

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 178-2026**

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

a) Adding the following Paragraph to Section 9.0 "EXCEPTIONS" for a temporary period of three (3) years from the date of passing of this by-law:

"(1603) Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.8 a) and k) respecting parking requirements;
- c) Subsection 8.1 and Schedule A respecting the zone standards in the A – Agricultural Zone;
- d) Subsection 8.2 respecting permitted uses;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1859":

- ai) **PARKING SPACE** - Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;
- aii) **OUTSIDE STORAGE** - Means an open area of land used for

the storage of materials, equipment, intermodal containers, or finished goods which are associated with the principal use of the lot, and may include the temporary parking of commercial motor vehicles;

- bi) The minimum required parking spaces shall be 6 spaces;
  - bii) The surface of all loading spaces and related driveways, parking spaces and maneuvering areas may be located on a surface of crushed asphalt;
  - ci) The minimum interior side yard setback shall be 13.5 metres;
  - di) Only the following additional uses shall be permitted for a maximum period of three (3) years from the date of passing of this by law:
    - i) Truck Terminal; and
    - ii) Accessory Outside Storage;
  - dii) Accessory Outside Storage to a permitted use shall not exceed 80% of the 7.425 ha area as shown on Schedule "E-1859";
  - diii) Accessory Outside Storage shall be permitted on a lot without an existing building with a gross floor area of at least 550 m<sup>2</sup>;
  - div) Accessory Outside Storage shall be permitted in the front yard between a main building or structure and a street line, and closer than 20 metres to a street line;
  - dv) The maximum height of containers within an Accessory Outside Storage area shall be:
    - i) No more than three intermodal containers high or 9 m, between 58 m and 68 m from the front lot line;
    - ii) No more than four intermodal containers high, or 12 m, between 68 m and 78 m from the front lot line; and
    - iii) No more than five intermodal containers high or 15 m, beyond 78 m from the front lot line."
- b) Adding Schedule "E-1859" attached hereto as Schedule "1".

- c) Amending Key Map 10E 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 (3) years from the day of the passing of By-law 178-2026.
3. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

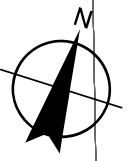
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Steven Del Duca, Mayor

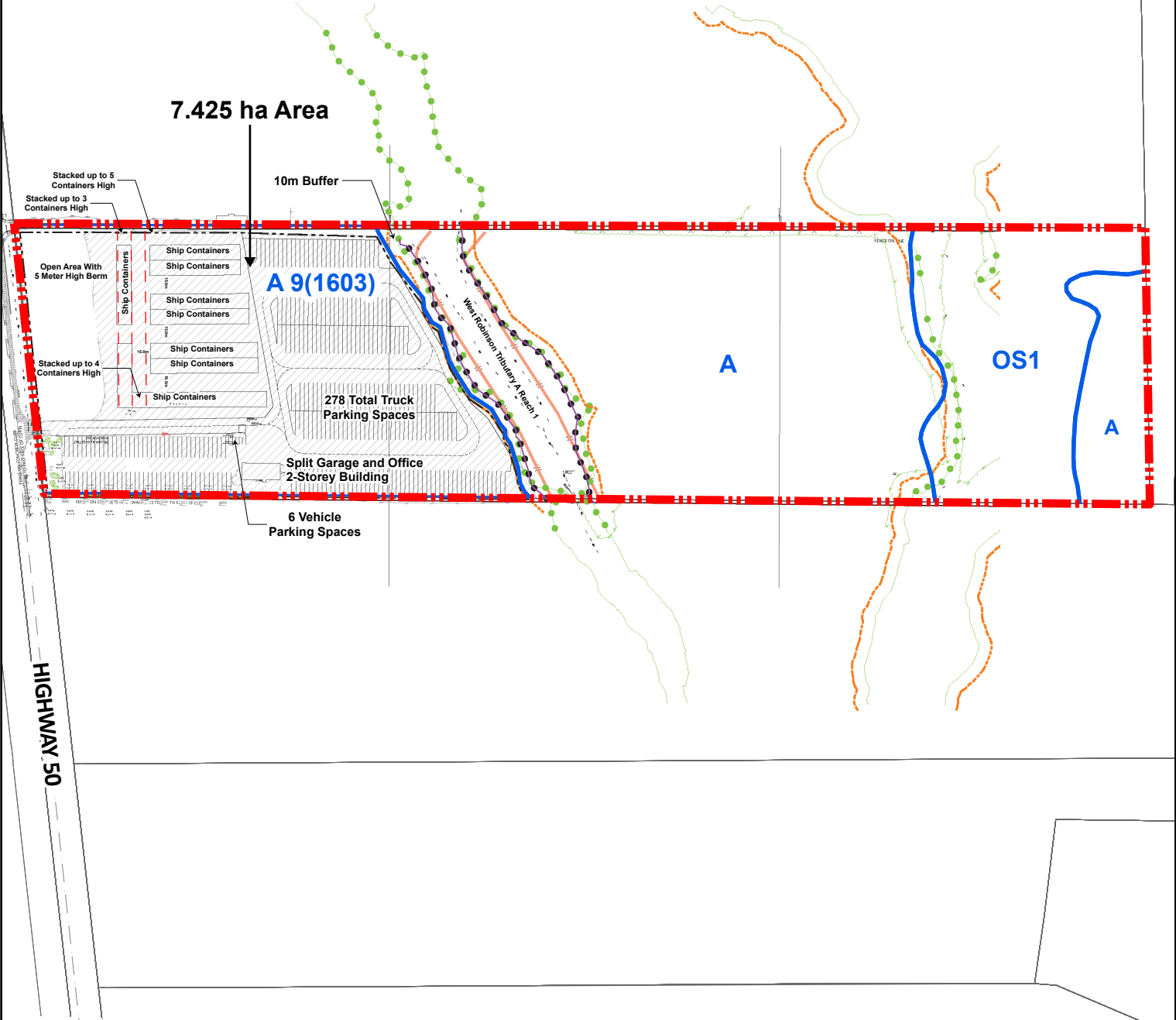
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Todd Coles, City Clerk


