

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 072-2026

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;

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, be and it is hereby further amended by:
 - a) Adding a new Subsection 14.1021.1.5 to Exception 14.1021 as follows:

“5. A warehousing and distribution facility with accessory office and accessory outside storage shall be permitted in the EMU Zone on the lands identified as “Subject Lands” on Figure E-1519B.”
 - b) Adding a new Subsection 14.1021.2.3 to Exception 14.1021 as follows:

“3. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1519B:

 - a. The requirements of Table 8-3 Lot and Building Requirements for the EMU Zone regarding the minimum required build-to-zone requirements shall not apply; and
 - b. Surface parking shall be permitted in the front and exterior yard.”
 - c) Adding a new Subsection 14.1021.3.2 to Exception 14.1021 as follows:

“2. The parking rate for accessory office shall be 2.8 spaces per 100 m² of gross floor area for the lands identified as “Subject Lands” on Figure E-1519B.”

d) Adding a new Subsection 14.1021.4.2 to Exception 14.1021 as follows:

“2. The following provisions shall apply to the lands identified as “Subject Lands” on Figure E-1519B:

- a. The maximum height of goods or materials stored within an outside storage area shall be 4.15 m;
- b. Outside storage shall be permitted between a principal building and a street line;
- c. Truck cabs and truck trailers with or without wheels shall be the only materials or goods permitted for outside storage;
- d. Outside storage shall be permitted in the rear yard only in the area identified as “outside storage area for 30 truck/trailer parking, with or without wheels”, as shown on Figure E-1519B;
- e. Outside storage shall be permitted on a corner lot as shown on Figure E-1519B; and
- f. The outside storage area shall be screened with appropriate landscape which shall include coniferous trees with a minimum height of 2.0 m and deciduous trees that retain their leaves and are 80 to 90 mm in caliper. No fence or enclosure shall be required.”

e) Adding a new Figure E-1519B to Subsection 14.1021.5 attached hereto as Schedule “1”.

2. Schedule “1” shall be and hereby forms part of this By-law.

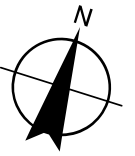
Voted in favour by City of Vaughan Council this 28th day of April, 2026.

