DECISION

With respect to the Vaughan Official Plan
Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the City of Vaughan Official Plan 2010 adopted by By-law 235-2010, and all subsequent amendments thereto, insofar as this official plan is in effect, except for lands or parts of the official plan referred to in Part B of this Decision with respect to which the official plan which remains in effect.

I hereby approve the repeal of the Region of York Official Plan 2022 adopted by By-law 2022-40, and all subsequent amendments thereto, insofar as this official plan applies to and is in effect for lands within the City of Vaughan, except for lands or parts of the official plan referred to in Part B of this Decision with respect to which the official plan which remains in effect.

I hereby approve the City of Vaughan Official Plan 2025, as adopted by By-law No. 241-2025, subject to the modifications set out in Part A, with additions in **bold underline** and deletions in ~~**bold strikethrough**~~, except for the lands or parts of the official plan identified in Part B, with respect to which the official plan is refused.

PART A – Modifications:

1. Delete policies 1.3.2.1, 1.3.2.2, 1.3.2.3, 1.3.2.4 d., and references to those policies of the Vaughan Official Plan 2025 in their entirety and renumber the section accordingly.

2. Policy 2.4.6.7 of the Vaughan Official Plan 2025 is modified so that it reads:

   The City may consider a lower Floor Space Index for individual sites as identified below without an amendment to this Plan, where it can be demonstrated that the minimum Floor Space Index identified in Appendix 2 of this Plan has been achieved within the Protected Major Transit Station Area:

   a. a minimum Floor Space Index of 0.25 for sites within the Low-Rise Residential designation;
   b. a minimum Floor Space Index of 0.25 for sites within the Low-Rise Mixed-Use designation; ~~**and/or,**~~
   c. a minimum Floor Space Index of 0.25 for sites within the Prestige Employment and/or General Employment designations~~.~~**; and/or,**
   d. **a minimum Floor Space Index of 0.25 for Institutional uses and Schools.**

3. Policy 3.2.8.4 a) of the Vaughan Official Plan 2025 is modified so that it reads:

   The following uses are permitted:

   i. Agricultural Uses;
   ii. Normal Farm Practices;
   iii. Agriculture-Related Uses;
   iv. On-Farm Diversified Uses**; and**
   v. **Mineral Aggregate Resource Extraction (subject to all applicable legislation, policies and regulations)**.

4. Policy 4.3.2.1 c) of the Vaughan Official Plan 2025 is modified so that it reads:

all elements of Vaughan's built form ~~will~~ **are encouraged to** contribute to community wellbeing, sustainable Development, and environmental resiliency by meeting or exceeding the requirements of the City's Sustainable Metrics Program and incorporating a climate change lens in accordance with policies in Section 4.6 of this plan;

5. Policy 4.3.3.1 of the Vaughan Official Plan 2025 is modified so that it reads:

   That the site design for all buildings ~~will~~ **is encouraged to** incorporate features to improve Sustainability and Microclimates, pedestrian comfort and safety, and activation of the Public Realm.

6. Policy 4.6.1.2 of the Vaughan Official Plan 2025 is modified so that it reads:

   That all Plans of Subdivision consisting of eleven or more residential units and major Site Plans ~~shall~~ **are encouraged to** meet or exceed the following ~~minimum~~ thresholds of the City's Sustainability Metrics Program. ~~**For clarity, Development applications are not required to implement Metrics that include construction standards that go beyond those set by the Ontario Building Code.**~~

   a. the Bronze threshold, if the Development application is not within a Strategic Growth Area; or
   b. the Silver threshold, if the Development application is within one or more Strategic Growth Areas.

7. Policy 4.10.4.1 of the Vaughan Official Plan 2025 is modified so that it reads:

   That, pursuant to the *Ontario Heritage Act*, the City may, through a by-law, protect Cultural Heritage Resources by designation of:

   a. Individual properties
   b. **and** Heritage Conservation Districts where there is a concentration of Cultural Heritage Resources in accordance with policy 4.10.8.1.~~;~~
   ~~c. **Cultural Heritage Landscapes; and**~~
   ~~d. **Archaeological Sites.**~~

8. Policy 5.1.1.4 j) of the Vaughan Official Plan 2025 is modified so that it reads:

   policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds~~, **Green roofs, and water capture and reuse**~~ **and** Low Impact Development.

