by a stone or masonry wall or chain link fence;
- ciii) The maximum permitted height of materials stored within the outside storage area shall not apply;
- di) All buildings and structures shall be located in accordance with Schedule “E-1822”;
- ei) The following uses shall be permitted:
 - Truck Parking and Gravel Storage;
 - Accessory Outside Storage with a maximum area of 1,440 m² in the location identified as “Gravel Pile Storage Area”, as shown on Schedule “E-1822”;
 - Ancillary office with a maximum gross floor area of 368 m²;
 - A maintenance repair garage with a maximum gross floor area of 145 m²;
 - An accessory structure with a maximum gross floor area of 30 m².

b) Adding Schedule “E-1822” attached hereto as Schedule “1”.

c) Amending Key Map “5G” in the form attached hereto as Schedule “2”.

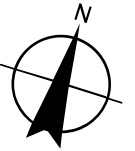
2. This Temporary Use Zoning By-law shall be in effect for a maximum period of three years only from the day of the passing of this Temporary Use Zoning By-law 269-2025.
3. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 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



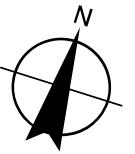
This is Schedule '1'
To By-Law 269-2025
Passed the 16th Day of December, 2025

File: Z.12.019
Related File: DA.12.045
Location: 3500 King-Vaughan Road
Part of Lot 1, Concession 5
Applicant: Zepco Holdings Inc.
City of Vaughan

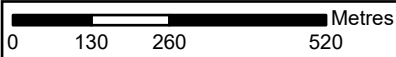
Signing Officers

Mayor

Clerk



KEY MAP 5G
BY-LAW 1-88



This is Schedule '2'
To By-Law 269-2025
Passed the 16th Day of December, 2025

File: Z.12.019
Related File: DA.12.045
Location: 3500 King-Vaughan Road
Part of Lot 1, Concession 5
Applicant: Zepco Holdings Inc.
City of Vaughan

Signing Officers

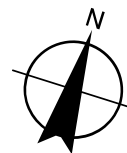
Mayor

Clerk

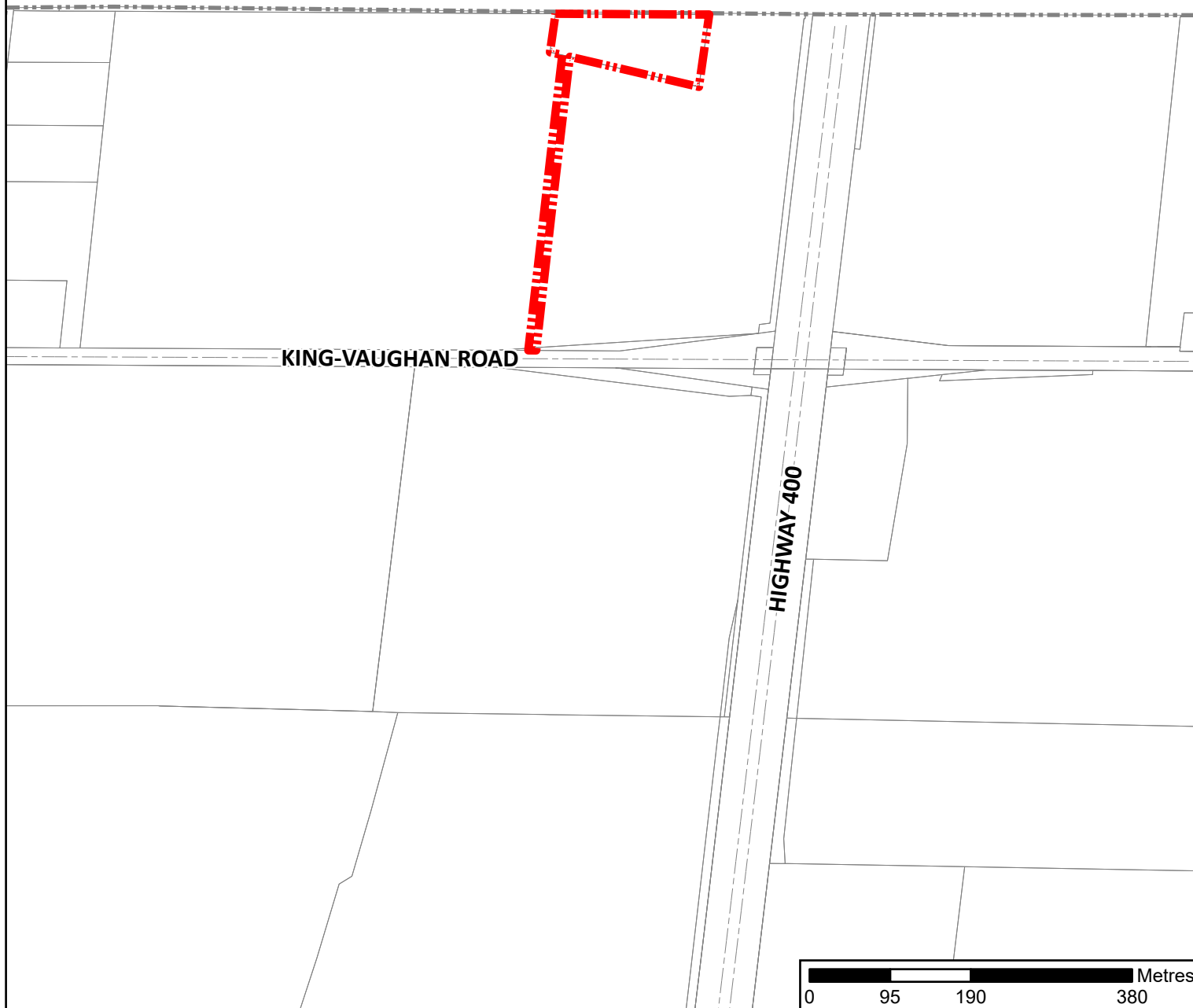
SUMMARY TO BY-LAW 269-2025

The lands subject to this By-law are located at 3500 King-Vaughan Road, being Part of Lot 1, Concession 5, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 1-88 to permit the temporary use of a truck parking facility, outside material storage, accessory office and truck repair uses for a temporary maximum period of three years together with site-specific zoning exceptions.



TOWNSHIP
OF KING



Location Map To By-Law 269-2025

File: Z.12.019

Related File: DA.12.045

Location: 3500 King-Vaughan Road
Part of Lot 1, Concession 5

Applicant: Zepco Holdings Inc.
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Subject Lands