

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 193-2026

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS an application for Zoning By-law Amendment was filed with respect to the lands legally described as Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710, City of Vaughan to permit the temporary use of intermodal facility and accessory outside storage for a maximum period of three years from the day of the passing of this By-law;

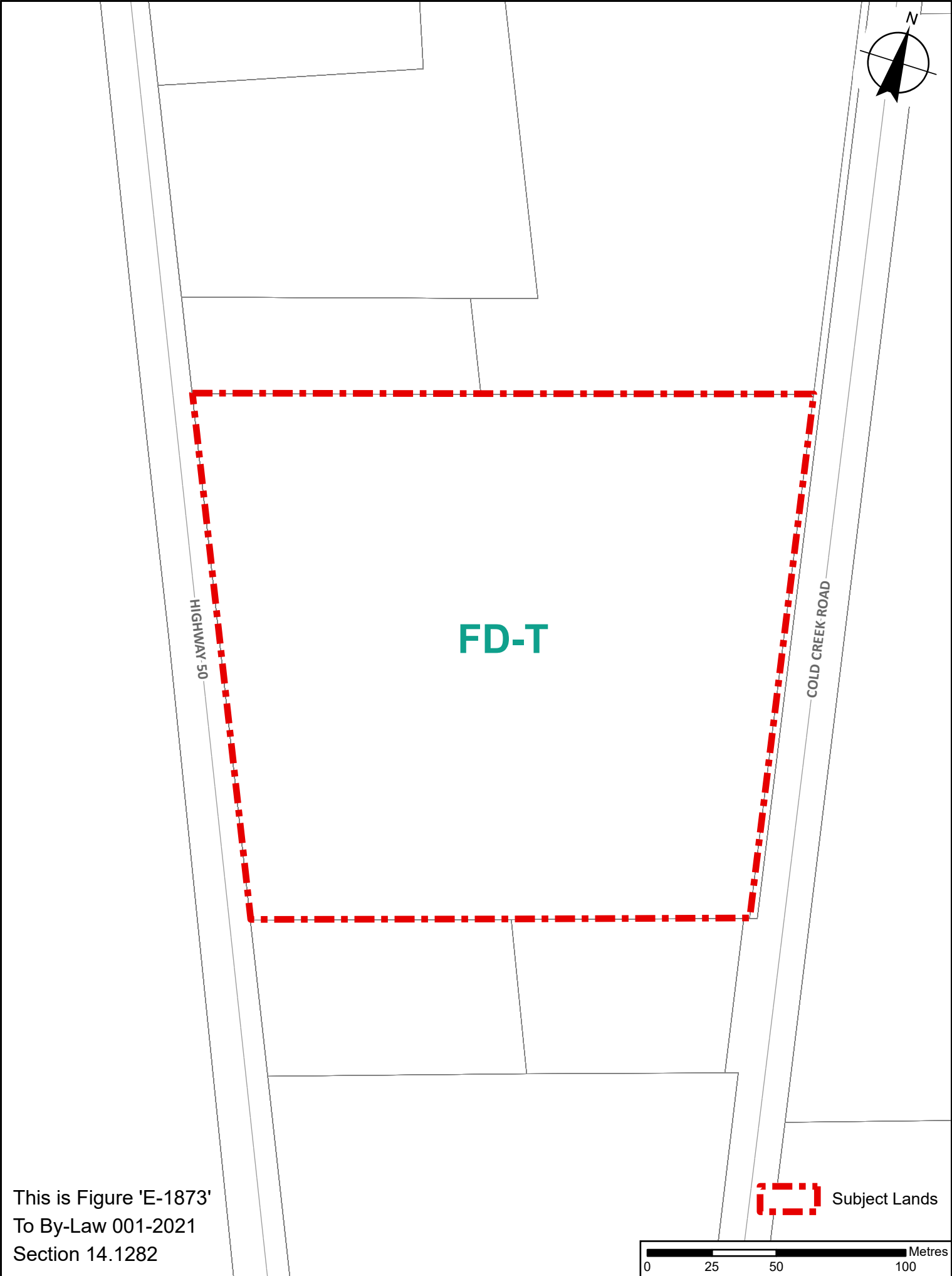
AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-25-000063 and the Tribunal made an order with respect to the appeal on September 1, 2026;

NOW THEREFORE the Ontario Land Tribunal ORDERS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, is hereby further amended by:
 - a) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1282, as follows:

Exception Number 1282	Legal Description: Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710
Applicable Parent Zone: FD	
Schedule A Reference: 212	
By-law 193-2026	
14.1282.1 Permitted Uses	
1. The following additional <u>uses</u> shall be permitted on the lands identified as “Subject Lands”, as shown on Figure E-1873, for a maximum period of three years from the day of the passing of By-law 193-2026: a. <u>Intermodal facility</u>; and b. <u>Accessory outside storage</u>.	
14.1282.2 Lot and Building Requirements	
1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1873, for a maximum period of three years from the day of the passing of By-law 193-2026: a. The maximum permitted area of <u>outside storage</u> shall be 87% of the total <u>lot area</u>. b. There shall be no maximum number of <u>intermodal containers</u> permitted on the <u>lot</u>. c. The maximum height of <u>intermodal containers</u> stored within an <u>outside storage</u> area shall be 10.5 m (4 intermodal containers high). d. <u>Outside storage</u> shall be permitted in a <u>front yard</u>. e. <u>Outside storage</u> shall be permitted between a <u>principal building</u> or <u>structure</u> and a <u>street line</u>.	
14.1282.3 Figures	
Figure E-1873	

- b) Adding a new Figure E-1873 in Subsection 14.1282 attached hereto as Schedule “1”.
 - c) Amending Map 212 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 from the day of the passing of By-law 193-2026.
3. Schedules “1” and “2” shall be and hereby form part of this By-law.



This is Figure 'E-1873'
To By-Law 001-2021
Section 14.1282

 Subject Lands

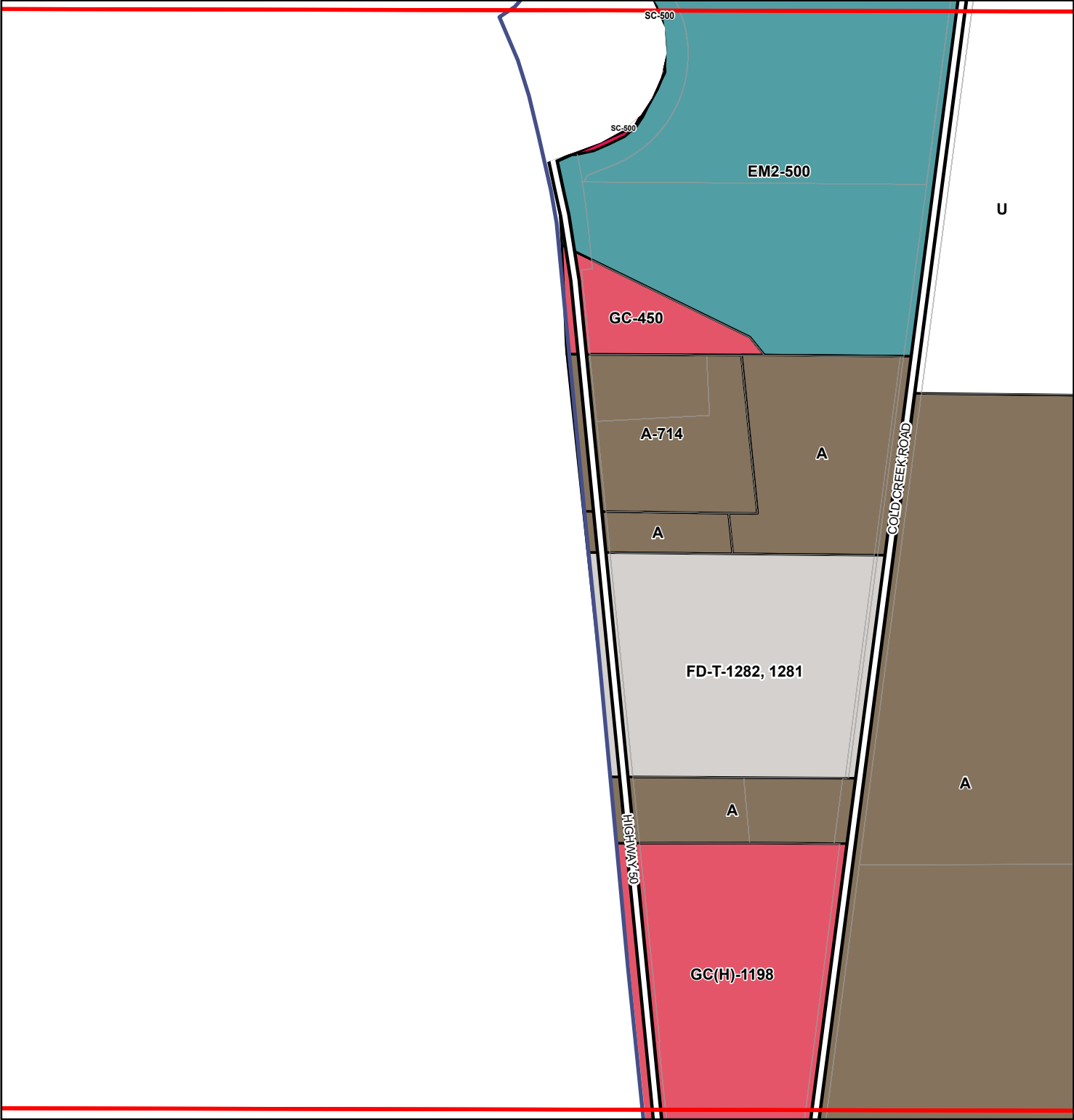
This is Schedule '1'
To By-Law 193-2026

Approved by the Ontario Land Tribunal on the 1st Day of September, 2026

File: Z.23.008
Location: Part 4 65R-19710
Part Lot 28 Concession 11
Applicant: 2631622 Ontario Corp.
City of Vaughan

