

3500 King-Vaughan Road, Vaughan, ON

ZEPCO HOLDINGS INC.

C7.

Communication

CW(PM) – May 6, 2025

Item No. 6



PUBLIC MEETING

Zoning By-law Amendment (Z.12.019) & Site Plan Development (DA.12.045)

HUMPHRIES PLANNING GROUP INC.

May 6, 2025

SITE & SURROUNDING CONTEXT

Municipal Addresses:

3500 King-Vaughan Road, Vaughan ON

Site Area:

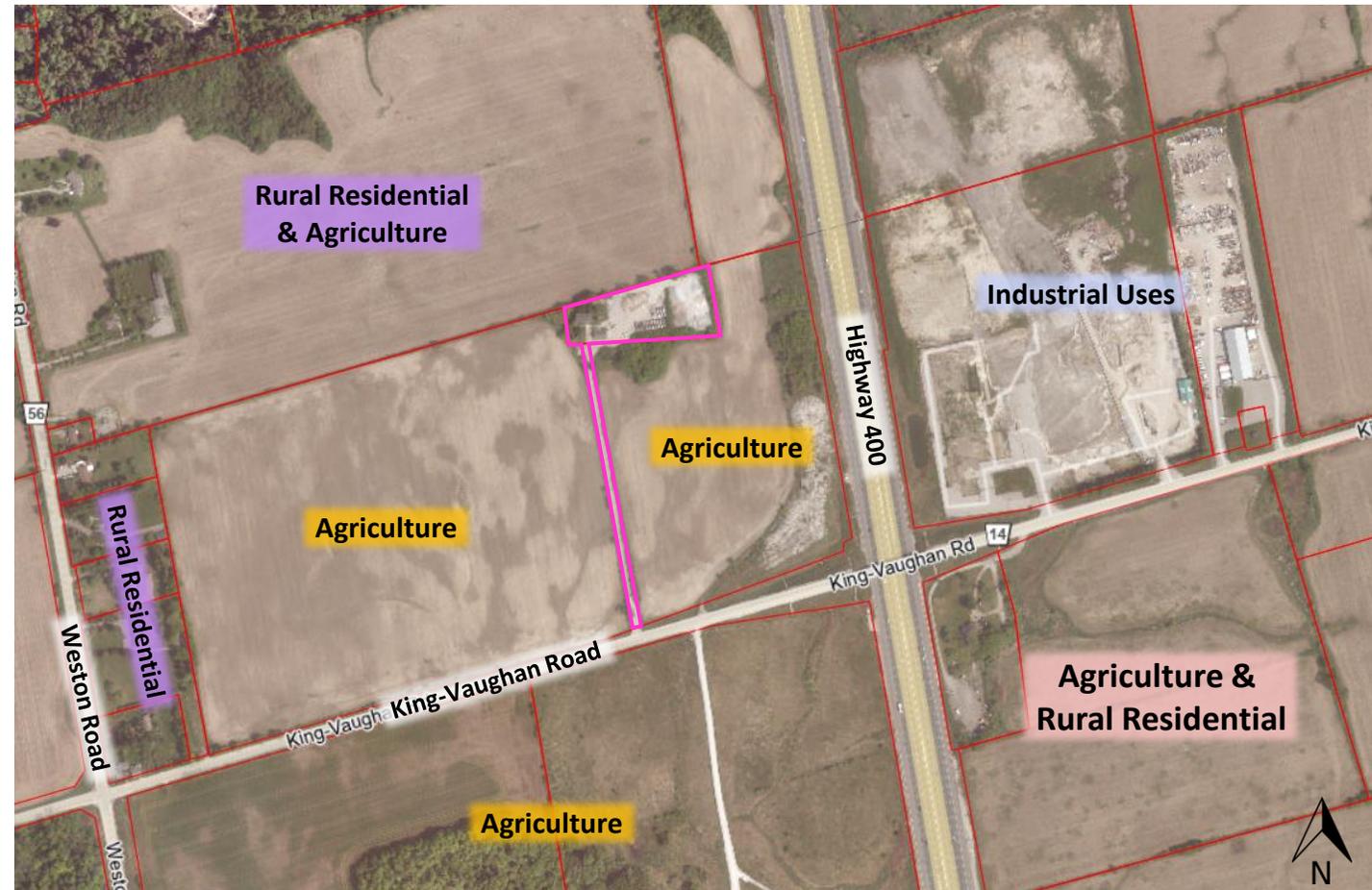
2.9 acres (1.2 ha)