9. Policy 5.2.1.1 of the Vaughan Official Plan 2025 is deleted and replaced as follows:

   ~~**That the City will work with local Treaty 13 First Nations and other Indigenous Peoples on building a constructive and cooperative relationship, based on mutual respect, between planning authorities to facilitate knowledge-sharing and inform decision-making in land use planning.**~~

   That the City will engage early with Indigenous communities to build constructive and cooperative relationships, based on mutual respect, between planning authorities, to

facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

10. Policy 5.4.1.4 of the Vaughan Official Plan 2025 is modified so that it reads:

    Applicants ~~shall~~ **are encouraged to** refer to the City's Pre-application Guide for **voluntary** ~~the requirements of~~ pre-application consultation.

11. Policy 5.4.2.3 c) of the Vaughan Official Plan 2025 is modified so that it reads:

    where a pre-application consultation has been conducted, all information, reports, studies, and materials identified in a Pre-Application Consultation Understanding and through the pre-application consultation meeting(s), including the requirements of external review agencies, with content and in a form satisfactory to the City. The City may deem information and materials submitted as incomplete if it is determined that the quality of the submission does not meet the standards prescribed in the Terms of Reference, Standards, and Guidelines, where available, prepared by the City. Further, the City requires a confirmation from commenting agencies that the studies, reports, and plans are acceptable and that all required fees have been paid.

12. Schedules 1, 1A, 1B, 9A, 9B, 9C, and 10 of the Vaughan Official Plan 2025 are modified as follows:

    - The legends are modified so that the "Narrowed Area of Interest" item is removed from the "Proposed Highway 413" subheading and added under a new "Proposed NWGTA Transmission Corridor" subheading
    - The legends are modified so that the "Proposed Highway 413" subheading reads as "Highway 413 Project"
    - The maps are modified to update the "Focused Analysis Area (2025)" item to reflect the designated corridor for the Highway 413 Project
    - The legends are modified so that the "Focused Analysis Area (2025)" item reads as "Highway 413 Corridor"
    - The maps are modified to update the "Narrowed Area of Interest" item to reflect the most recent refinement of the Northwest Greater Toronto Area Transmission Corridor's Narrowed Area of Interest

13. Schedule 13 of the Vaughan Official Plan 2025 is modified to remove the property locally known as 7894 Dufferin Street from the Concord GO Centre Secondary Plan Area to correctly display it under the "Transitional Mid-Rise Mixed-Use" designation.

14. Superscript 3 in the footer on Appendix 2 of the Vaughan Official Plan 2025 is modified so that it reads:

    The minimum Floor Space Index does not apply to: i) lands required for public parks, natural system, stormwater management purposes and open spaces; ~~ii) institutional uses and Schools; iii)~~ **ii)** transit station uses; and ~~iv)~~ **iii)** community and recreation uses operated by a public authority.

15. Modify Appendix 4 of the Vaughan Official Plan 2025 by deleting the entire list of Information, Reports, Studies and Materials that may be required as a complete application and add the list of required studies set out below, consistent with the proposed regulation (ERO Number 026-0313)

https://ero.ontario.ca/notice/026-0313:

1 – Environmental Impact Statement
2 – Environmental Site Assessment
3 – Functional Servicing Report
4 – Geotechnical Report
5 – Hydrogeological Report
6 – Planning Justification Report
7 – Transportation Impact Study
8 – Aeronautical Report
9 – Aggregate/Minerals/Petroleum Resource Impact Assessment
10 – Agricultural Impact Assessment
11 – Air Quality/Odour Study
12 – Arborist Report
13 – Archaeological Assessment
14 – Contaminant Management Plan
15 – Cultural Heritage Impact Assessment
16 – Economic Viability Assessment
17 – Electromagnetic Field Management Plan
18 – Financial Impact Analysis
19 – Human-made Hazard Impact Study/Assessment
20 – Impact Assessment for Waste Disposal Sites/Former Landfill Sites
21 – Lakeshore Capacity Assessment/Water Quality Impact Assessment
22 – Land Use Compatibility Study
23 – Minimum Distance Separation Formulae Assessment
24 – Natural Hazard Impact Study/Assessment
25 – Noise/Vibration Study
26 – Rail Safety and Risk Mitigation Report
27 – Servicing Options Report
28 – Wildland Fire Assessment
29 – Wind Study

16. The final bullet point under the "Sustainable" subheading in Section 2.0 of the Vaughan Metropolitan Centre Secondary Plan on page 11 is modified so that it reads:

    Civic buildings ~~**will**~~ **are encouraged to** demonstrate the highest green building standards, and private development will be encouraged to do the same.