Steven Del Duca, Mayor

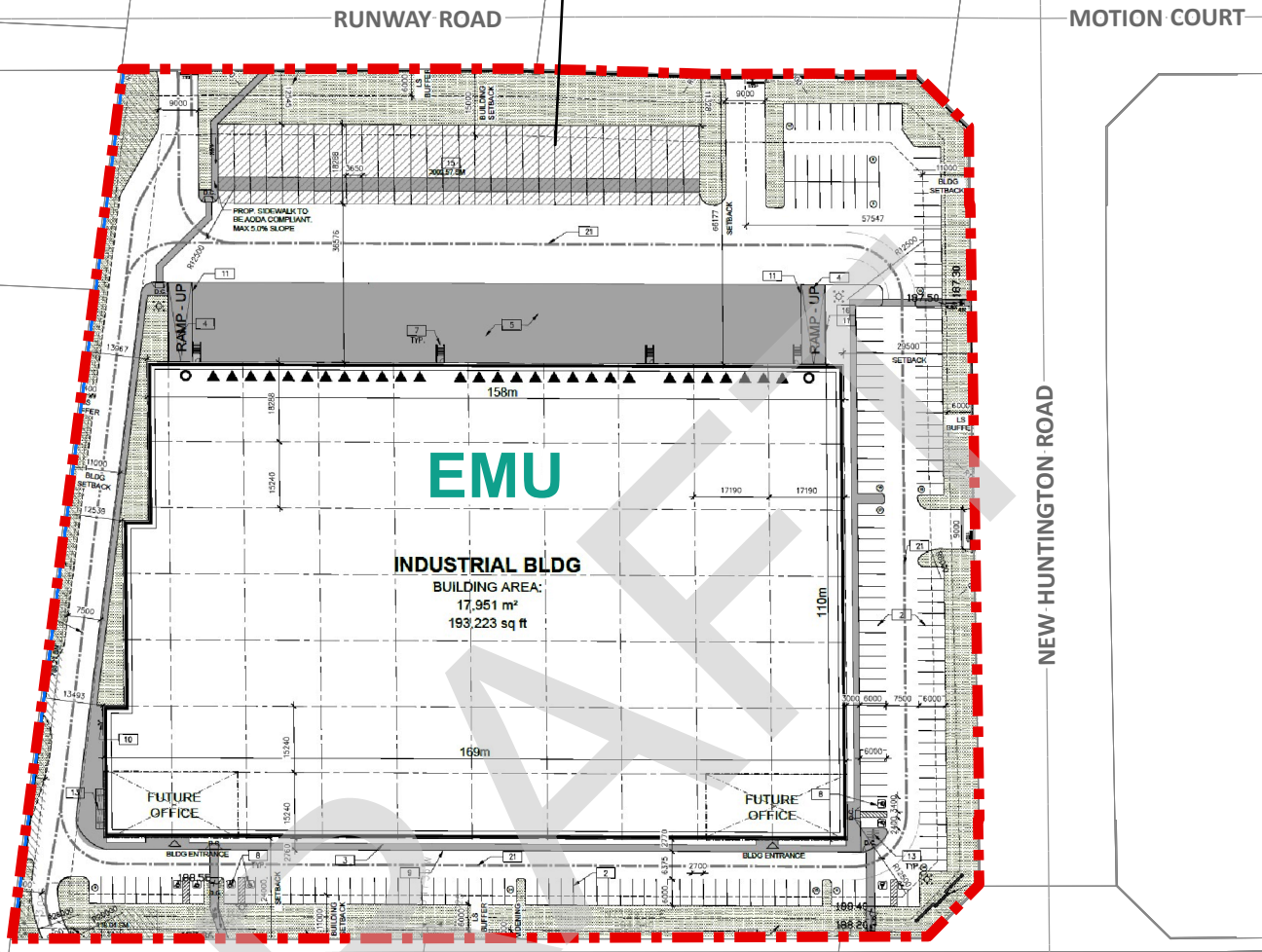
Todd Coles, City Clerk

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Authorized by Item No. 5 of Report No. 27 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 28, 2022.
City Council voted in favour of this by-law on April 28, 2026.
Approved by Mayoral Decision MDC 005-2026 dated April 28, 2026.
Effective Date of By-Law: April 28, 2026

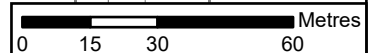


**OUTSIDE STORAGE AREA
FOR 30 TRUCK/TRAILER
PARKING, WITH OR WITHOUT
WHEELS**



This is Schedule 'E-1519B'
To By-Law 001-2021
Section 14.1021

 Subject Lands



**This is Schedule '1'
To By-Law 072-2026
Passed the 28th Day of April, 2026**

Related File: OP.21.018 and Z.21.037
Location: 6640 Highway 7
Part of Lot 6, Concession 9
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

