

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 175-2026

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, is hereby further amended by:
 - a) Adding the symbol “T” to the existing “FD Future Development Zone” in the manner shown on Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1269, as follows:

Exception Number 1269	Municipal Address: 10481 Highway 50
Applicable Parent Zone: FD	
Schedule A Reference: 172 and 173	
By-law 175-2026	
14.1269.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on the lands identified as FD Future Development Zone – T, as shown on Figure E-1860, for a maximum period of three (3) years from the day of the passing of By-law 175-2026:</p> <ul style="list-style-type: none"> a. <u>Intermodal Facility</u>; and b. Accessory <u>Outside Storage</u> 	
14.1269.2 Outside Storage Requirements	
<p>1. The following provisions shall apply to the lands <u>zoned</u> FD Future Development Zone – T, as shown on Figure “E-1860”, for a maximum period of three (3) years from the day of the passing of By-law 175-2026:</p> <ul style="list-style-type: none"> a. The maximum permitted area of <u>outside storage</u> shall be 80% of the 7.425 ha area as shown on Figure “E-1860”; b. The maximum height of <u>intermodal containers</u> stored within an <u>outside storage</u> area shall be: <ul style="list-style-type: none"> i. No more than three <u>intermodal containers</u> high or 9 m, between 58 m and 68 m of the <u>front lot line</u>; ii. No more than four <u>intermodal containers</u> high, or 12 m, between 68 m and 78 m of the <u>front lot line</u>; and iii. no more than five <u>intermodal containers</u> high or 15 m, beyond 78 m of the <u>front lot line</u>; c. <u>Outside storage</u> shall be permitted in a <u>front yard</u>; d. <u>Outside storage</u> shall be permitted between a <u>principal building or structure</u> and a <u>street line</u>. 	
14.1269.3 Other Requirements	
<p>1. The following provisions shall apply to the lands <u>identified as</u> FD Future Development Zone – T, as shown on Figure “E-1860”, for a maximum period of three years from the day of the passing of By-law 175-2025:</p> <ul style="list-style-type: none"> a. 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 may be located on a surface of crushed asphalt. 	
14.1269.4 Figures	
Figure E-1860	

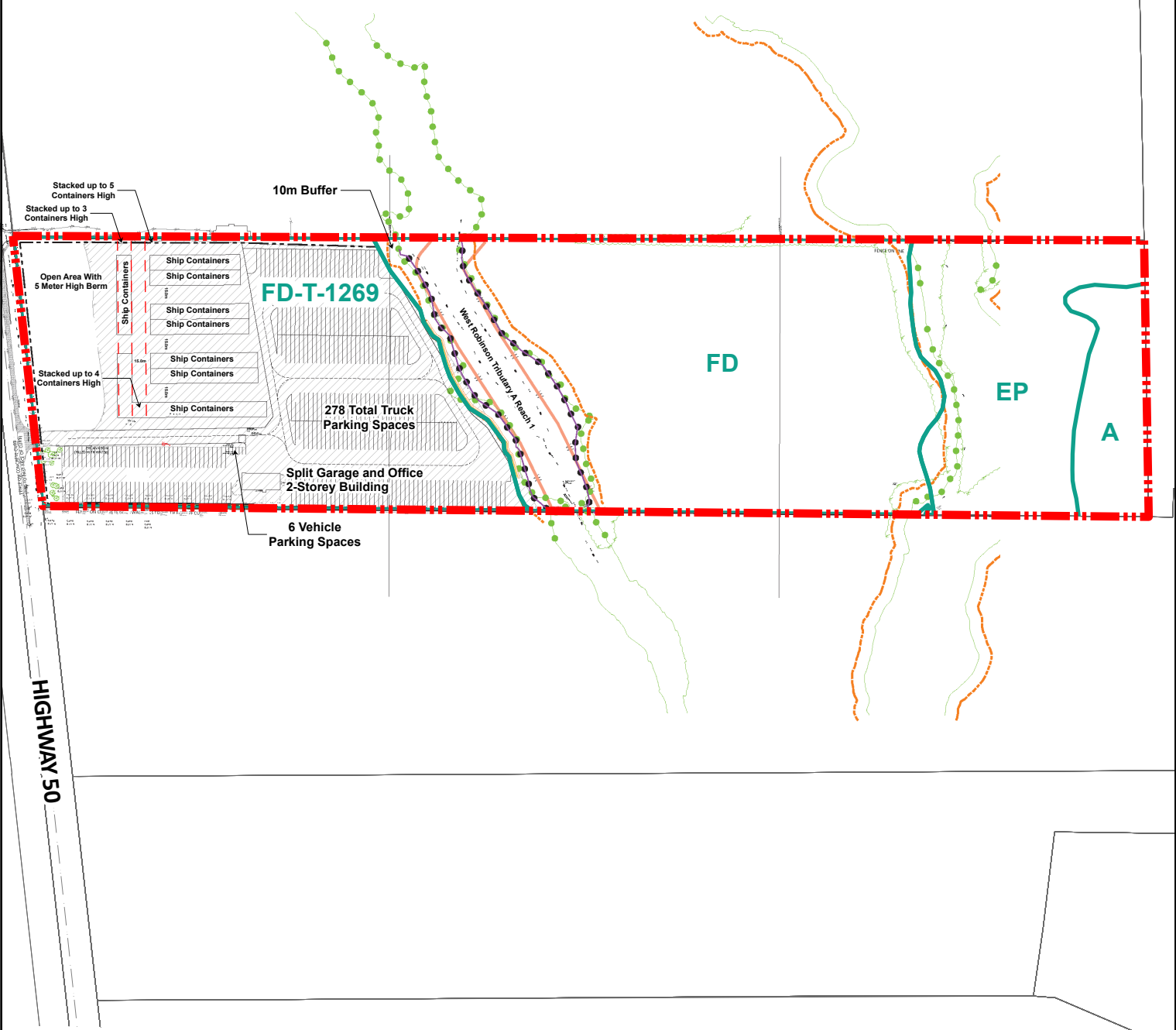
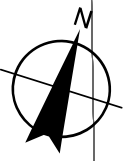
- c) Adding a new Figure E-1860 in Subsection 14.1269 attached hereto as Schedule “1”.
 - d) Amending Map 172 in Schedule A in the form attached hereto as Schedule “2”.
 - e) Amending Map 173 in Schedule A in the form attached hereto as Schedule “3”.
2. This Temporary Use Zoning By-law shall be in effect for a maximum period of three (3) years from the day of the passing of By-law 175-2026.
 3. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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