17. Policy 6.1.1 of the Vaughan Metropolitan Centre Secondary Plan is modified so that it reads:

    All development in the VMC ~~**shall**~~ **is encouraged to** be consistent with the goals and objectives of the City's community sustainability plan, Green Directions Vaughan (2019).

18. Policy 6.5.3 of the Vaughan Metropolitan Centre Secondary Plan is modified so that it reads:

    All new private residential construction shall strive to be net-zero ready in accordance with the Canadian Home Builders' Association Net Zero Home Labelling Program or Passive Housing Standards, and all new industrial, commercial and institutional buildings shall strive to achieve net-zero by 2050. In addition, all development proposals ~~**shall**~~ **are encouraged to** meet or exceed the Silver threshold of the City's Sustainability Metrics Program, as per the policies of the VOP 2025.

19. Policy 6.5.7 of the Vaughan Metropolitan Centre Secondary Plan is modified so that it reads:

    Consistent with the VOP 2025, applications for development in the VMC ~~**shall**~~ **<u>are encouraged to</u>** include a Sustainability Metrics Program Summary Letter and Scoring Tool that describes how the proposed development supports this Plan's objectives regarding environmental sustainability and the requirements of any subsequently approved Community Energy Plan. Sustainability Metrics Program Summary Letters and Scoring Tool ~~**shall**~~ **<u>are encouraged to</u>** address at the minimum the following:

    - Building energy efficiency, greenhouse gas reduction, and resilience;
    - Water conservation;
    - Renewable energy use;
    - Heat island mitigation;
    - Stormwater management;
    - Solid waste management;
    - Climate change mitigation and adaptation;
    - Bird friendly design;
    - Embodied carbon of building materials and life cycle costs; and
    - The encouragement of sustainable behaviour by building occupants.

20. Policy 9.9.5 of the Vaughan Metropolitan Centre Secondary Plan is modified so that it reads:

    Built form ~~**will**~~ **<u>is encouraged to</u>** reflect architectural design excellence, exhibit variety and visual interest, and use high-quality, sustainable and durable materials.

21. Policy 11.7.6 of the Vaughan Metropolitan Centre Secondary Plan is modified so that it reads:

    Site plan applications ~~**shall**~~ **<u>are encouraged to</u>** include a Sustainability Metrics Program Summary Letter and Scoring Tool, as described in Policy 6.5.7.

PART B – Refusals:

1. Approval of City of Vaughan Official Plan 2025 is refused with respect to lands shown on Appendices "A", "A.1", "B", "C", "C, continued", and "D". City of Vaughan Official Plan 2010 and York Region Official Plan 2022, insofar as those official plans are in effect, remain in effect for the lands shown on the Appendices. City of Vaughan Official Plan 2025 may be amended in accordance with the *Planning Act* to bring it into effect on lands shown on the Appendices.

