

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 173-2026

**A By-law to authorize an application for approval to expropriate all right, title and interest (fee simple), and permanent limited interests (permanent easement) in lands in the City of Vaughan, in the Regional Municipality of York, as more particularly described in Schedule “A” to this By-law.**

**WHEREAS** The Corporation of the City of Vaughan requires all right, title and interest (fee simple), and permanent limited interests (permanent easement) in the lands described in Schedule “A” (the “**Lands**”);

**AND WHEREAS** the Lands are required for the municipal purpose of facilitating the widening and urbanization of Huntington Road between Langstaff Road and north of Rutherford Road and works ancillary thereto;

**AND WHEREAS** pursuant to Section 6 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, the power of a municipality to acquire land under this or any other Act includes the power to expropriate land in accordance with the *Expropriations Act*, R.S.O. 1990 c. E.26, as amended:

**AND WHEREAS** pursuant to Section 5(3) of the *Municipal Act, 2001*, a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** pursuant to Section 4 of the *Expropriations Act*, an expropriating authority, in this case, The Corporation of the City of Vaughan, shall not expropriate land without the approval of the approving authority, in this case, the Council of the City of Vaughan;

**AND WHEREAS** the Council of the City of Vaughan has, by resolution passed on June 23, 2026, authorized the commencement of procedures to expropriate lands;

**AND WHEREAS** R.R.O. 1990, Reg. 363 under the *Expropriations Act*, as amended, directs that an Application for Approval to Expropriate Land and a Notice of Application for Approval to Expropriate Land shall be in the prescribed forms;

**AND WHEREAS** The Corporation of the City of Vaughan shall conduct the expropriation in accordance with the *Expropriations Act*.

**NOW THEREFORE** the Council of the City of Vaughan enacts as follows:

1. That Council of the City of Vaughan hereby authorizes an Application for Approval to Expropriate Land by The Corporation of the City of Vaughan in respect of the Lands;
2. That the Clerk is hereby authorized to execute, on behalf of The Corporation of the City of Vaughan, the Application for Approval to Expropriate Land in the prescribed form in respect of the Lands;
3. That the Clerk is hereby authorized to execute, on behalf of The Corporation of the City of Vaughan, the Notice of Application for Approval to Expropriate Land in the prescribed form, and that it be served and published in accordance with the *Expropriations Act*.
4. That in the event an owner or registered owner requests a hearing of necessity, and a report of the Tribunal is issued, the report of the Tribunal shall come before the Council of the City of Vaughan for consideration.
5. That City Staff are hereby otherwise authorized and directed to do all things required arising from the authorizations provided by this By-law.

Voted in favour by City of Vaughan Council this 23<sup>rd</sup> day of June, 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 30 of the Committee of the Whole (Closed Session).  
Report adopted by Vaughan City Council on June 23, 2026.  
City Council voted in favour of this by-law on June 23, 2026.  
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.  
**Effective Date of By-Law: June 23, 2026**

