

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 174-2026

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 part of the lands described in Schedule “A” (the “**Lands**”);

AND WHEREAS the Lands are required for the municipal purpose of facilitating the extension of Bass Pro Mills Drive between Highway 400 and Weston 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,

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 23rd day of June, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 10 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"

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Instorage Inc.	8929 Weston Road (PIN 03280-0579)	PT LT 13 CON 5 VAUGHAN PTS 1 & 3, 64R5983 EXCEPT PARTS 2 AND 3 ON PLAN 65R37225; S/T EASE OVER PT 1 65R21537 AS IN LT1513685 CITY OF VAUGHAN	Fee Simple (49.8 m ²) Part 1 on Plan 65R- 41945 Permanent Easement (2117.6 m ²) Part 2 on Plan 65R- 41945
2.	Ninth Line Joint Venture Limited	8841 Weston Road (PIN 03280-0592)	PART LOT 13 CONCESSION 5 VAUGHAN AS IN R424491 EXCEPT PART 5, 65R13898 AND PART 1, EXPROPRIATION PLAN YR3657477 CITY OF VAUGHAN	Permanent Easement (3902.7 m ²) Part 1 on Plan 65R- 41946
3.	281187 Ontario Limited	8955 Weston Road (PIN 03280-0289)	PT LT 14, CON 5 (VGN) PT 4 65R26623 EXCEPT PTS 1 & 2, 65R21747; VAUGHAN	Fee Simple (17571.17 m ²) Part 2 on Plan 65R- 41944 Permanent Easement (14,074 m ²) Part 1 on Plan 65R- 41944

Fee Simple: All right, title and interest.

Permanent Easement: a permanent easement or rights in the nature of a permanent easement described as a limited interest 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 extending Bass Pro Mills Drive between Highway 400 and Weston Road.