Steven Del Duca, Mayor

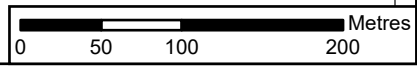
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No.17 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 28, 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



This is Figure 'E-1860'
 To By-Law 001-2021
 Section 14.1269

 Subject Lands



This is Schedule '1'
 To By-Law 175-2026
 Passed the 23rd Day of June, 2026

File: Z.25.007
Related Files: DA.25.004
Location: 10481 Highway 50
 Part of Lots 23 and 24, Concession 10
Applicant: Stellex GP Inc.
City of Vaughan

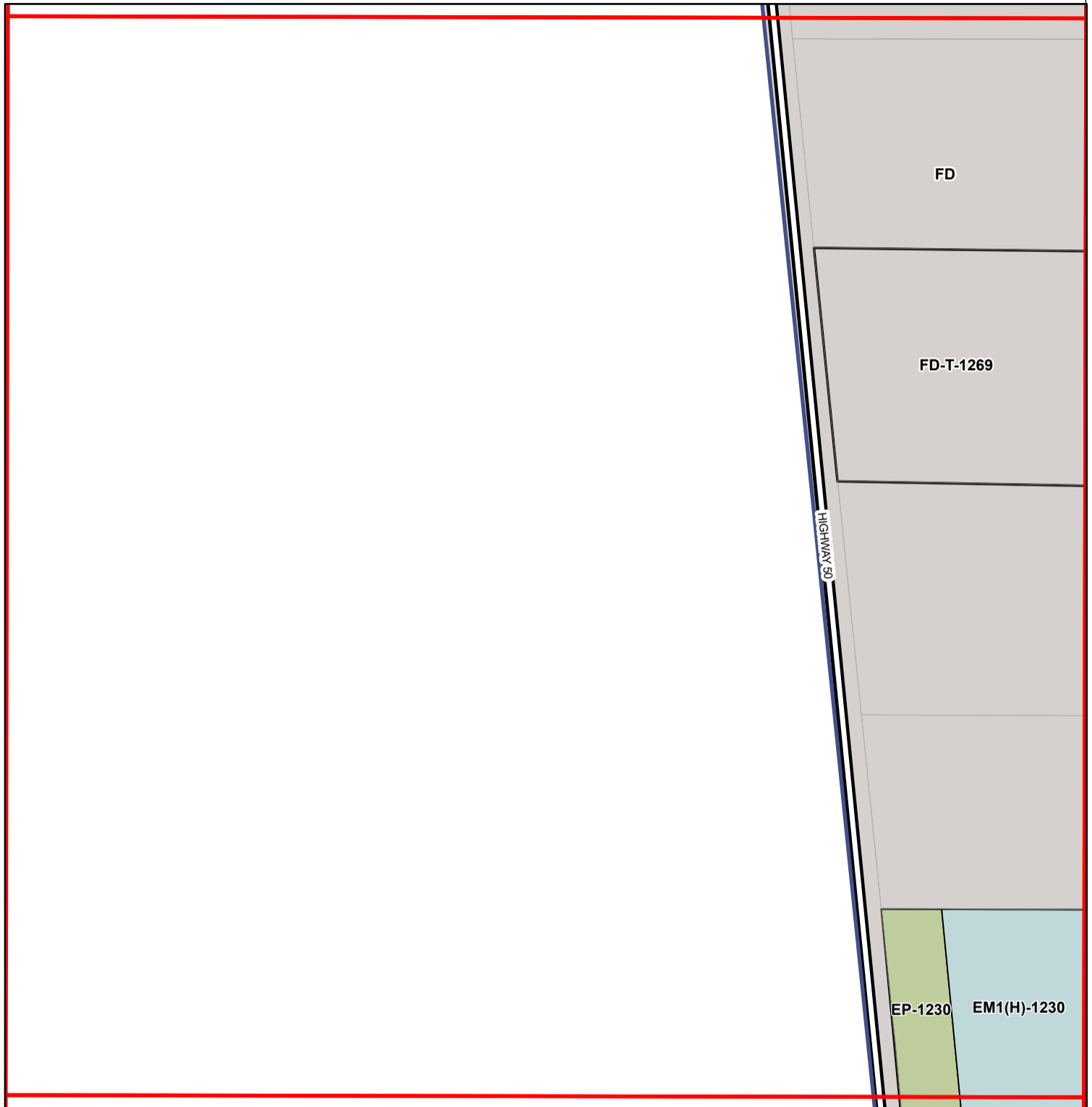
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 172



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

Commercial Zones

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

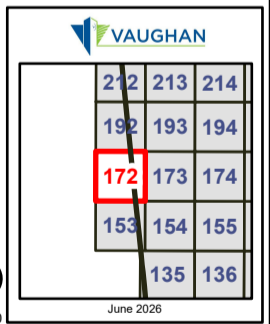
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- 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)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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

June 2026

This is Schedule '2'
To By-Law 175-2026
Passed the 23rd Day of June, 2026

File: Z.25.007
Related Files: DA.25.004
Location: 10481 Highway 50
 Part of Lots 23 and 24, Concession 10
Applicant: Stellex GP Inc.
City of Vaughan

