

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 202-2026

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;

AND WHEREAS pursuant to section 39 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, the Council of a local municipality may, in a by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purposes set out therein that is otherwise prohibited by the by-law;

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 “EM1 Prestige Employment Zone” in the manner shown on Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1287, as follows:

Exception Number 14.1287	Municipal Address: 210 Four Valley Drive
Applicable Parent Zone: EM1	
Schedule A Reference: 91 & 109	
By-law 202-2026	
14.1287.1 Permitted Uses	
1. Only the following <u>uses</u> shall be permitted on the lands zoned EM1 Prestige Employment Zone, as shown on Figure E-1878, for a maximum period of three (3) years from the day of the passing of By-law 202-2026: a. <u>Outside storage</u> without an associated building for the purposes of the storage of vehicles, having a maximum of 530 <u>parking spaces</u>; and b. <u>Accessory</u> electrical utility shed.	
14.1287.2 Lot and Building Requirements	
1. The following provisions shall apply to the lands zoned EM1 Prestige Employment Zone, as shown on Figure E-1878, for a maximum period of three (3) years from the day of the passing of By-law 202-2026: a. The portions of the <u>lot</u> used for the <u>outside storage</u> of vehicles and one (1) <u>accessory</u> electrical utility shed shall have the following minimum setbacks: - 5.0 metres from the <u>front lot line</u>; and - 0.0 metres from all <u>lot lines</u>; b. <u>Outside storage</u> shall be permitted on a <u>corner lot</u>; c. <u>Outside storage</u> shall be permitted in any <u>yard</u>; and d. A maximum permitted <u>outside storage</u> area of 100% of the <u>lot area</u> shall apply.	
14.1287.3 Parking Requirements	
1. The following provisions shall apply to the lands zoned EM1 Prestige Employment Zone, as shown on Figure E-1878, for a maximum period of three (3) years from the day of the passing of By-law 202-2026: a. Barrier-free parking requirements shall not be required for the <u>Outside Storage</u> use; and b. 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 or storage area, shall be a gravel surface.	

14.1287.4 Other Provisions
1. The following provisions shall apply to the lands zoned EM1 Prestige Employment Zone, as shown on Figure E-1878, for a maximum period of three (3) years from the day of the passing of By-law 202-2026: a. The requirements of subsection 5.13.1.3 shall not apply. b. <u>Outside Storage</u> shall be defined as follows: Means an open area of land used for the storage of vehicles which are associated with <u>motor vehicle sales</u> establishments located off-site.
14.1287.5 Figures
Figure E-1878

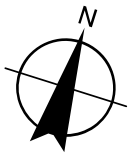
- b) Adding a new Figure E-1878 in Subsection 14.1287 attached hereto as Schedule “1”.
 - d) Amending Map 91 in Schedule A in the form attached hereto as Schedule “2”.
 - e) Amending Map 109 in Schedule A in the form attached hereto as Schedule “3”.
2. This Temporary Use Zoning By-law shall be in effect for a maximum period of three (3) years only from the day of the passing of this Temporary Use Zoning By-law 202-2026.
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 29th day of September, 2026.

Steven Del Duca, Mayor

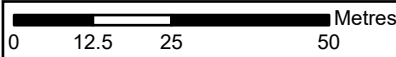
Todd Coles, City Clerk

Authorized by Item No. 23 of Report No. 31 of the Committee the Whole.
Report adopted by Vaughan City Council on September 29, 2026.
City Council voted in favour of this by-law on September 29, 2026.
Approved by Mayoral Decision MDC 010-2026 date September 29, 2026.
Effective Date of By-Law: September 29, 2026



This is Figure 'E - 1878'
To By-Law 001-2021
Section 14.1287

 Subject Lands



This is Schedule '1'
To By-Law 202-2026
Passed the 29th Day of September, 2026

File: Z.26.015
Location: 210 Four Valley Drive
Part of Lot 13, Concession 5
Applicant: Four Valley Realty Group Inc.
City of Vaughan