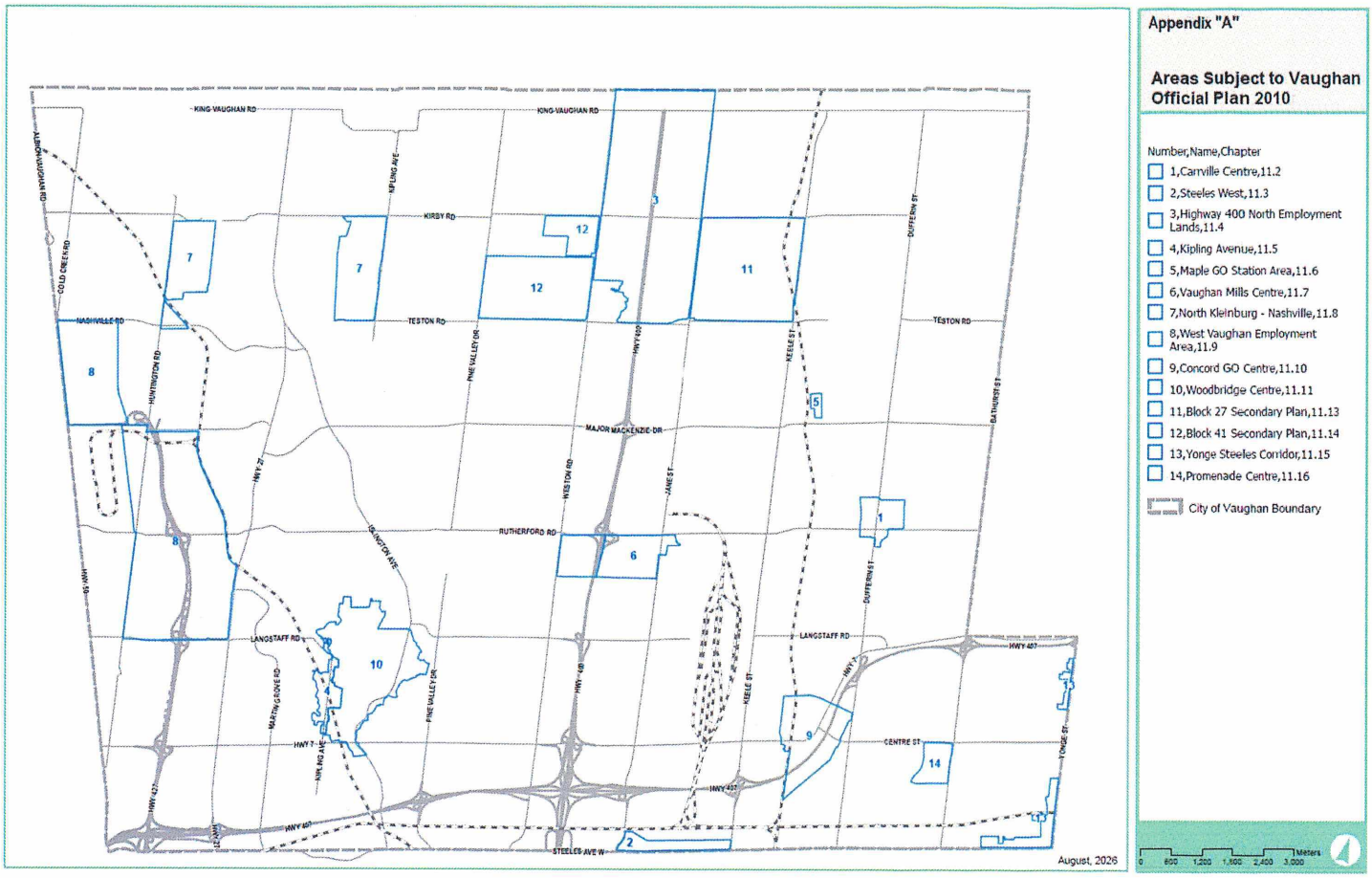
2. With respect to parkland dedication policies, despite Part B paragraph 1, the repeal of policy 7.3.3 of Volume 1 of City of Vaughan Official Plan 2010 and policies 6.1.2, 6.1.3, and 6.1.4 of Section 11.12 of Volume 2 of City of Vaughan Official Plan 2010 is approved for all lands, and policy 4.4.6 of Volume 1 of City of Vaughan Official Plan 2025 applies to all lands.

Dated at Toronto this 6th day of NOVEMBER 2026.