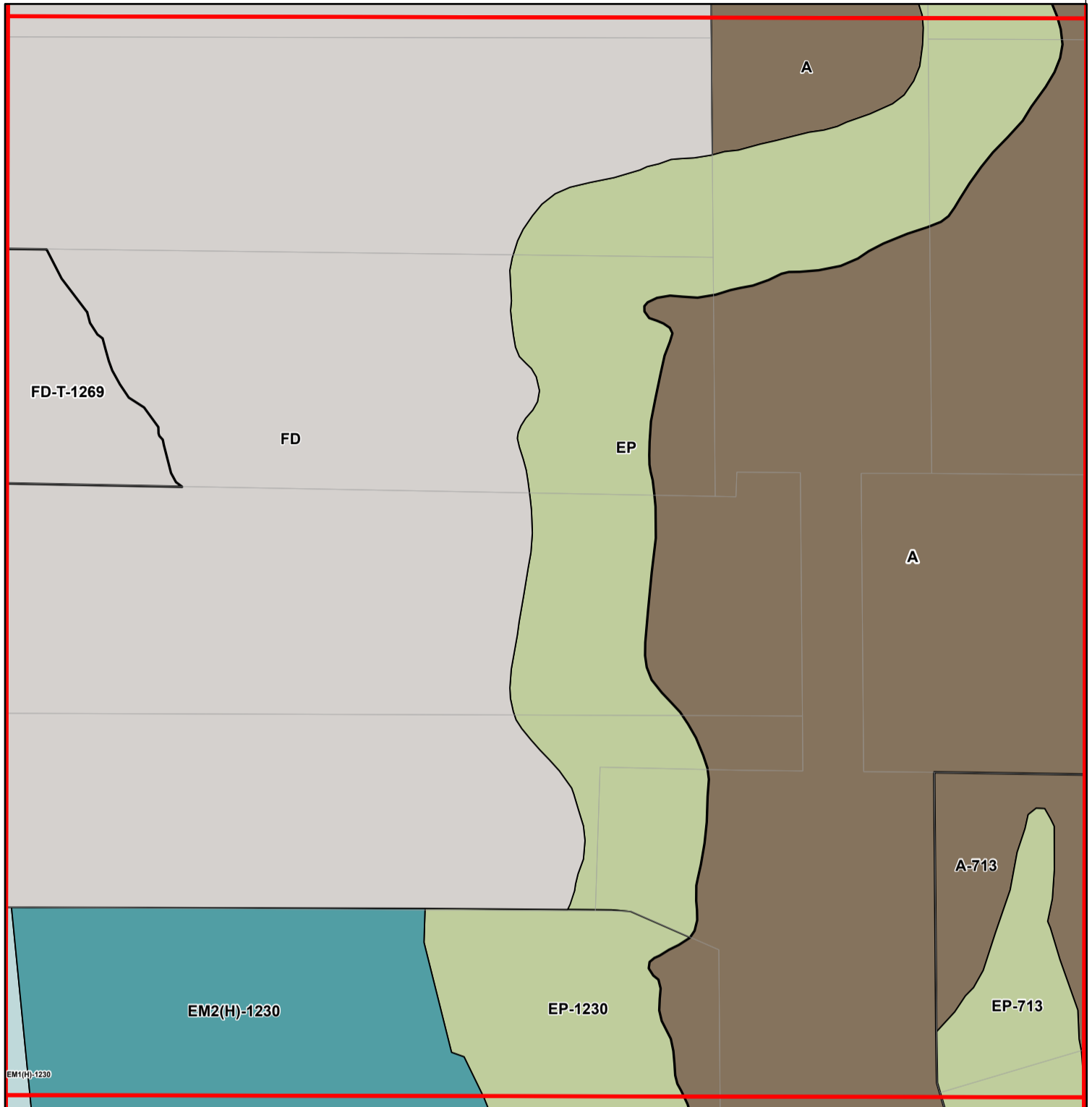
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 173



<p>Conservation, OpenSpace and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Open Space Zone) OS2 (Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (VMC Station Zone) V2 (VMC South Zone) V3 (VMC Neighbourhood Zone) V4 (VMC Employment Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Density Residential Zone) R2 (Second Density Residential Zone) R3 (Third Density Residential Zone) R4 (Fourth Density Residential Zone); R4A(H) R5 (Fifth Density Residential Zone) RT (Townhouse Residential) RT1 (Townhouse Residential Zone); RT1(H) RT2 (Townhouse Residential Zone) RM1 (Multiple Unit Residential Zone) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> RM2 (Multiple Unit Residential Zone) RM3 (Multiple Residential Zone) RE (Estate Residential Zone) GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) 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) 	<p>Other Zones</p> <ul style="list-style-type: none"> EM3 (Mineral Aggregate Operation Zone) 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 	<p>1:5,070</p>
---	---	---	--	--	----------------

212	213	214	215	
192	193	194	195	
172	173	174	175	
153	154	155	156	
	135	136	137	
June 2026				

This is Schedule '3'
To By-Law 175-2026
Passed the 23rd Day of June, 2026

File: Z.25.007
Related Files: DA.25.004
Location: 10481 Highway 50
 Part of Lots 23 and 24, Concession 10
Applicant: Stellex GP Inc.
City of Vaughan

Signing Officers

_____ Mayor

_____ Clerk

SUMMARY TO BY-LAW 175-2026

The lands subject to this By-law are located on Highway 50, municipally known as 10481 Highway 50, 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 intermodal facility and accessory outside storage for a three-year period from the passing of this By-law.



Location Map To By-Law 175-2026


File: Z.25.007

Related Files: DA.25.004

Location: 10481 Highway 50
Part of Lots 23 and 24, Concession 10

Applicant: Stellex GP Inc.

City of Vaughan

 Subject Lands