

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 270-2025

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 14.1233, as follows:

Exception Number 14.1233	Municipal Address: 3500 King-Vaughan Road
Applicable Parent Zone: FD	
Schedule A Reference: 284	
By-law 270-2025	
14.1233.1 Permitted Uses	
<p>1. The following <u>uses</u> shall be permitted on the lands <u>zoned</u> FD Future Development Zone, as shown on Figure E-1813, for a maximum period of three years from the day of the passing of By-law 270-2025:</p> <p>a. <u>Outside storage</u> of truck parking and gravel storage use with a maximum area of 1,440 m²;</p> <p>b. <u>Ancillary office</u> with a maximum <u>gross floor area</u> of 368 m²;</p> <p>c. A maintenance repair garage with a maximum <u>gross floor area</u> of 145 m²;</p> <p>d. An <u>accessory</u> storage <u>building</u> with a maximum <u>gross floor area</u> of 30 m²; and</p> <p>e. <u>Intermodal container</u>.</p>	
14.1233.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands <u>zoned</u> FD Future Development Zone, as shown on Figure “E-1813”, for a maximum period of three years from the day of the passing of By-law 270-2025:</p> <p>a. The <u>lot</u> and <u>building</u> requirements shall be as shown on Figure “E-1813”; and</p> <p>b. <u>Intermodal containers</u> shall have a minimum <u>setback</u> of 1 m to any <u>lot line</u>.</p>	
14.1233.3 Parking	
<p>1. The following parking requirements shall apply to the lands <u>zoned</u> FD Future Development Zone, as shown on Figure E-1813, for a maximum period of three years from the day of the passing of By-law 270-2025:</p> <p>a. A minimum of 13 <u>parking spaces</u> shall be provided, including one Type A <u>barrier free parking space</u>;</p> <p>b. A minimum <u>driveway width</u> of 5.5 m shall be required; and</p> <p>c. 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.</p>	
14.1233.4 Other Provisions	
<p>1. The following definition shall apply to the lands <u>zoned</u> FD Future Development Zone, as shown on Figure E-1813, for a maximum period of three years from the day of the passing of By-law 270-2025:</p>	

<div>a. Truck Parking and Gravel Storage Use: means the leaving and placing of sand, gravel and related materials, and the parking of associated machinery, equipment and vehicles on a <u>lot</u> and not covered by a <u>structure</u>.</div> <div>2. The following provisions shall apply to the lands <u>zoned</u> FD Future Development Zone, as shown on Figure E-1813, for a maximum period of three years from the day of the passing of By-law 270-2025:</div> <div><div>a. Subsection 5.13.1.2 shall not apply;</div><div>b. Subsection 5.13.2.3 shall not apply; and</div><div>c. Subsection 5.13.3.1 shall not apply.</div></div>	
14.1233.5	Figures
Figure E-1813	

- b) Adding a new Figure E-1813 in Subsection 14.1233 attached hereto as Schedule “1”.