Zoning By-law 001 - 2021

Schedule A | Map 212



Conservation, Open Space and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

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

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- 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)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

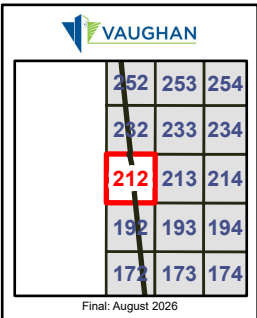
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

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

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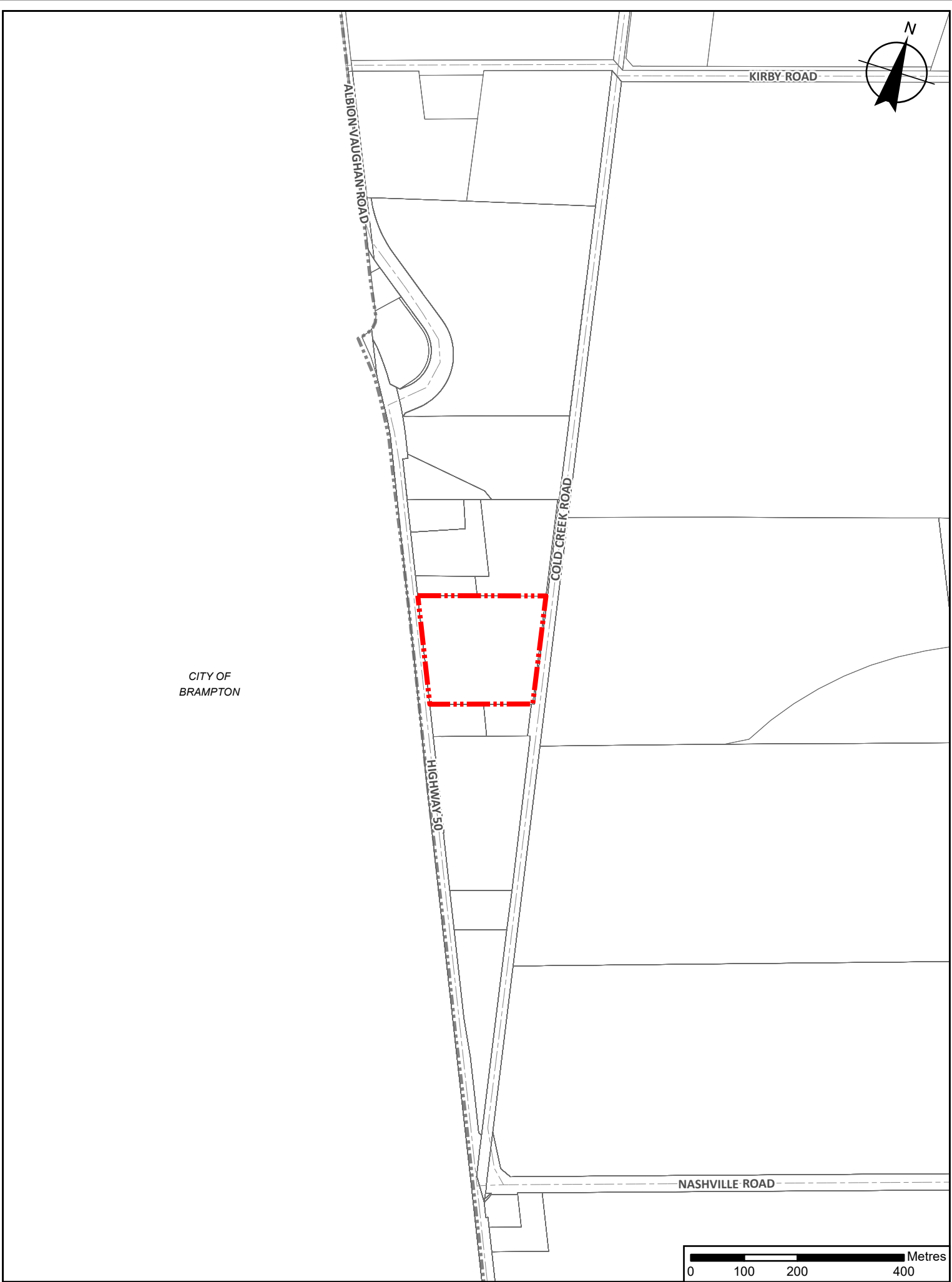
This is Schedule '2'
To By-Law 193-2026
Approved by the Ontario Land Tribunal on the 1st Day of September, 2026