Lot Frontage:

9.19m – King-Vaughan Road access established in 1985 via right of entry as registered on title

Surrounding Uses:

- Agricultural, Rural Residential and Industrial



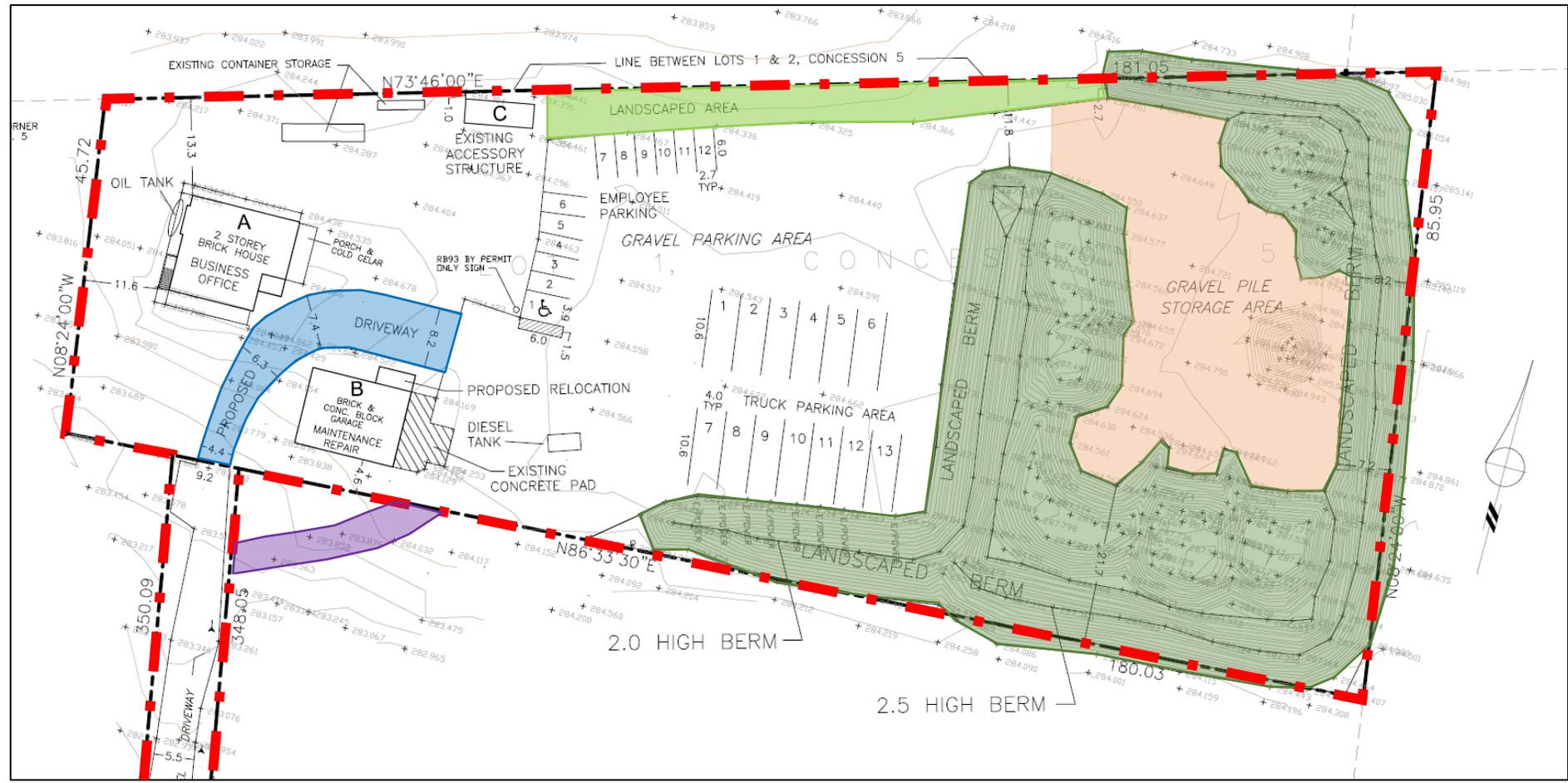
Subject Site + Right of Entry 

SITE & SURROUNDING CONTEXT

Existing/Proposed Uses:

Aggregate Depot:

- Receiving/storing/transferring of aggregate material (crushed stone and sand);