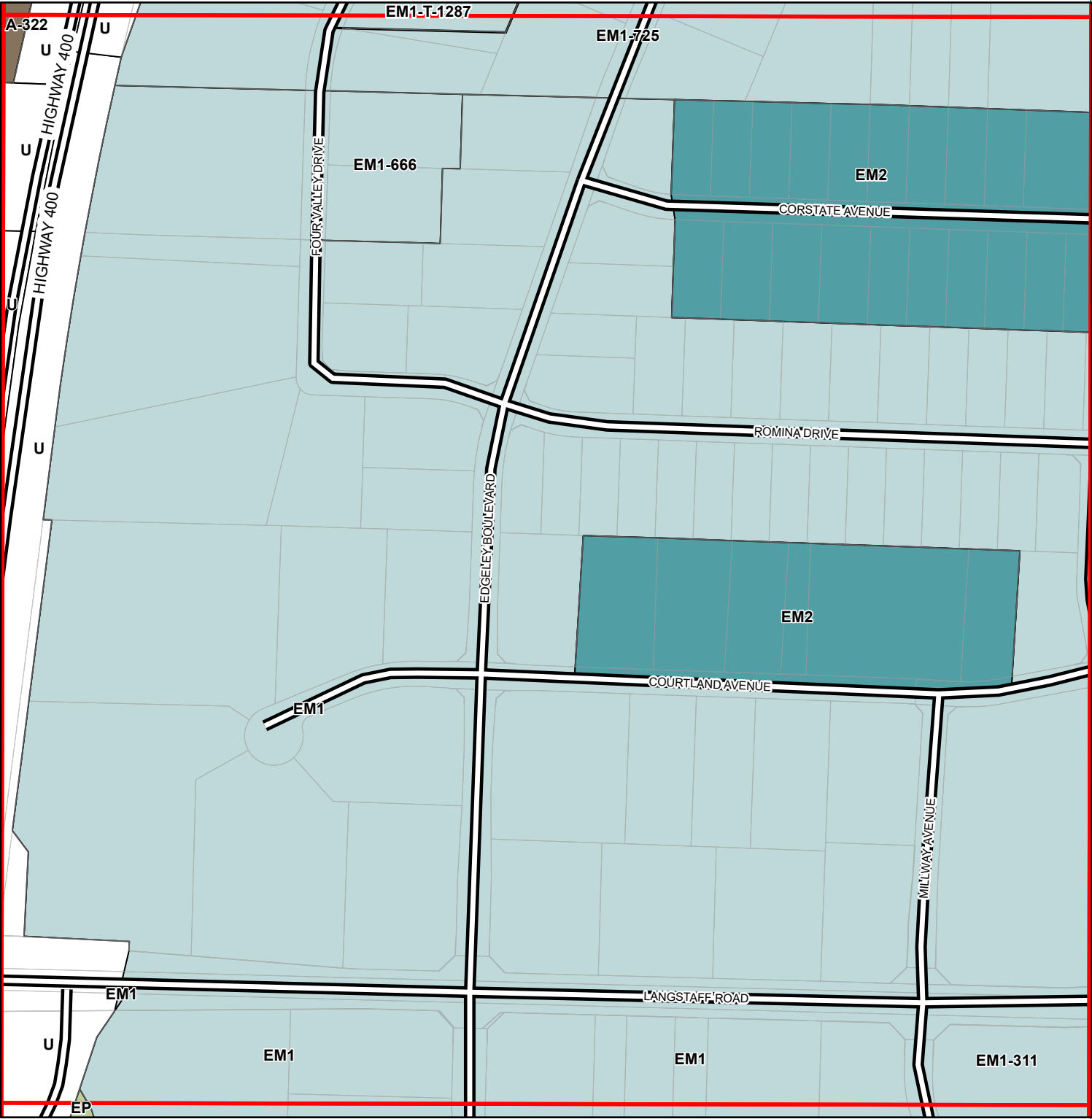
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 91



Conservation, Open Space 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 Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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)
- 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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

- 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

125	126	127	128	129
107	108	109	110	111
89	90	91	92	93
69	70	71	72	73
49	50	51	52	53
August 2026				

1:5,070

This is Schedule '2'
To By-Law 202-2026
Passed the 29th Day of September, 2026

File: Z.26.015
Location: 210 Four Valley Drive
Part of Lot 13, Concession 5
Applicant: Four Valley Realty Group Inc.
City of Vaughan