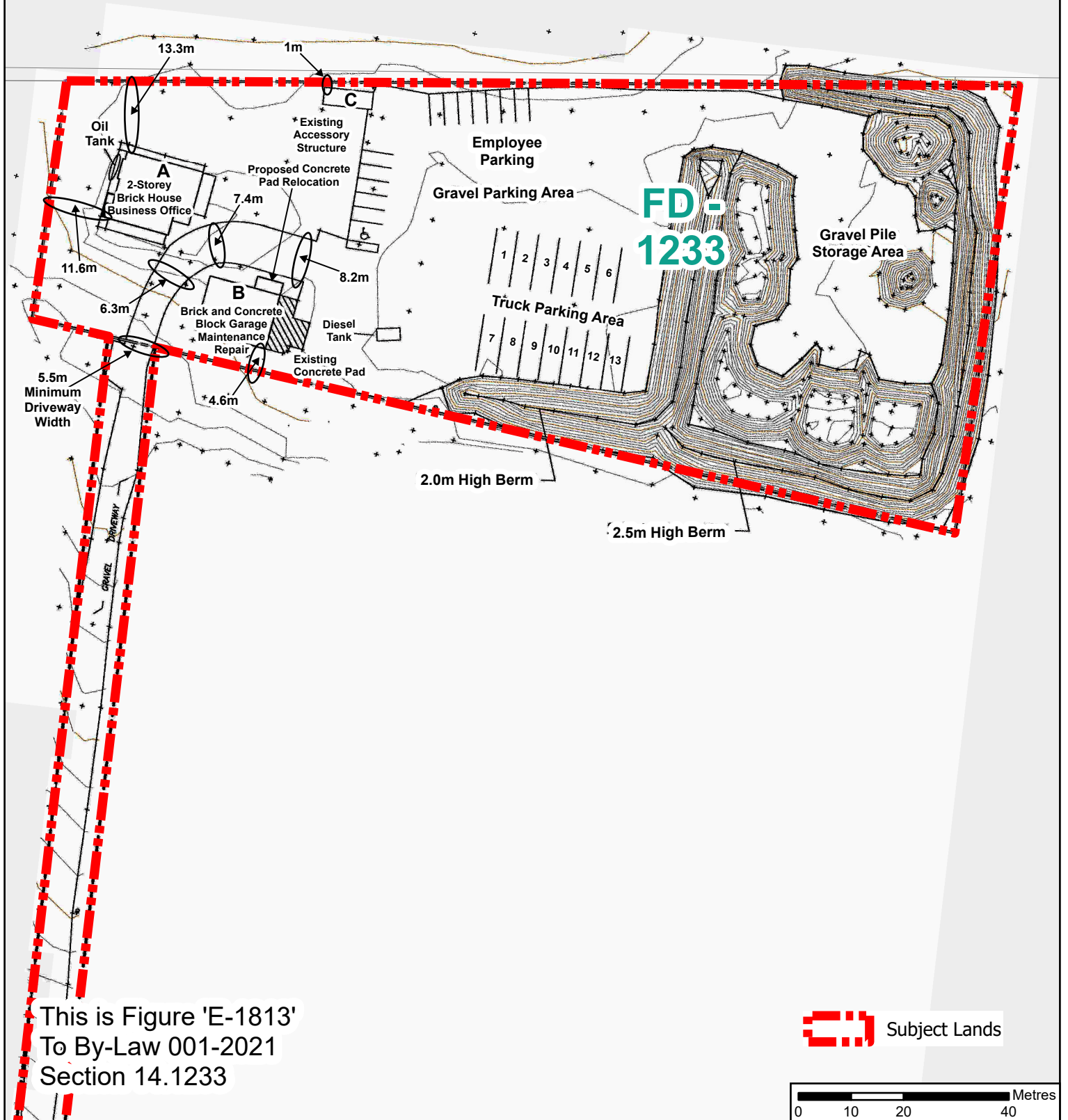
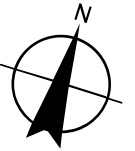
c) Amending Map 284 in Schedule A in the form attached hereto as Schedule “2”.
2. This Temporary Use Zoning By-law shall be in effect for a maximum period of three years only from the day of the passing of this Temporary Use Zoning By-law 270-2025.
3. Schedules “1” and “2” shall be and hereby form part 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 270-2025
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

