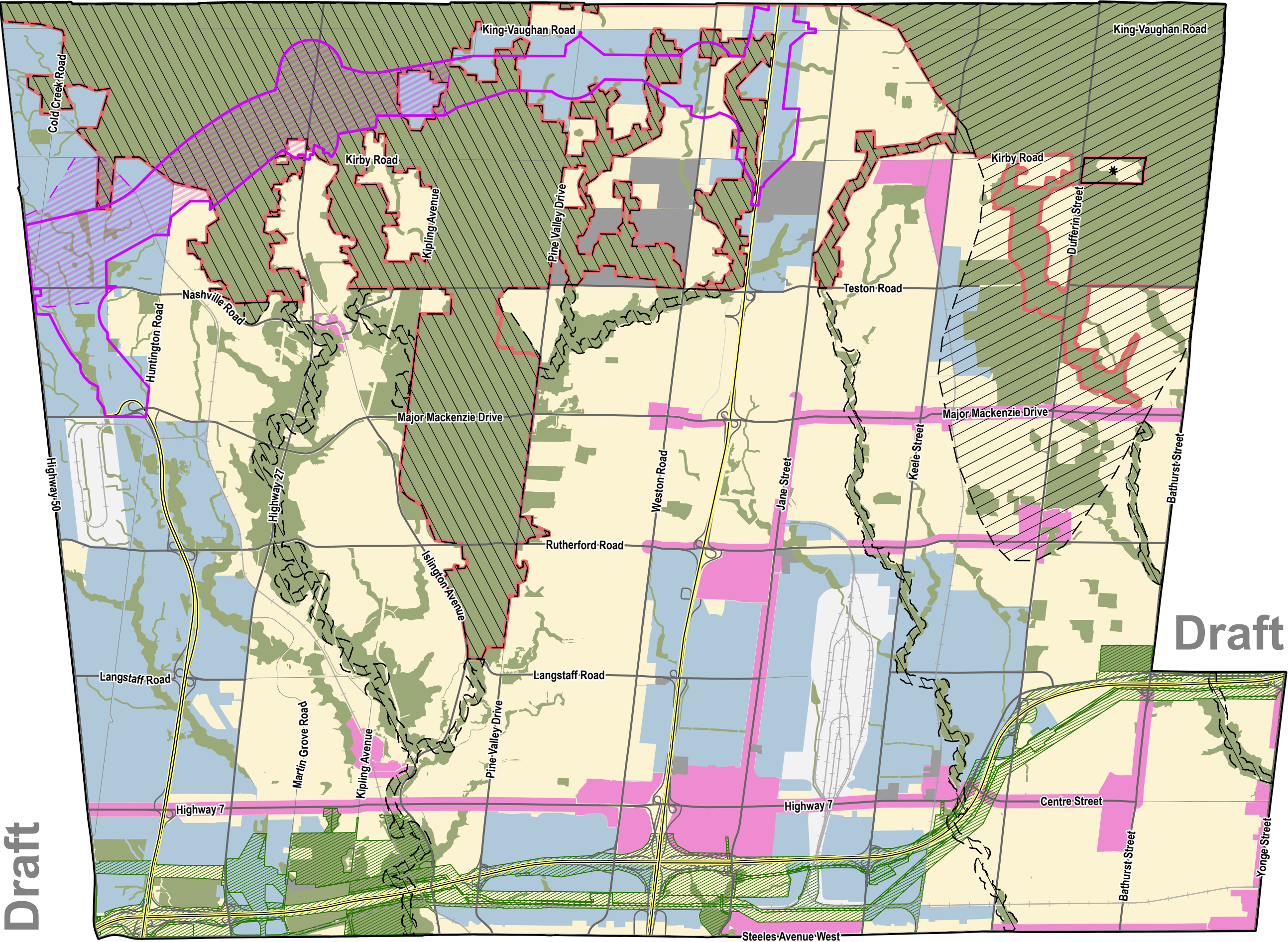











# Schedules and Appendices

<b>Schedule 1</b>	Urban Structure
<b>Schedule 1A</b>	Urban Area
<b>Schedule 1B</b>	Strategic Growth Areas
<b>Schedule 1.B.1</b>	Protected Major Transit Station Areas #1, #2, #3 and #4
<b>Schedule 1.B.2</b>	Protected Major Transit Station Areas #5, #6, #7 and #8
<b>Schedule 1.B.3</b>	Protected Major Transit Station Areas #9, #10, #11 and #12
<b>Schedule 1.B.4</b>	Protected Major Transit Station Areas #13, #14, #15 and #16
<b>Schedule 1.B.5</b>	Protected Major Transit Station Areas #17, #18, #19 and #20
<b>Schedule 1C</b>	Established Large-Lot Neighbourhoods
<b>Schedule 1D</b>	Agricultural System
<b>Schedule 2</b>	Natural Heritage Network
<b>Schedule 3</b>	Environmentally Significant Areas and Areas of Natural and Scientific Interest
<b>Schedule 4</b>	Provincial Plans and Designations
<b>Schedule 5</b>	Mineral Aggregate Resources
<b>Schedule 6</b>	Aquifer Vulnerability
<b>Schedule 7</b>	Landform Conservation
<b>Schedule 8</b>	Special Policy Areas
<b>Schedule 9A</b>	Street Classification
<b>Schedule 9B</b>	Planned Street Rights-of-Way
<b>Schedule 9C</b>	Cycling Facilities and Trails
<b>Schedule 10</b>	Major Transit Network
<b>Schedule 11</b>	Source Water Protection Areas
<b>Schedule 12</b>	TransCanada Pipeline Facilities
<b>Schedule 13</b>	Land Use Designations
<b>Schedule 14A</b>	Areas Subject to Secondary Plans