- Employee and truck parking spaces;
- Business Office within existing house;
- Accessory structures and garage
- The use has been operating since approximately 2004.

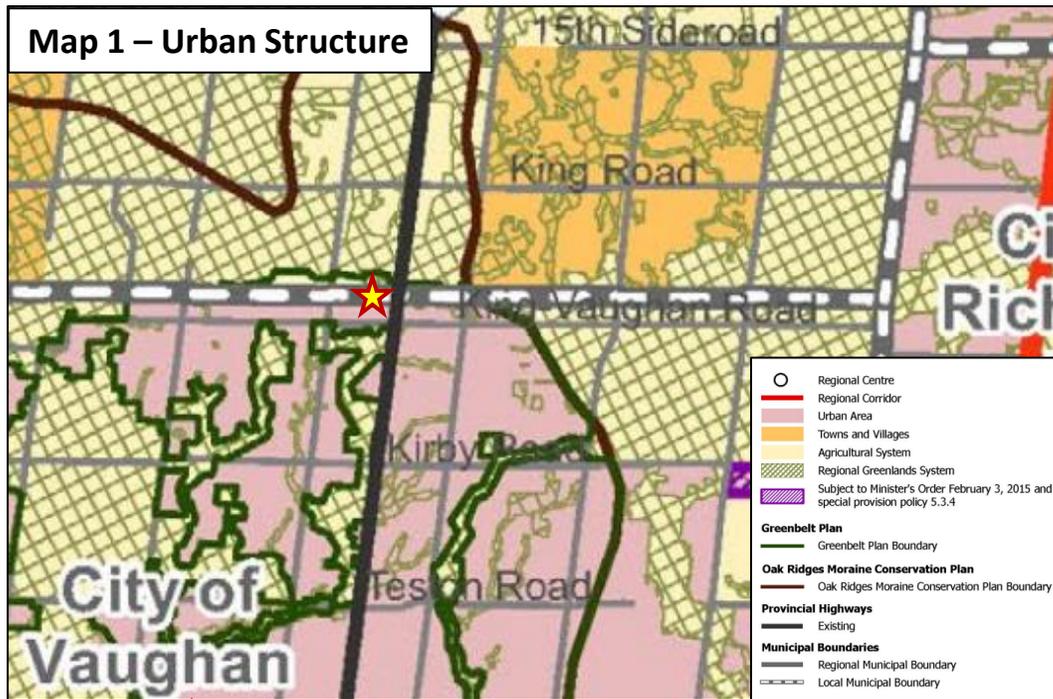


Subject Site + Right of Entry - - - Proposed Driveway Realignment Landscaped Berm Gravel Pile Storage Area Landscaped Area Existing Driveway Alignment to be removed