**SCHEDULE "A"**

<b>No.</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	Anatolia 8555 Huntington Gp Corp.	8555 Huntington Road (PIN 03318-0577)	BLOCK 1, PLAN 65M4844 SUBJECT TO AN EASEMENT IN GROSS AS IN YR3749347 CITY OF VAUGHAN	Permanent Easement 661 m <sup>2</sup>
2.	One-Foot Developments Inc.	8741 Huntington Road (PIN 03318-0620 and PIN 03318-0604)	RESERVE BLOCK 17, PLAN 65M4858 CITY OF VAUGHAN  BLOCK 1, PLAN 65M4858 CITY OF VAUGHAN	Permanent Easement 1,115 m <sup>2</sup>
3.	2856174 Ontario Inc.	N/A (PIN 03318-0554)	BLOCK 2, PLAN 65M4843 CITY OF VAUGHAN	Permanent Easement 206 m <sup>2</sup>
4.	Anatolia Block 59 Developments Limited	8811 Huntington Road (PIN 03318-0553)	BLOCK 1, PLAN 65M4843 CITY OF VAUGHAN	Permanent Easement 295 m <sup>2</sup>
5.	Toromont Industries Ltd.	8939 Huntington Road (PIN 03318-0504)	PART LOT 14 CONCESSION 9 VAUGHAN, PART 1 PLAN 65R40353 SAVE AND EXCEPT PART 1 PLAN 65R40913	Fee Simple 1,243 m <sup>2</sup>  Permanent Easement 1,001 m <sup>2</sup>
6.	Anatolia Block 59 Developments Limited	9151 Huntington Road (PIN 03318-0535)	BLOCK 4, PLAN 65M4842 TOGETHER WITH AN EASEMENT OVER PARTS 2 AND 1 PLAN 65R41317 AS IN YR3783701 CITY OF VAUGHAN	Permanent Easement 461 m <sup>2</sup>
7.	Anatolia Block 59 Developments Limited	N/A (PIN 03318-0532)	BLOCK 1, PLAN 65M4842 CITY OF VAUGHAN	Permanent Easement 110 m <sup>2</sup>
8.	2118349 Ontario Limited	8554 Huntington Road (PIN 03319-0038)	PT LT 11 CON 10 VAUGHAN AS IN R659263, EXCEPT PT 4, PL 65R27879 & PT 5, PL 65R27881; VAUGHAN. TOGETHER WITH AN EASEMENT OVER PART LOT 11 CONCESSION 10, PARTS 3 AND 4 ON PLAN 65R40501 AS IN YR3855138	Permanent Easement 492 m <sup>2</sup>
9.	Universal Workers Union, Local 183, Life-Long Learning Centre Inc.	8736 Huntington Road (PIN 03319-0010)	PT LT 11 CON 10 VAUGHAN AS IN R308824; CITY OF VAUGHAN	Fee Simple 835 m <sup>2</sup>  Permanent Easement 132 m <sup>2</sup>
10.	Labourers' Union Non-Profit Building Society	8500 Huntington Road (PIN 03319-0009)	PT LT 11 CON 10 VAUGHAN; PT LT 12 CON 10 VAUGHAN AS IN VA61288; VAUGHAN	Fee Simple 134 m <sup>2</sup>  Permanent Easement 126 m <sup>2</sup>
11.	2226524 Ontario Inc.	8800 Huntington Road (PIN 03319-0133)	PART BLOCK 1, PLAN 65M4150 DESIGNATED PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9 PLAN 65R41283 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 2, 4, 5, 6, 8, 9 PLAN 65R41283 AS IN YR1406355 SUBJECT TO AN EASEMENT OVER PARTS 6 AND 7, PLAN 65R41283 AS IN YR1393946 CITY OF VAUGHAN	Fee Simple 216 m <sup>2</sup>  Permanent Easement 525 m <sup>2</sup>
12.	2226524 Ontario Inc.	8800 Huntington Road (PIN 03319-0132)	PART BLOCK 1, PLAN 65M4150 DESIGNATED PARTS 10, 11, 12, 13, 14 PLAN 65R41283 SUBJECT TO AN EASEMENT IN GROSS OVER 11, 12, 14 PLAN 65R41283 AS IN YR1406355 CITY OF VAUGHAN	Fee Simple 1 m <sup>2</sup>  Permanent Easement 223 m <sup>2</sup>

13.	Miacountry Enterprises Inc.	8900 Huntington Road (PIN 03319-0134)	PART OF LOT 13 AND 14, CONCESSION 10, DESIGNATED AS PARTS 1, 2 AND 3 ON PLAN 65R-38357; CITY OF VAUGHAN; THE REGIONAL MUNICIPALITY OF YORK	Permanent Easement 1,540 m <sup>2</sup>
14.	Bethpage Properties South Inc.	8950 Huntington Road (PIN 03319-0116)	PART OF BLOCK 4 PLAN 65M4318, DESIGNATED AS PARTS 1 AND 2, ON PLAN 65R-34419, TOGETHER WITH AN EASEMENT OVER PT BLK 4, PLN 65M4318, PT 1, 65R34706 AS IN YR2119526; CITY OF VAUGHAN	Permanent Easement 1,320 m <sup>2</sup>
15.	Bethpage Properties North Inc.	8966 Huntington Road (PIN 03319-0113)	BLOCK 3 PLAN 65M4318, EXCEPT PTS 1 AND 2 ON 65R33634 TOGETHER WITH AN EASEMENT OVER PT BLK 4 PL 65M4318, PT 1 65R33635 AS IN YR1855321 CITY OF VAUGHAN	Fee Simple 24 m <sup>2</sup>  Permanent Easement 1,086 m <sup>2</sup>

The fee simple interests are being expropriated for the purpose of widening a highway pursuant to section 31(6) of the *Municipal Act, 2001*, S.O. 2001, c.25, and upon vesting in the City these fee simple lands shall form part of the highway.

The permanent easements required are described as permanent easements or rights in the nature of permanent easements described as limited interests in perpetuity in, under, over, along and upon and for municipal purposes including, but not limited to, entering on the lands with all vehicles, machinery, workmen and other material (i) to construct and maintain natural and permanent municipal infrastructure which may include installation, maintenance, relocation and/or removal of drainage, erosion or sediment control measures such as ditching, channelization and culverts and (ii) for construction purposes which include, but are not limited to, (1) relocation of existing services and utilities, (2) staging and storage of materials and equipment, (3) geotech testing, borehole testing, and other investigative works, (4) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the reconstruction of municipal road fronting the lands herein described, (5) the installation and removal of drainage and erosion/sediment control measures necessary to the works to be performed in association with the purpose of implementing road and intersection improvements along Huntington Road.