Sean Fraser
Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

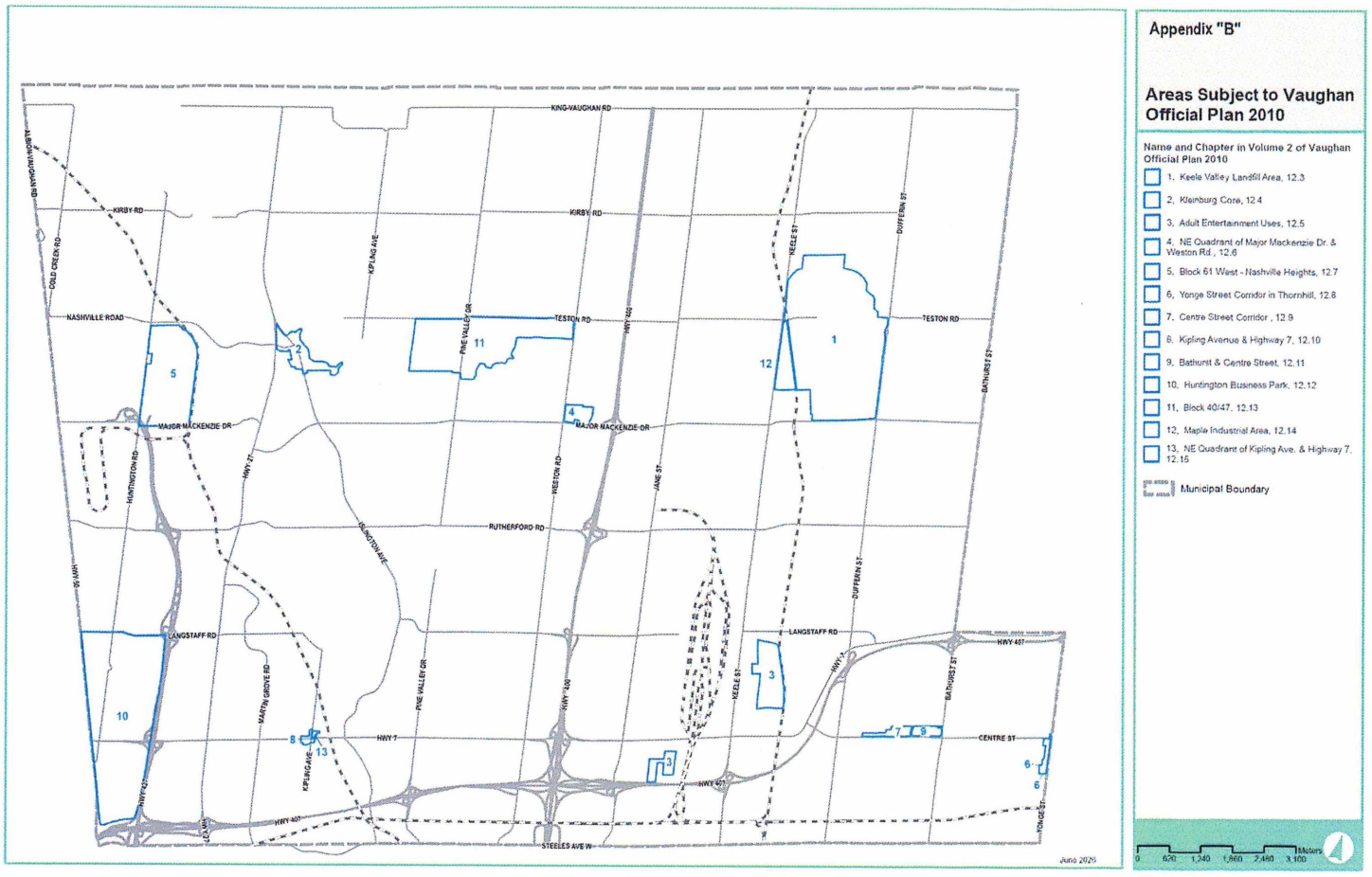
Appendix A


Appendix "A"
Areas Subject to Vaughan Official Plan 2010
Number,Name,Chapter
1,Carrville Centre,11.2
2,Steeles West,11.3
3,Highway 400 North Employment Lands,11.4
4,Kipling Avenue,11.5
5,Maple GO Station Area,11.6
6,Vaughan Mills Centre,11.7
7,North Kleinburg - Nashville,11.8
8,West Vaughan Employment Area,11.9
9,Concord GO Centre,11.10
10,Woodbridge Centre,11.11
11,Block 27 Secondary Plan,11.13
12,Block 41 Secondary Plan,11.14
13,Yonge Steeles Corridor,11.15
14,Promenade Centre,11.16
City of Vaughan Boundary
KING-VAUGHAN RD
KIRBY RD
TESTON RD
NASHVILLE RD
MAJOR MACKENZIE DR
RUTHERFORD RD
LANGSTAFF RD
CENTRE ST
STEELES AVE W
HWY 400
HWY 407
HWY 427
HWY 7
HWY 27
HWY 50
HWY 48
HWY 404
KEELE ST
DUFFERIN ST
BATHURST ST
JANE ST
WESTON RD
FINE VALLEY DR
KIPLING AVE
HUNTINGTON RD
COLD CREEK RD
MARTIN GROVE RD
DUFFERIN ST
YONGE ST
August, 2026
Meters
0 600 1,200 1,800 2,400 3,000