Authorized by Item No. 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**

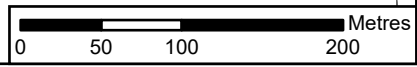


7.425 ha Area



This is Figure 'E-1859'  
 To By-Law 1-88  
 Section 9(1603)

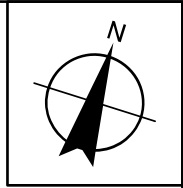
 Subject Lands



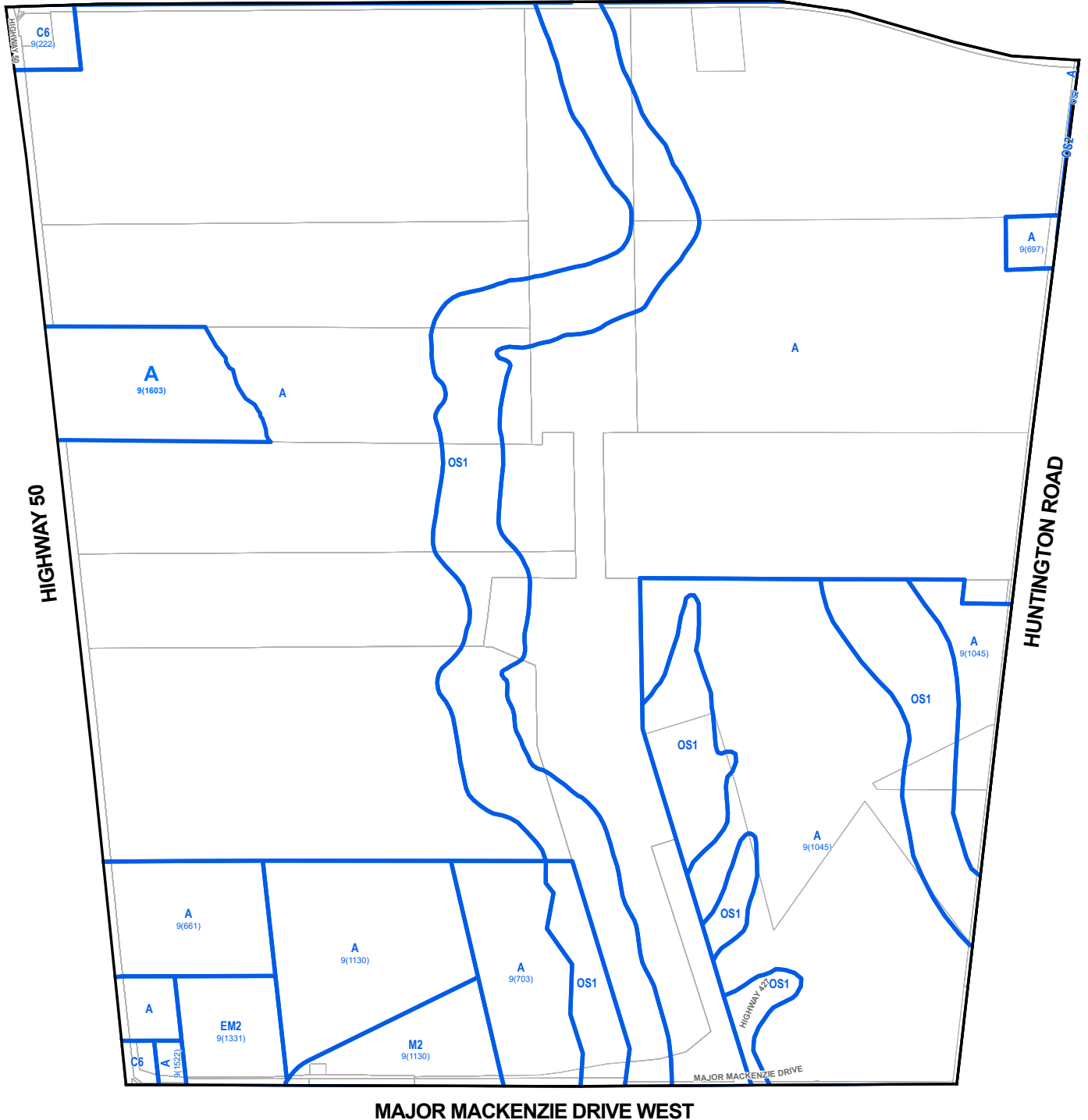
This is Schedule '1'  
 To By-Law 178-2026  
 Passed the 23rd Day of June, 2026