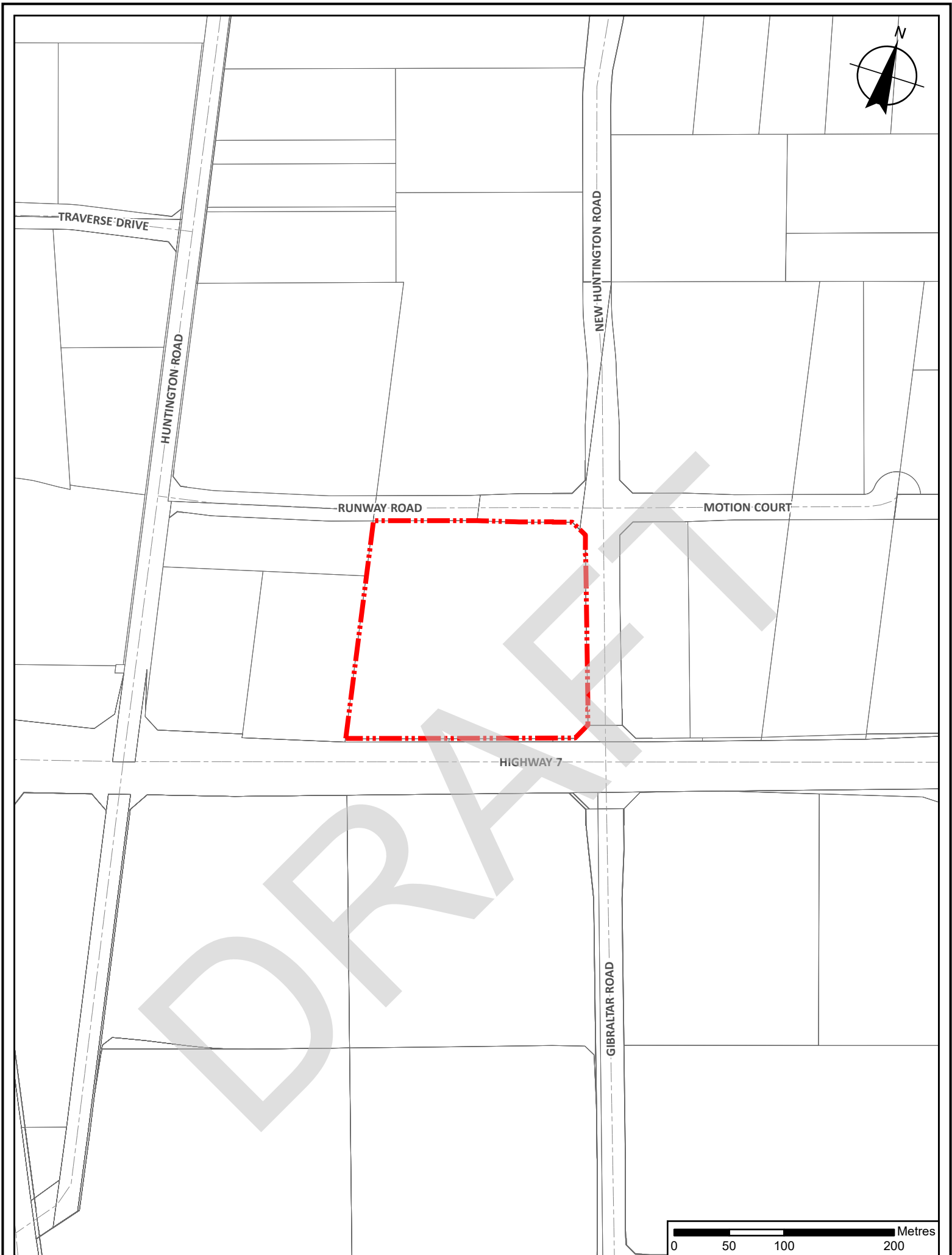
SUMMARY TO BY-LAW 072-2026

The lands subject to this By-law are located on the north side of Highway 7, west of New Huntington Road, municipally known as 6640 Highway 7, and legally described as Part of Lot 6, Concession 9, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend site-specific exception 14.1021 of City of Vaughan Zoning By-law 001-2021 to incorporate and format the zoning provisions introduced through By-law 137-2022, which amended site-specific exception 14.1021. This By-law also addresses a zoning provision error related to build-to-zone requirements.

The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “formatting”, “reference errors”, and alterations to the “arrangement” of provisions under Policies 10.1.4.7.b and 10.1.4.7.c of Vaughan Official Plan, 2010.

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Location Map To By-Law 072-2026

Related File: OP.21.018 and Z.21.037

Location: 6640 Highway 7
Part of Lot 6, Concession 9

Applicant: City of Vaughan

City of Vaughan



Subject Lands