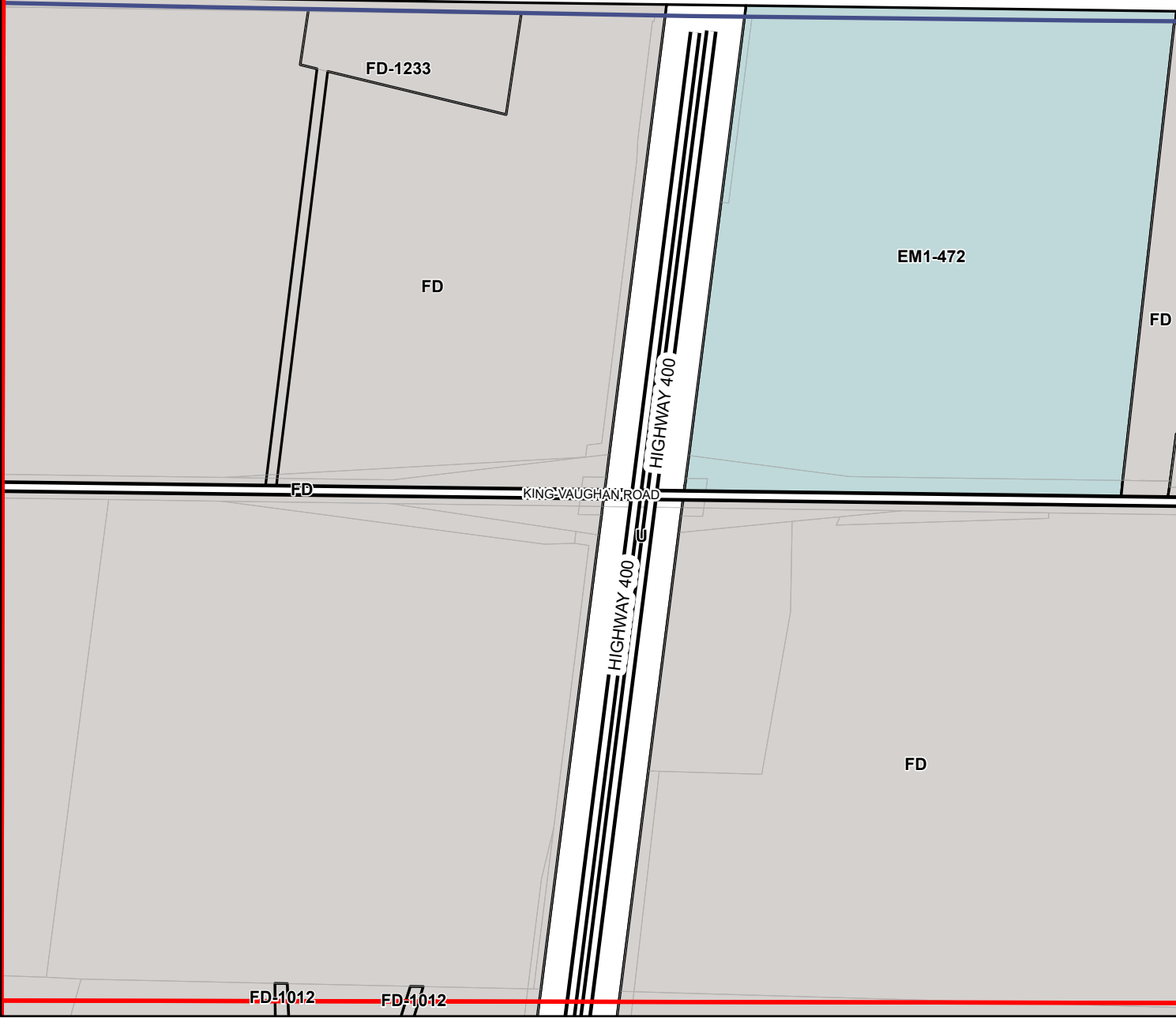
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 284



- Conservation, OpenSpace and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zones)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V11(H) (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)

- Residential Zones**
- R1 (First Density Residential Zone)
 - R2 (Second Density Residential Zone)
 - R3 (Third Density Residential Zone)
 - R4 (Fourth Density Residential Zone)
 - R5 (Fifth Density Residential Zone)
 - RT (Townhouse Residential)
 - RM1 (Multiple Unit Residential Zone)
 - RM2 (Multiple Unit Residential Zone 2)
 - RM3 (Multiple Unit Residential Zone 3)
 - 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)

- Employment Zones**
- 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)
 - 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

1:5,070

282	283	284	285	286	
262	263	264	265	266	
242	243	244	245	246	
December, 2025					

This is Schedule '2'
To By-Law 270-2025
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 270-2025

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 001-2021 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.