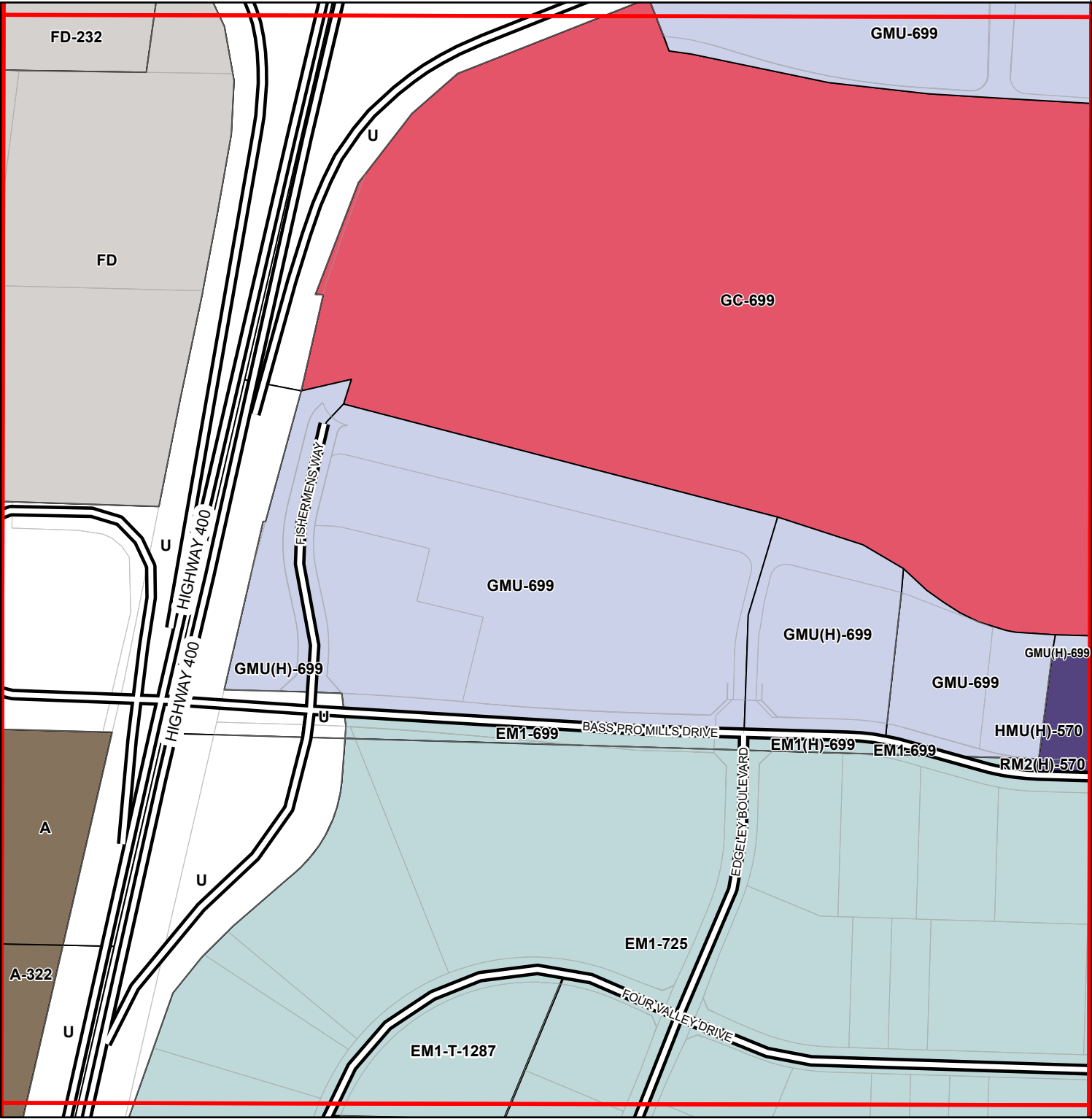
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 109



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)
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- RM3 (Multiple Residential Zone)
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Commercial Zones

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- NC (Neighbourhood Commercial Zone)
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- SC (Service Commercial Zone)

Mixed-Use Zones

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

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- EM4 (Employment Commercial Mixed-Use Zone)
- EM5 (Employment Commercial Mixed-Use Zone)
- EM6 (Main Street Mixed-Use - Kleinburg Zone)
- EM7 (Main Street Mixed-Use - Maple Zone)
- EM8 (Main Street Mixed-Use - Woodbridge 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

VAUGHAN

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August 2026

This is Schedule '3'
To By-Law 202-2026
Passed the 29th Day of September, 2026

File: Z.26.015
Location: 210 Four Valley Drive
Part of Lot 13, Concession 5
Applicant: Four Valley Realty Group Inc.
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Signing Officers