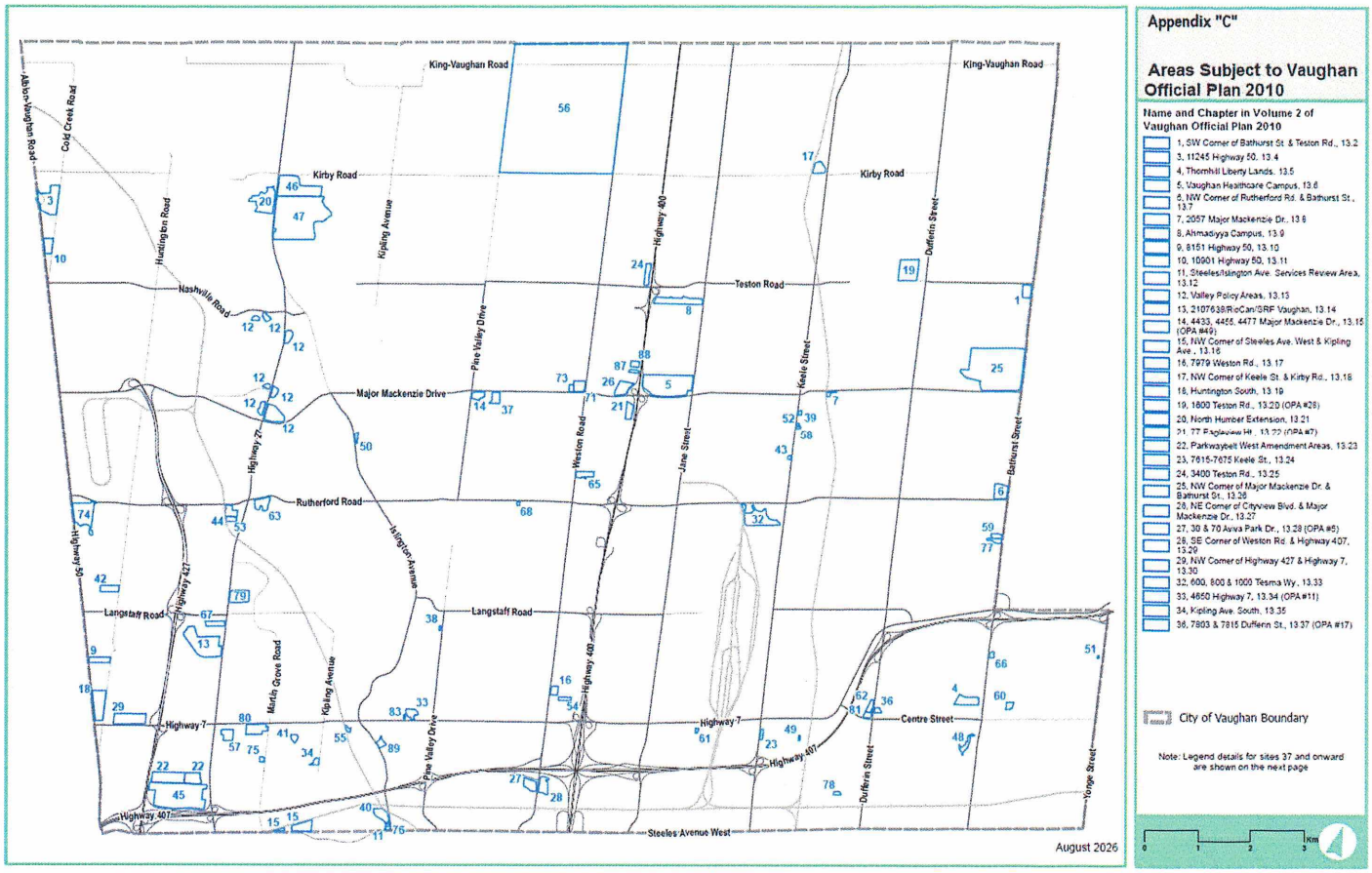
Appendix A.1


Appendix "A.1"
Areas Subject to Vaughan Official Plan 2010
Sites Subject to Section 9.3 in Section 11.12 of Volume 2 of Vaughan Official Plan 2010
Highway 400
Highway 7
Highway 407
Jane Street
PORTAGE PARKWAY
APPLEMILL ROAD
APPLE MILL ROAD
NEW PARK PLACE
BARNES COURT
PINK LADY PLACE
MCCLEARY COURT
CELEBRATION AVENUE
COMMERCE STREET
DOUGHTON ROAD
WHITE ELM ROAD
FRESHWAY DRIVE
INTERCHANGE WAY
ALMOND BLOSSOM MEWS
HONEYCRISP CRESCENT
EXCHANGE AVENUE
PEELAR ROAD
KILLALOE ROAD
COSTA ROAD
CREDITSTONE ROAD
Area A
Area B
Area C
Area D
Area E
Area F
Area G
Area H
Area I
Area J
Area K
Area L1
Area L2
Area N
Area O
Area P
Area Q
Area R
Area S
Area T
Area U
Area V
Area W
Area X
Area Y
Area Z
Area AA
Area BB
June 2026
0
0.1
0.2
0.3
Km

