

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 6, 2025

WARD(S): 1

TITLE: ZEPKO HOLDINGS INC.
ZONING BY-LAW AMENDMENT Z.12.019
3500 KING-VAUGHAN ROAD
VICINITY OF KING-VAUGHAN ROAD AND HIGHWAY 400

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend the zoning by-law for the subject lands shown on Attachment 1, to legalize the existing truck parking facility, outside gravel/sand storage, accessory office and truck repair uses for a maximum period of three years (maximum permitted under the *Planning Act*), in the manner shown on Attachments 2 to 4, together with the site specific zoning exceptions identified in Table 1 of this report.

Report Highlights

- The owner proposes to legalize the existing truck parking facility, outside gravel/sand storage, accessory office and truck repair uses for a temporary period of three years.
- A Zoning By-law Amendment Application is required to permit the proposed temporary uses.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.12.019 (Zepco Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 3500 King-Vaughan Road (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date application was deemed complete: Aug. 28, 2012

The Committee of the Whole (Public Hearing) considered the Development Application on Nov. 27, 2012 and Applications for Zoning By-law Amendment File Z.12.019 and Related Site Development Application File DA.12.045 were approved by Council.

The Committee of the Whole, on Nov. 27, 2012, received a Public Hearing report on Official Plan and Zoning By-law Amendment Files OP.12.002 and Z.12.019 for the temporary use of a truck storage yard with a gravel storage area of 1.18 ha.

The Owner originally submitted Official Plan Amendment File OP.12.002 to maintain the existing truck storage yard and accessory uses on the subject lands for a temporary period of nine years. Upon further review of OPA #637 (Highway 400 North Employment Lands) Official Plan (OPA #637), which has been incorporated into VOP 2010 (Volume 2) in its entirety, the proposed uses conformed to the temporary use policies of the official plan, and therefore, the Official Plan Amendment application was not required and was closed.

Vaughan Council approved, in principle, a temporary zoning by-law for a period of three years on June 24, 2014. The implementation of the temporary zoning by-law was subject to the condition that Zepco Holdings Inc. (the Owner) acquire a temporary easement (less than 21 years) over a portion of the adjacent lands to the south to facilitate the maneuvering of trucks (the Temporary Easement).

The Temporary Easement was required to be registered with the Land Registry Office to the satisfaction of the Development and Parks Planning Department. The Council approved condition regarding the Temporary Easement has not been fulfilled for over ten years and the Temporary Zoning By-law was never enacted. The Owner has since revised the Application to remove the Temporary Easement on the adjacent lands and is subject to a new Public Meeting, in accordance with Vaughan Official Plan 2010 (VOP 2010) – Section 10 Implementation policies.

A Zoning Notice of Contravention was issued on March 25, 2024.

On March 25, 2024, the City's By-law & Compliance, Licensing & Permit Services Department issued a Zoning Notice of Contravention to the Owners to cease and desist the existing uses on the Subject Lands as the temporary use by-law was never executed and the operation continued to operate.

A Zoning By-law Amendment Application was submitted to permit the proposed development for a temporary period of three years.

Zepco Holdings Inc. (the Owner) has submitted the Application to amend Zoning By-law 1-88 to legalize the existing truck parking facility, outside material storage, accessory office and truck repair uses for a temporary maximum period of three years (maximum permitted under the *Planning Act*), in the manner shown on Attachments 2 to 4 (the Development), together with the site specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: April 11, 2025.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along King-Vaughan Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 22, 2025 by the Development and Parks Planning Department.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[November 27, 2012, Committee of the Whole \(Public Hearing\) \(Item 4, Report No. 50\)](#)

[June 24, 2014, Committee of the Whole Council Extract \(Item 11, Report No. 30\)](#)