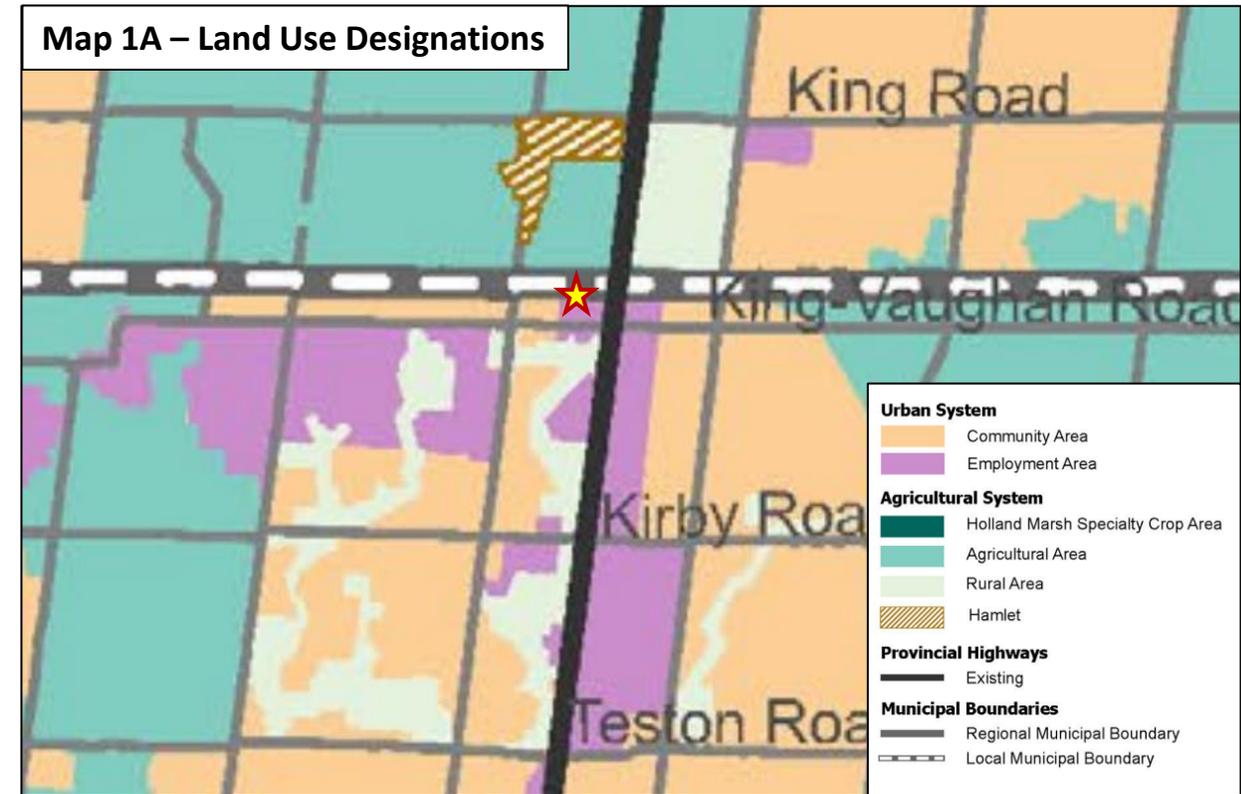
OFFICIAL PLAN

Region of York Official Plan (2022)

- Designates the Subject Site “Urban Area” and “Employment Area” in accordance with Map 1 – Regional Structure and Map 1A – Land Use Designations.