Appendix B


KING-VAUGHAN RD
KIRBY RD
NASHVILLE ROAD
TESTON RD
MAJOR MACKENZIE DR
RUTHERFORD RD
LANGSTAFF RD
HWY 7
CENTRE ST
STEELES AVE W
HWY 407
COLD CREEK RD
HUNTINGTON RD
KIPLING AVE
PINE VALLEY DR
WESTON RD
JANE ST
KEELE ST
DUFFERIN ST
BATHURST ST
YONGE ST
MARTIN GROVE RD
HWY 27
HWY 400
June 2020
Appendix "B"
Areas Subject to Vaughan Official Plan 2010
Name and Chapter in Volume 2 of Vaughan Official Plan 2010
1. Keele Valley Landfill Area, 12.3
2. Kleinburg Core, 12.4
3. Adult Entertainment Uses, 12.5
4. NE Quadrant of Major Mackenzie Dr. & Weston Rd., 12.6
5. Block 61 West - Nashville Heights, 12.7
6. Yonge Street Corridor in Thornhill, 12.8
7. Centre Street Corridor , 12.9
8. Kipling Avenue & Highway 7, 12.10
9. Bathurst & Centre Street, 12.11
10. Huntington Business Park, 12.12
11. Block 40/47, 12.13
12. Maple Industrial Area, 12.14
13. NE Quadrant of Kipling Ave. & Highway 7, 12.15
Municipal Boundary
Meters
0 620 1,240 1,860 2,480 3,100

Appendix C


Appendix "C"
Areas Subject to Vaughan Official Plan 2010
Name and Chapter in Volume 2 of Vaughan Official Plan 2010
1, SW Corner of Bathurst St. & Teston Rd., 13.2
3, 11245 Highway 50, 13.4
4, Thornhill Liberty Lands, 13.5
5, Vaughan Healthcare Campus, 13.6
6, NW Corner of Rutherford Rd. & Bathurst St., 13.7
7, 2057 Major Mackenzie Dr., 13.8
8, Ahmadiyya Campus, 13.9
9, 8151 Highway 50, 13.10
10, 10901 Highway 50, 13.11
11, Steeles/Islington Ave. Services Review Area, 13.12
12, Valley Policy Areas, 13.13
13, 2107638/RioCan/SRF Vaughan, 13.14
14, 4433, 4455, 4477 Major Mackenzie Dr., 13.15 (OPA #49)
15, NW Corner of Steeles Ave. West & Kipling Ave., 13.16
16, 7979 Weston Rd., 13.17
17, NW Corner of Keele St. & Kirby Rd., 13.18
18, Huntington South, 13.19
19, 1600 Teston Rd., 13.20 (OPA #28)
20, North Humber Extension, 13.21
21, 77 Eaglevlew Hl., 13.22 (OPA #7)
22, Parkwaybelt West Amendment Areas, 13.23
23, 7615-7675 Keele St., 13.24
24, 3400 Teston Rd., 13.25
25, NW Corner of Major Mackenzie Dr. & Bathurst St., 13.26
26, NE Corner of Cityview Blvd. & Major Mackenzie Dr., 13.27
27, 30 & 70 Aviva Park Dr., 13.28 (OPA #6)
28, SE Corner of Weston Rd. & Highway 407, 13.29
29, NW Corner of Highway 427 & Highway 7, 13.30
32, 600, 800 & 1000 Tesma Wy., 13.33
33, 4650 Highway 7, 13.34 (OPA #11)
34, Kipling Ave. South, 13.35
36, 7803 & 7815 Dufferin St., 13.37 (OPA #17)
City of Vaughan Boundary
Note: Legend details for sites 37 and onward are shown on the next page
King-Vaughan Road
Kirby Road
Nashville Road
Major Mackenzie Drive
Rutherford Road
Langstaff Road
Highway 7
Steeles Avenue West
Teston Road
Centre Street
Huntington Road
Kipling Avenue
Pine Valley Drive
Weston Road
Jane Street
Keele Street
Dufferin Street
Bathurst Street
Islington Avenue
Highway 400
Highway 407
Highway 427
Highway 50
Martin Grove Road
Yonge Street
Albion-Vaughan Road
Cold Creek Road
August 2026
0
1
2
3
Km

