

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 214-2026

A By-law to approve the expropriation of all right, title and interest (fee simple), and permanent limited interests (permanent easements) 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 Council of the City of Vaughan enacted By-law number 174-2026 on June 23rd, 2026, authorizing commencement of the expropriation of the lands for the purposes set out therein;

AND WHEREAS, no hearing of necessity has been requested with respect to the proposed expropriations, or such request(s) have been withdrawn, and The Corporation of the City of Vaughan now seeks approval for the proposed expropriations;

NOW THEREFORE the Council of the Corporation of the City of Vaughan enacts as follows:

1. That the expropriation of All Right, Title and Interest (Fee Simple), and Permanent Limited Interests (Permanent Easements) in the lands described in **Schedule “A”** to this By-law, is hereby approved;
2. That the Clerk is hereby authorized and directed to execute, on behalf of the Council of the City of Vaughan, the Certificate of Approval attached hereto as **Schedule “B”** as may be amended prior to registration to remove property requirements, and to execute all other certificates, notices, plans and documents which are necessary to carry out the provisions of this By-law;
3. That the said executed Certificate of Approval be registered in the proper land registry office;
4. That a plan (or plans) of expropriation be prepared and registered in the proper land registry office;
5. That a Notice of Expropriation be served upon the registered owners, together with a Notice of Election form as to the date of assessment of compensation and a Notice of Possession as to the date the expropriating authority requires possession

of the expropriated lands which shall be at least three months after the date of service, all in accordance with the *Expropriations Act*;

6. That an appraisal report(s) be obtained in respect of the market value of the expropriated lands and, if applicable, damages for injurious affection and other compensation;
7. That an offer of full compensation and an offer for immediate payment of 100 percent of the market value of the expropriated lands as estimated by the expropriating authority be served, together with a copy of the appraisal report, all in accordance with section 25 of the *Expropriations Act*;
8. That compensation be paid to the owners following the acceptance of the offer made pursuant to section 25 of the *Expropriations Act*;
9. That all necessary steps be taken to obtain possession of the lands;
10. That City Staff are hereby otherwise authorized and directed to do all things required arising from the authorizations provided by this By-law.
11. That this By-law comes into force on the day it is passed.

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. 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 September 29, 2026.

Approved by Mayoral Decision MDC 010-2026 dated September 29, 2026.

Effective Date of By-Law: September 29, 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 <u>Permanent Easement</u> (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	<u>Permanent Easement</u> (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 <u>Permanent Easement</u> (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.				

SCHEDULE “B”

CERTIFICATE OF APPROVAL

Form 5

Expropriations Act, R.R.O. 1990, Reg. 363

IN THE MATTER OF an application by The Corporation of the City of Vaughan for approval to expropriate land described in Schedule “A” attached hereto, for the purpose of facilitating the extension of Bass Pro Mills Drive between Highway 400 and Weston Road and works ancillary thereto.

The Council of the City of Vaughan hereby certifies that approval was given to The Corporation of the City of Vaughan on the 29th day of September, 2026, pursuant to By-law No. 214-2026 passed on the 29th day of September, 2026, to expropriate the lands described in Schedule “A” attached hereto, being the lands described in the application.

Dated at Vaughan, this 29th day of September, 2026.

The Council of the City of Vaughan

Todd Coles, City Clerk

I have authority to bind the Corporation.