**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



NASHVILLE ROAD

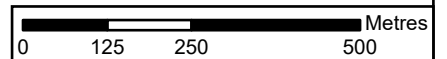


HIGHWAY 50

HUNTINGTON ROAD

MAJOR MACKENZIE DRIVE WEST

**Key Map 10E**  
**By-Law No. 1-88**



This is Schedule '2'  
To By-Law 178-2026  
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

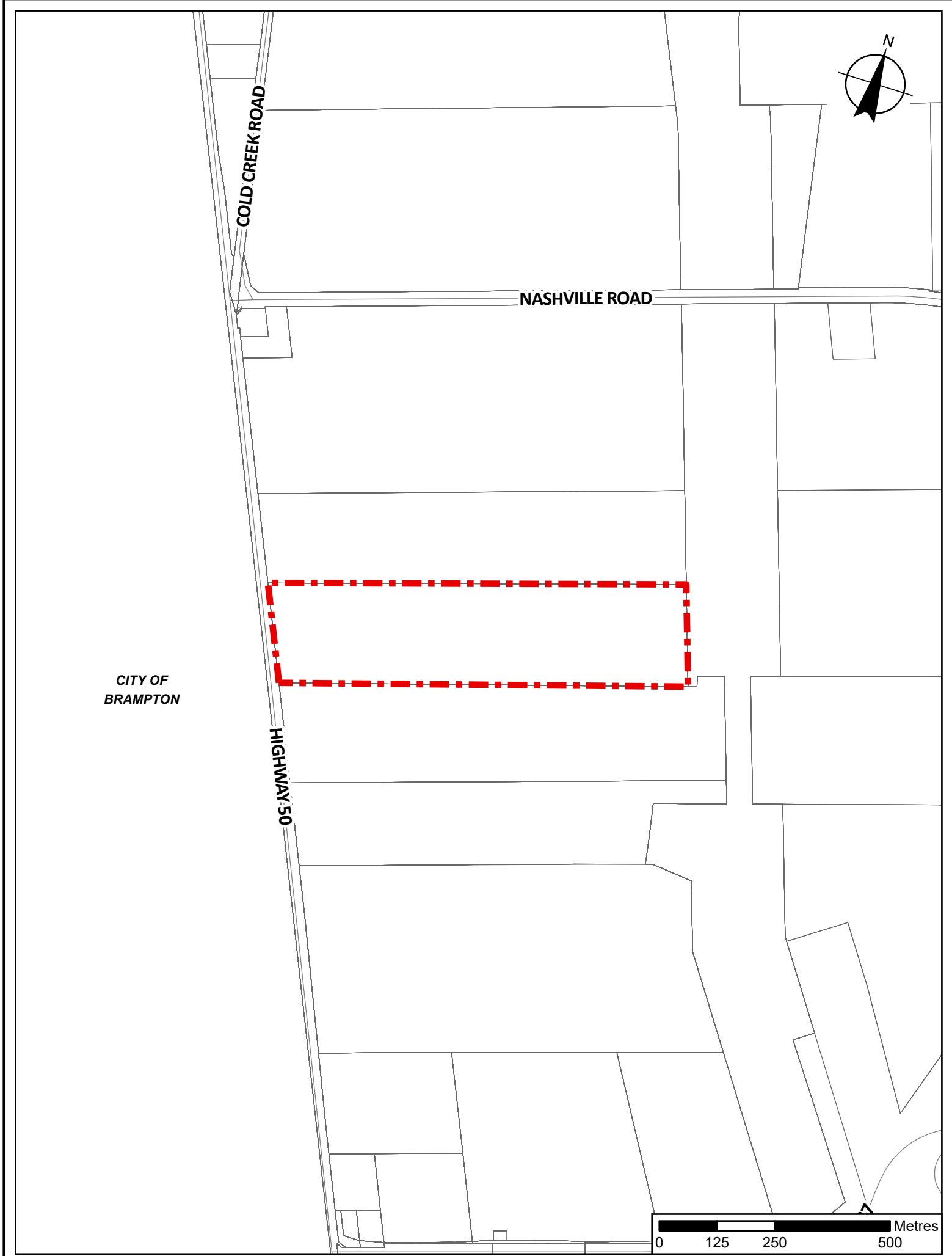
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

## **SUMMARY TO BY-LAW 178-2026**

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 1-88 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 178-2026


**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