Appendix "C, continued"
Areas Subject to Vaughan Official Plan 2010

Name and Chapter in volume 2 of Vaughan Official Plan 2010

- 37, 11, 31 & 51 Woodend Pl. & Blk 4265m-4149, 13.38 (OPA #19)
- 38, Rear Portion of 61, 71 & 83 Hayhoe Ave., 13.39 (OPA #18)
- 39, 9869, 9881 & 9891 Keele St., 13.40 (OPA #25)
- 40, 7082 Islington Ave., 13.41 (OPA #27)
- 41, 77 Woodstream Blvd., 13.42 (OPA #31)
- 42, 8500 Huntington Rd., 13.43 (OPA #32)
- 43, 9560 & 9570 Keele St., 13.44 (OPA #36)
- 44, 6061 & 6079 Rutherford Rd. & 134 & 140 Simmons St., 13.45 (OPA #38)
- 45, 7300 Regional Rd. 27, 13.46 (OPA #45)
- 46, 11363 Regional Rd. 27, 13.47 (OPA #47)
- 47, 11063 & 11191 Regional Rd. 27, 13.48 (OPA #48)
- 48, 1 Promenade Cir., 13.49 (OPA #46)
- 49, 23 Rockview Gardens & 10 Southview Dr., 13.50 (OPA #51)
- 50, 9681 & 9691 Islington Ave., 13.51 (OPA #52)
- 51, 5 Uplands Ave., 13.52
- 52, 9785 & 9797 Keele St., 13.53 (OPA #54)
- 53, 10, 20 & 25 Di Benedetto Ln. & 110 Simmons St., 13.54 (OPA #55)
- 54, 15 Jevlan Dr. & 156 Chrislea Rd., 13.55 (OPA #67)
- 55, South End Wallace St., 13.56
- 56, Block 42 Lands, 13.57
- 57, 131 & 155 Regalcrest Crt., 13.58
- 58, 9773 Keele St., 13.59 (OPA #62)
- 59, 9000 Bathurst Street, 13.60 (OPA #66)
- 60, 300 Atkinson Ave., 13.61 (OPA #65)
- 61, South (rear) Portion of 2685 Highway 7 & 44 Killaloe Rd., 13.62 (OPA #64)
- 62, 7850 Dufferin Street, 13.63 (OPA #71)
- 63, 5859 Rutherford Rd., 13.64
- 65, Northeast Corner of Weston Road and Comdel Boulevard, 13.66 (CPA #83)
- 66, 8001 Bathurst Street, 13.67 (OPA #89)
- 67, 8440 Highway 27, 13.68 (OPA #92)
- 68, 4101 Rutherford Road, 13.69 (OPA #94)
- 71, 3812 Major Mackenzie Drive West, 13.72 (OPA #98)
- 73, 3836 and 3850 Major Mackenzie Drive West, 13.74 (OPA #105)
- 74, 9001 Regional Road 50, 13.75 (OPA #107)
- 75, 20 Roysun Road, 13.76 (OPA #110)
- 76, 7034 and 7040 Islington Avenue, 13.77 (OPA #111)
- 77, 8950 Bathrust Street, 13.78 (OPA #120)
- 78, 80 Glen Shields Avenue, 13.79 (OPA #136)
- 79, 5850 Langstaff Road, 13.80 (OPA #141)
- 80, 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road, 13.81 (OPA #139)
- 81, 7818 Dufferin Street, 13.82 (OPA #142)
- 83, 10, 20, 24 Wigwoss Drive, 13.83 (OPA #153)
- 87, 165 Cityview Boulevard, 13.88 (OPA #156)
- 88, 201 and 231 Cityview Boulevard, 13.89 (OPA #158)
- 89, 7553 Islington Avenue and 150 Bruce Street, 13.90 (OPA #167)

Note: Legend details for sites 1-36 are shown on the previous page

Appendix D


Appendix "D"
Areas Subject to Vaughan Official Plan 2010
Protected Major Transit Station Areas
PMTSA 1: Maple GO Station
PMTSA 11: Pioneer Village Subway Station
PMTSA 13: Concord BRT Station
PMTSA 15: Taiga BRT Station
PMTSA 17: Disera-Promenade BRT Station
PMTSA 18: Clark Subway Station
PMTSA 19: Royal Orchard Subway Station
PMTSA 20: Steeles Subway Station
City of Vaughan Boundary
Meters
0 590 1,180 1,770 2,360 2,950
December, 2021
King-Vaughan Road
Kirby Road
Teston Road
Major Mackenzie Drive
Rutherford Road
Langstaff Road
Highway 7
Highway 407
Steeles Avenue West
Centre Street
Yonge Street
Dufferin Street
Bathurst Street
Keele Street
Jane Street
Weston Road
Highway 400
Pine Valley Drive
Kipling Avenue
Islington Avenue
Highway 27
Huntington Road
Nashville Road
Cold Creek Road
Highway 50
Marlin Grove Road