File: Z.23.008
Location: Part 4 65R-19710
Part Lot 28 Concession 11
Applicant: 2631622 Ontario Corp.
City of Vaughan

SUMMARY TO BY-LAW 193-2026

The lands subject to this By-law are located on the east side of Highway 50, west of Cold Creek Road, north of Nashville Road, and south of Kirby Road, legally described as Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710, 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, together with site-specific zoning exceptions, for a maximum period of three years from the day of the passing of this By-law.



Location Map To By-Law 193-2026

File: Z.23.008
Location: Part 4 65R-19710
Part Lot 28 Concession 11
Applicant: 2631622 Ontario Corp.
City of Vaughan

 Subject Lands

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: September 1, 2026

CASE NO(S).: OLT-25-000064

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2631622 Ontario Corp.

Subject: Request to amend the Official Plan – Failure to adopt the requested amendment

Description: To permit the amendment of the Vaughan Official Plan 2010 and Zoning By-law 001-2021

Reference Number: OP.23.005

Property Address: 11151 Highway 50

Municipality: Vaughan

OLT Case No.: OLT-25-000064

OLT Lead Case No.: OLT-25-000064

OLT Case Name: 2631622 Ontario Corp. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2631622 Ontario Corp.

Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision

Description: To permit the amendment of the Vaughan Official Plan 2010 and Zoning By-law 001-2021

Reference Number: Z.23.008

Property Address: 11151 Highway 50

Municipality: Vaughan

OLT Case No.: OLT-25-000063

OLT Lead Case No.: OLT-25-000064

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2631622 Ontario Corp.

Subject: By-law No. 001-2021

Description: To permit the amendment of the Vaughan Zoning By-law
001-2021
Reference Number: 174-2024
Property Address: 11151 Highway 50
Municipality: Vaughan
OLT Case No.: OLT-25-000061
OLT Lead Case No.: OLT-25-000064

BEFORE:

S. BRAUN) Tuesday, the 1st
VICE-CHAIR)
) day of September, 2026

THIS MATTER, in respect of the lands municipally known as 11151 Highway 50, in the City of Vaughan, legally described as Part of Lot 28, Concession 11, Part 4, Plan 65R-19710 ("Subject Site"), having come for a merit hearing on March 10-12, 2026, before the Ontario Land Tribunal (the "Tribunal"), and the Tribunal having issued its interim decision on March 30, 2026 (the "Decision") ordering that the appeals of the Official Plan Amendment, By-law No. 174-2024, and Temporary Use By-law are allowed, in part, on an interim basis, and the draft Official Plan Amendment, Zoning By-law Amendment, and Temporary Use By-law (collectively, the "Planning Instruments") are approved in principle;

AND THE TRIBUNAL having withheld its Final Order, pending the Tribunal being in receipt of the Planning Instruments in final form, confirmed to be satisfactory to the Applicant/Appellant, 2631622 Ontario Corp., and the City of Vaughan, in accordance with Paragraph [66] of the Decision;

AND THE TRIBUNAL now having received confirmation from the Parties of the fulfillment of the pre-requisites of the Decision, satisfactory to the City of Vaughan, including confirmation of the final form of the Official Plan Amendment attached hereto as

Attachment 1, the Zoning By-law Amendment attached hereto as **Attachment 2**, and the Temporary Use By-law attached hereto as **Attachment 3**;

NOW THEREFORE,

THE TRIBUNAL ORDERS THAT:

1. The City of Vaughan Official Plan 2010 is amended in accordance with the Official Plan Amendment attached hereto as **Attachment 1**;
2. The City of Vaughan By-law No. 174-2024 is amended in accordance with the Zoning By-law Amendment attached hereto as **Attachment 2**, as it relates to Part of Lot 28, Concession 11, Part 4, Plan 65R-19710;
3. Pursuant to section 34(31) of the *Planning Act*, By-law No. 174-2024, as amended by the By-law set out in Attachment 2 to this Order, is deemed to have come into force on the day it was passed;
4. The City of Vaughan Zoning By-law No. 001-2021 is amended in accordance with the Temporary Use By-law attached hereto as **Attachment 3**;
5. The municipal clerk is authorized to format, as may be necessary, and assign a number to the by-law for record keeping purposes; and
6. The Tribunal may be spoken to in the event that the Parties have any difficulty in implementing this Order.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.