<b>Schedule 14B</b>	Areas Subject to Area Specific Plans
<b>Schedule 14C</b>	Areas Subject to Site Specific Plans
<b>Appendix 1</b>	Provincial Decisions
<b>Appendix 2</b>	Minimum Density Targets for Protected Major Transit Station Areas in Vaughan
<b>Appendix 3</b>	Core Features of the Natural Heritage Network
<b>Appendix 4</b>	Required Information, Reports, Studies and Materials



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



**Urban Structure**

-  Urban Boundary
-  Natural Areas and Agriculture
-  Community Areas
-  Employment Areas
-  Strategic Growth Areas
-  Rail Facilities
-  Areas subject to a Minister Decision
-  Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8
-  Parkway Belt West Lands

**Proposed Highway 413**

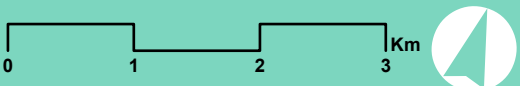
-  Focused Analysis Area (2025)<sup>1</sup>
-  Narrowed Area of Interest<sup>1</sup>

**Base Map**

-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Area<sup>2</sup>
-  Greenbelt Plan Area<sup>2</sup>
-  Road Network
-  Railway

<sup>1</sup>The Highway 413 project is governed by the Province of Ontario and its depiction on City of Vaughan mapping is subject to change, without the need for amendments to the Vaughan Official plan, and is for informational purposes only. Please contact the Province of Ontario for the most up-to-date and accurate information on the Highway 413 project.