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Employment Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- “Prestige Areas” and “General Employment Area” in Volume 2, Section 11.4 Highway 400 North Employment Lands Secondary Plan
- This designation permits temporary land uses provided they meet the following conditions:
 - a) the use is consistent with the general intent of the Plan;
 - b) the use is compatible with adjacent land uses;
 - c) the use is temporary in nature and can be easily terminated when a temporary zoning by-law expires;
 - d) the use does not require new buildings or significant structures;
 - e) the use does not require significant grading of land;
 - f) sufficient servicing and transportation capacity exists for the temporary use;
 - g) the long-term viability of the lands for the uses permitted in the Plan are maintained; and,
 - h) the duration of use and proposed interim use are to the satisfaction of the Province.
- The proposed truck parking facility and accessory uses are consistent with the temporary use policies of the Official Plan. The existing operation utilizes the lands for employment uses; are compatible with surrounding land uses; temporary in nature; do not require the extension or construction of any municipal services; can effectively utilize the existing transportation network; and, maintain the long-term viability of the lands for uses permitted in the Official Plan. The Ministry of Transportation and the Highway 413 section have been circulated the Application.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.

As the Application was received by the City on May 23, 2012, and deemed complete on Aug. 28, 2012, the Application is transitioned under Zoning By-law 001-2021.

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning:

- A Agricultural Zone by Zoning By-law 1-88.
- This Zone does not permit the temporary use.
- The Owner proposes to amend the zoning for the Subject Lands to permit truck parking, outside gravel/sand storage and accessory office and truck repair uses for a temporary period of three years together with the following site-specific zoning exceptions to permit the Development, as shown in Table 1 below:

Table 1:

| | Zoning By-law 1-88 Standard | A Agricultural Zone Requirement | Proposed Exceptions to the A Agricultural Zone Requirement |
|----|---|--|--|
| a. | Permitted Uses | <ul style="list-style-type: none"> - Agricultural Uses as defined - Veterinary Clinic - Residential - Home Occupation - Institution - Recreational - Commercial - Cottage Industries - Other Uses | <ul style="list-style-type: none"> - Truck parking - Gravel storage |
| b. | Truck Parking and Gravel Storage Use Definition | N/A | <p>Means the leaving and placing, sand, gravel and related materials, and the parking of associated machinery, equipment and vehicles on a lot and not covered by a structure. The following accessory uses shall be permitted within the existing buildings:</p> <ul style="list-style-type: none"> - Truck repair - Office Use |
| c. | Rear Yard Setback | 15m | 11.6 m (office) 4.4 m (garage) 1 m (barn) |
| d. | Driveway, Parking Area and Loading Spaces | The surface of all loading spaces and related driveways and maneuvering areas shall be paved with hot mix asphalt or concrete | The Owner proposed that loading spaces, driveways and maneuvering areas be composed of gravel |
| e. | Driveway Width | Minimum width of 6 m Maximum width of 13.5m | 5.5 m |

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail:

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| a. | Conformity and Consistency with Provincial Policies and City Official Plan Policies | <ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 (PPS 2024) and the policies of VOP 2010, Volume 2 Section 11.4 Highway 400 North Employment Lands Secondary Plan. |
| b. | Appropriateness of Amendments to Zoning By-law | <ul style="list-style-type: none"> The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. |
| c. | Appropriateness of Continuance of Existing Use | <ul style="list-style-type: none"> The appropriateness of the proposed temporary land uses will be reviewed in the context of compatibility with the surrounding land uses. The need and justification for the proposed truck storage yard and gravel storage area use on a temporary basis, its' size, location and any impacts on the surrounding area, must be demonstrated in accordance with the temporary use policies of the Highway 400 North Employment Lands Secondary Plan. |
| d. | Studies and Reports | <ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |
| e. | Related Site Development File DA.12.045 | <ul style="list-style-type: none"> Site Development File DA.12.045 has been submitted in support of the Application. This application will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and screening, should the Application be approved. |
| f. | Ministry of Transportation | <ul style="list-style-type: none"> The property is adjacent to Highway 400 and is located within the Highway 413 Corridor Planning Area. The Application has been circulated to the Ministry of Transportation and the Highway 413 Section, and any comments received will be reviewed by the Development and Parks Planning Department. |

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development and Parks Planning staff have circulated the Application to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Margaret Holyday, Senior Planner, Development and Parks Planning Department, ext. 8216.

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Prepared by

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