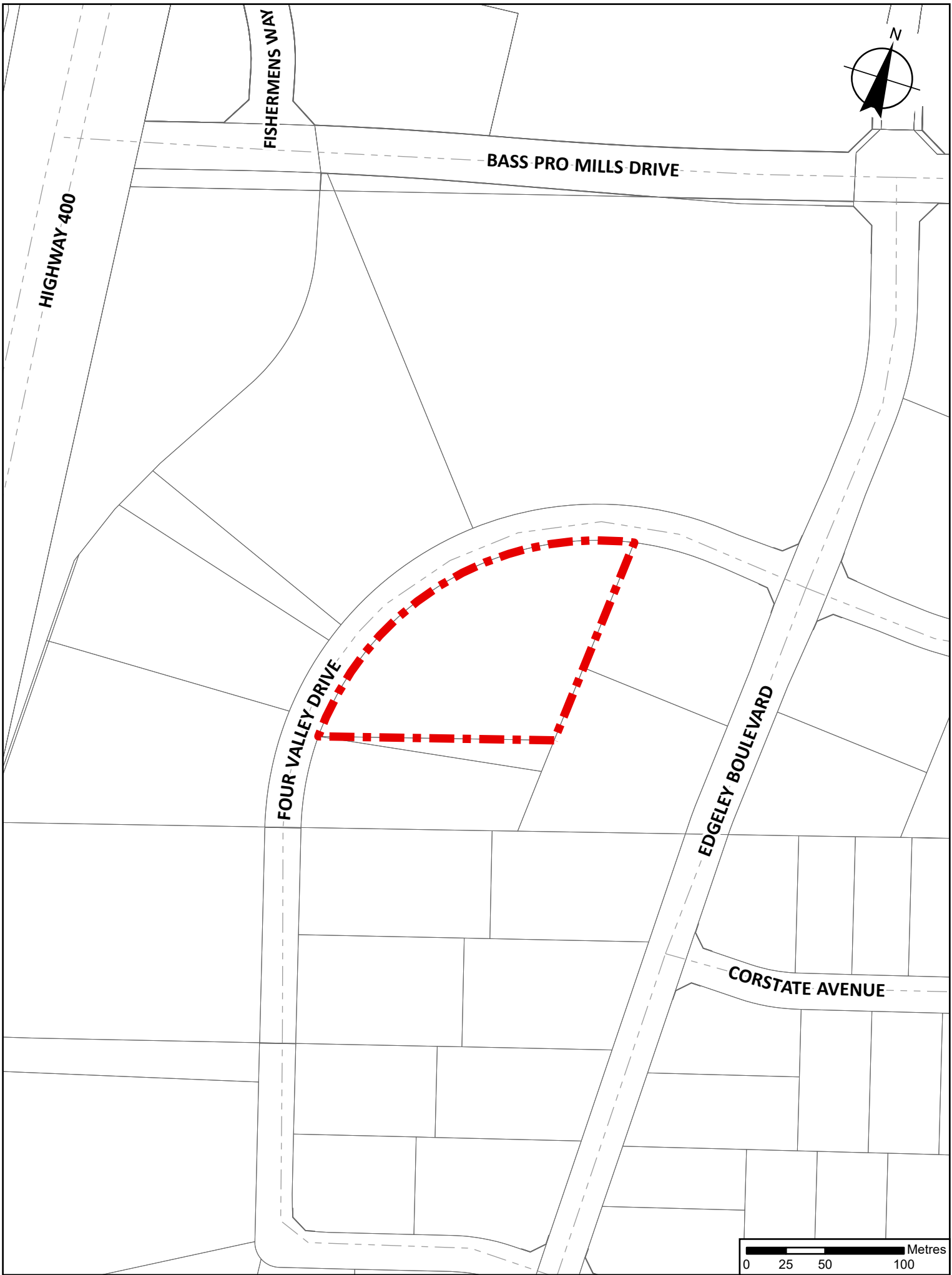
Mayor

Clerk

SUMMARY TO BY-LAW 202-2026

The lands subject to this By-law are located at 210 Four Valley Drive, being Part of Lot 14, Concession 5, 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 outdoor storage of vehicles (maximum of 530 parking spaces), together with site-specific zoning exceptions, for a maximum period of three (3) years from the day of the passing of this By-law.



Location Map
To By-Law 202-2026

File: Z.26.015
Location: 210 Four Valley Drive
Part of Lot 13, Concession 5
Applicant: Four Valley Realty Group Inc.
City of Vaughan

 Subject Lands