<sup>2</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



**Draft**



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SCHEDULE 1A

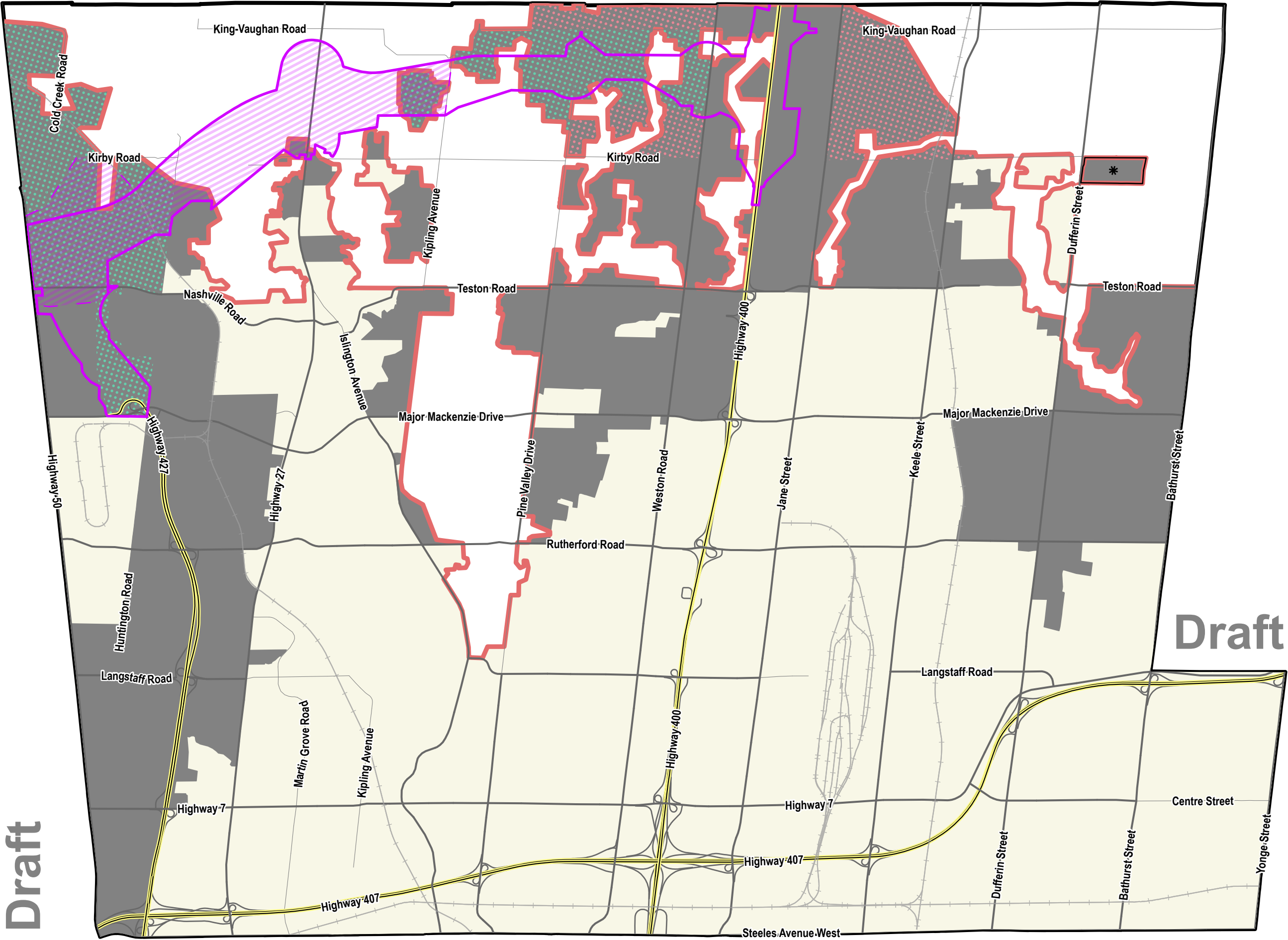


Urban Area

- Urban Boundary
- New Employment Area
- New Community Area
- Designated Greenfield Area
- Built-Up Area
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

- Proposed Highway 413
- Focused Analysis Area (2025)
  - Narrowed Area of Interest

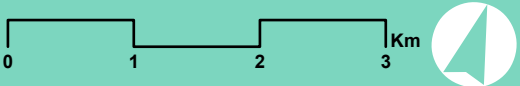
- Base Map
- Municipal Boundary
  - Road Network
  - Railway