Subject Site ★

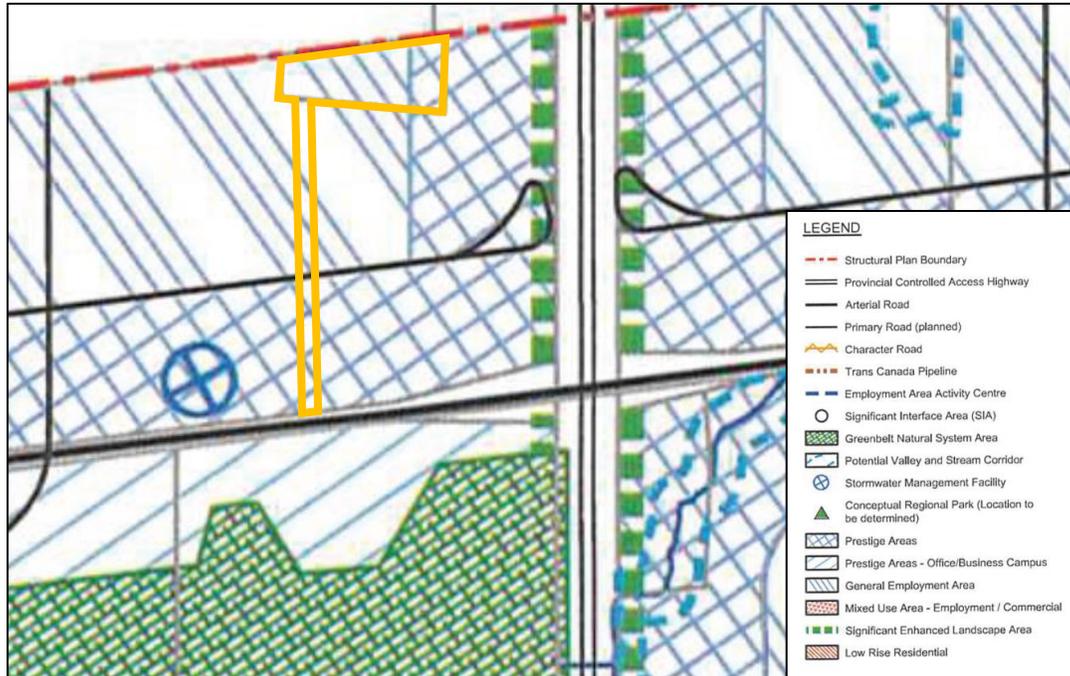


Subject Site ★

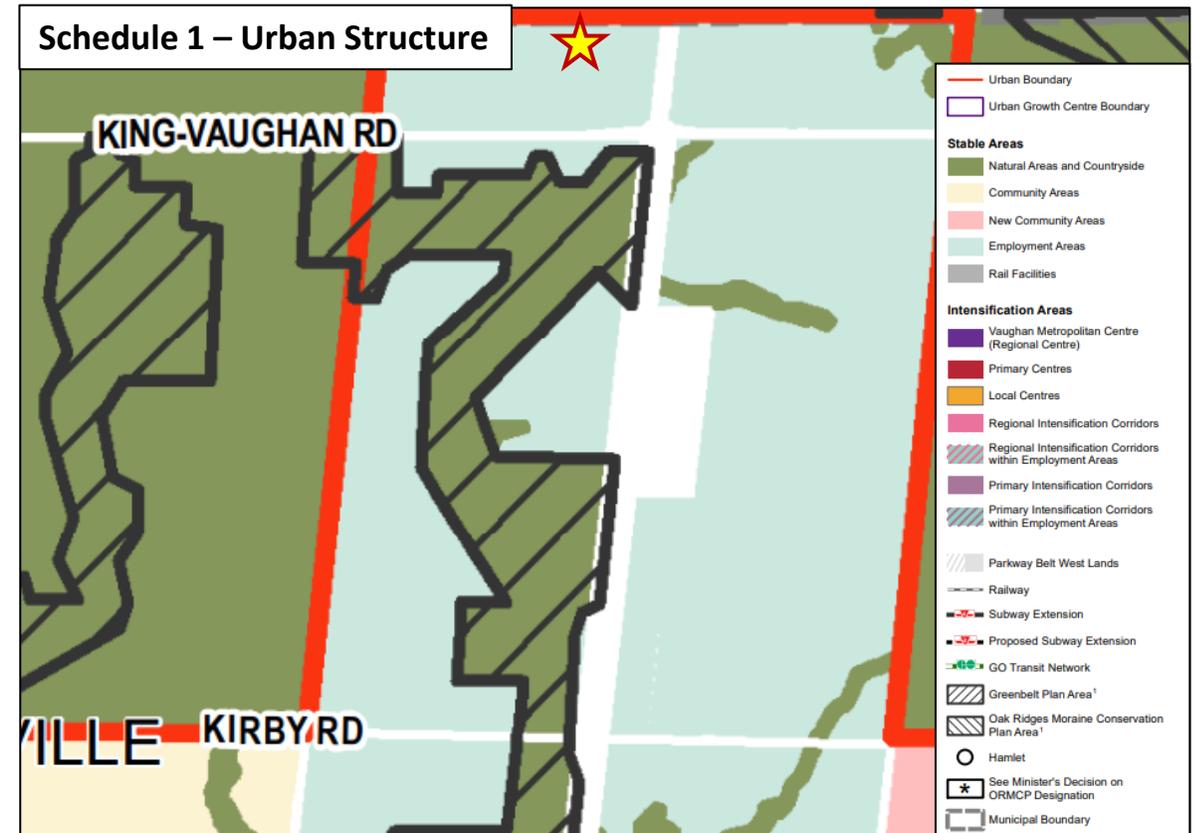
OFFICIAL PLAN

City of Vaughan Official Plan (2010)

- Designated “Employment Area”
- The Secondary Plan (OPA 637) designates the Site “General Employment” and “Prestige Areas”.
- The proposed use is supportive of the current City of Vaughan Official Plan.



OPA 637 – Subject Site + Right of Entry 



VOP 2010 (Schedule 1) – Subject Site 

ZONING BY-LAW 1-88*

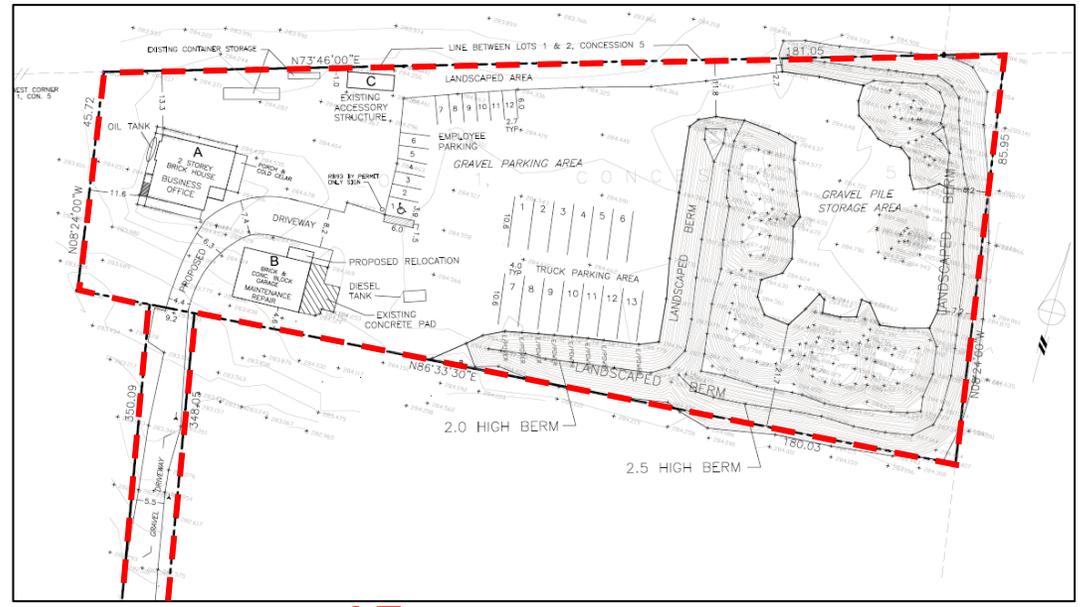
Zoning By-law Amendment

- Zoned “A – Agricultural” permitted uses include: defined Agricultural Uses, Veterinary Clinics, Single Family Detached Dwelling units, Home Occupations, Retail Nursery and Seasonal fruit, vegetable, flower or farm product sales outlets in certain circumstances, woodlots, and various Institutional uses.
- Zoning By-law Amendment application submitted to permit the use of outside storage to allow for a truck parking and gravel storage area on a temporary basis.
- No new development is required to facilitate the temporary use.

*By-law 001-2021 under appeal.



Subject Site ★



Subject Site + Right of Entry

THANK YOU