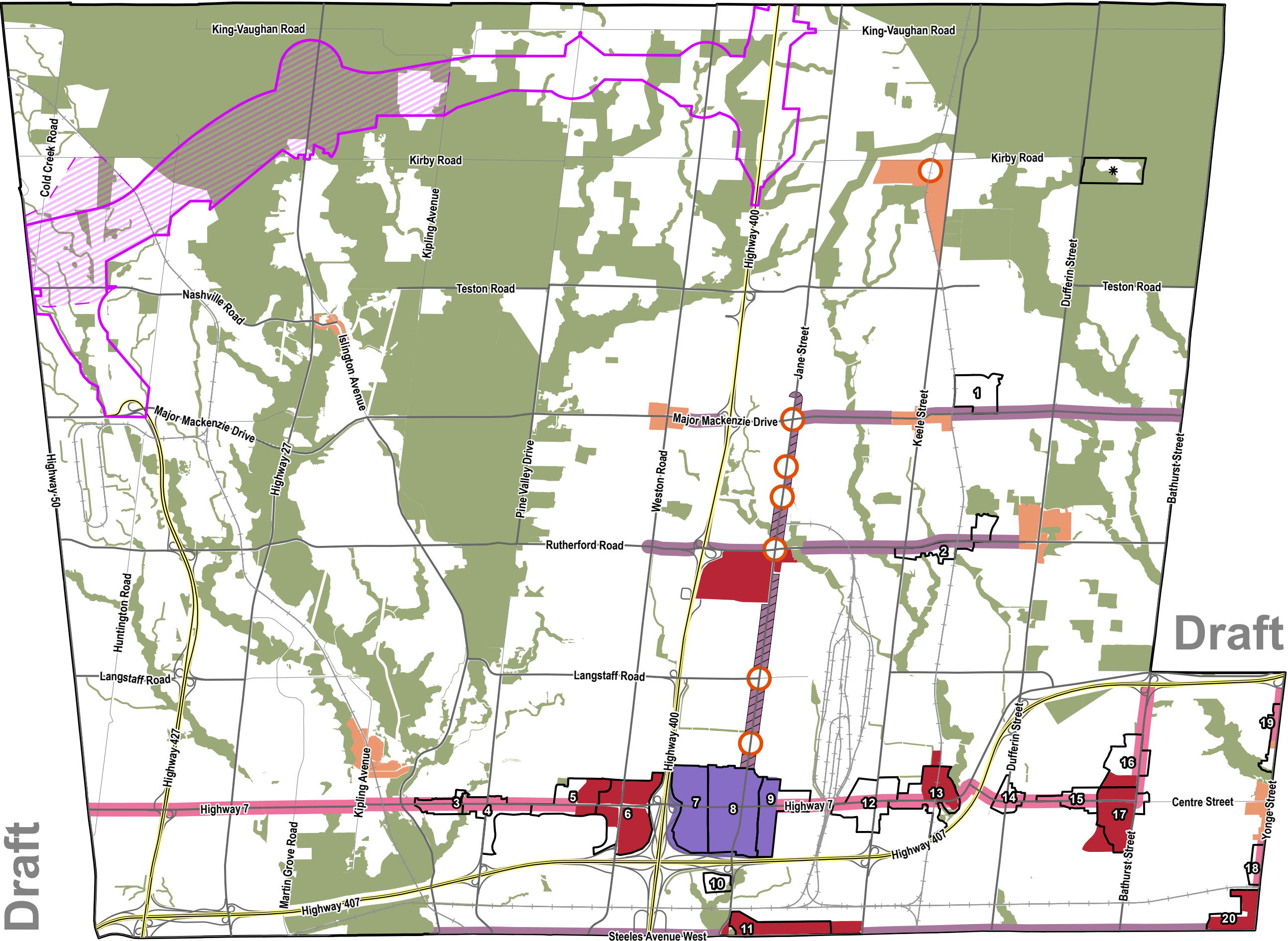
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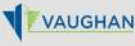
September 2025



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## SCHEDULE 1B



### Strategic Growth Areas

- Vaughan Metropolitan Centre
- Primary Corridor
- Primary Centre
- Local Corridor
- Local Centre

Future Primary Corridor - Subject to Policy 2.4.5.2

Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

#### Major Transit Station Areas

Future

Protected

#### Site #, Name

- 1, Maple
- 2, Rutherford
- 3, Wigwoss-Helen
- 4, Pine Valley
- 5, Ansley Grove
- 6, Weston
- 7, Commerce
- 8, Vaughan Metropolitan Centre
- 9, Creditstone
- 10, Highway 407
- 11, Pioneer Village
- 12, Keele
- 13, Concord
- 14, Dufferin
- 15, Taiga
- 16, Atkinson
- 17, Disera-Promenade
- 18, Clark
- 19, Royal Orchard
- 20, Steeles

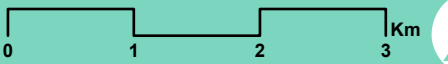
#### Proposed Highway 413

Focused Analysis Area (2025)

Narrowed Area of Interest

#### Base Map

- Municipal Boundary
- Natural Areas and Agriculture
- Road Network
- Railway



September 2025



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SCHEDULE 1.B.1

Protected Major Transit  
Station Areas #1, #2,  
#3 and #4

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Protected Major Transit Station Area (PMTSA)

Adjacent PMTSAs

Transit Stations <sup>1</sup>

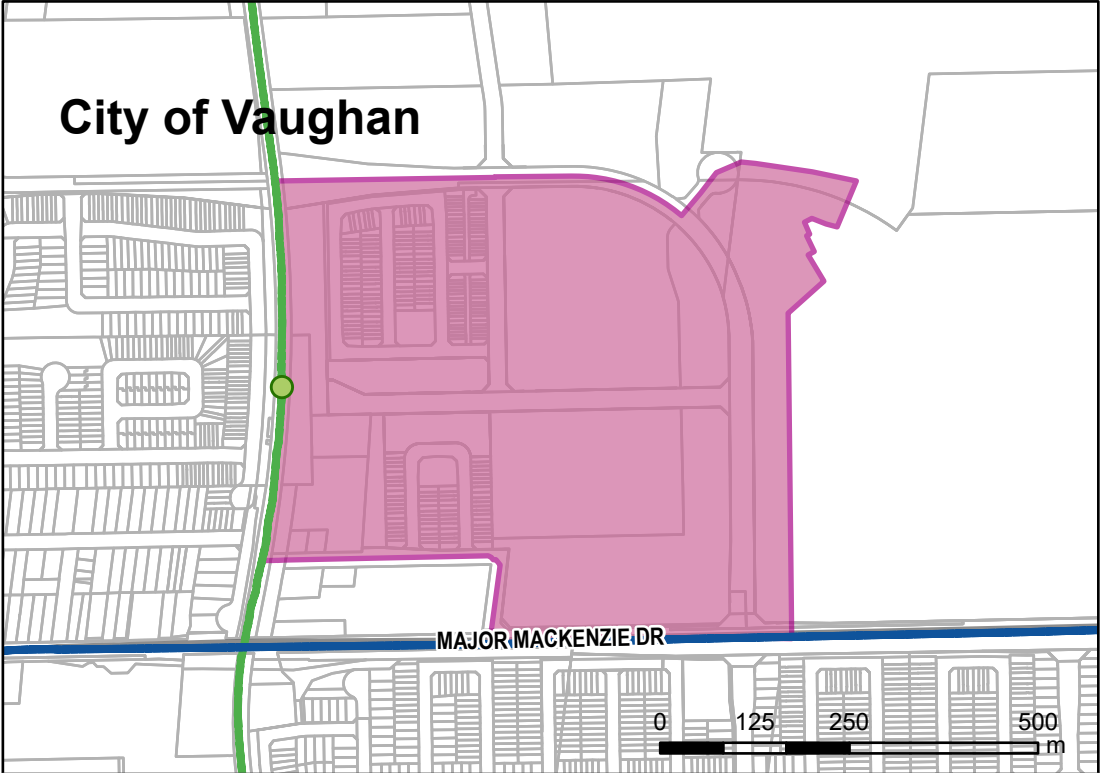
- Subway
- Bus Rapid Transit
- Bus Rapid Transit / GO Rail
- GO Rail
- Subway / Bus Rapid Transit

Transit Corridors

- Bus Rapid Transit
- GO Rail
- Subway

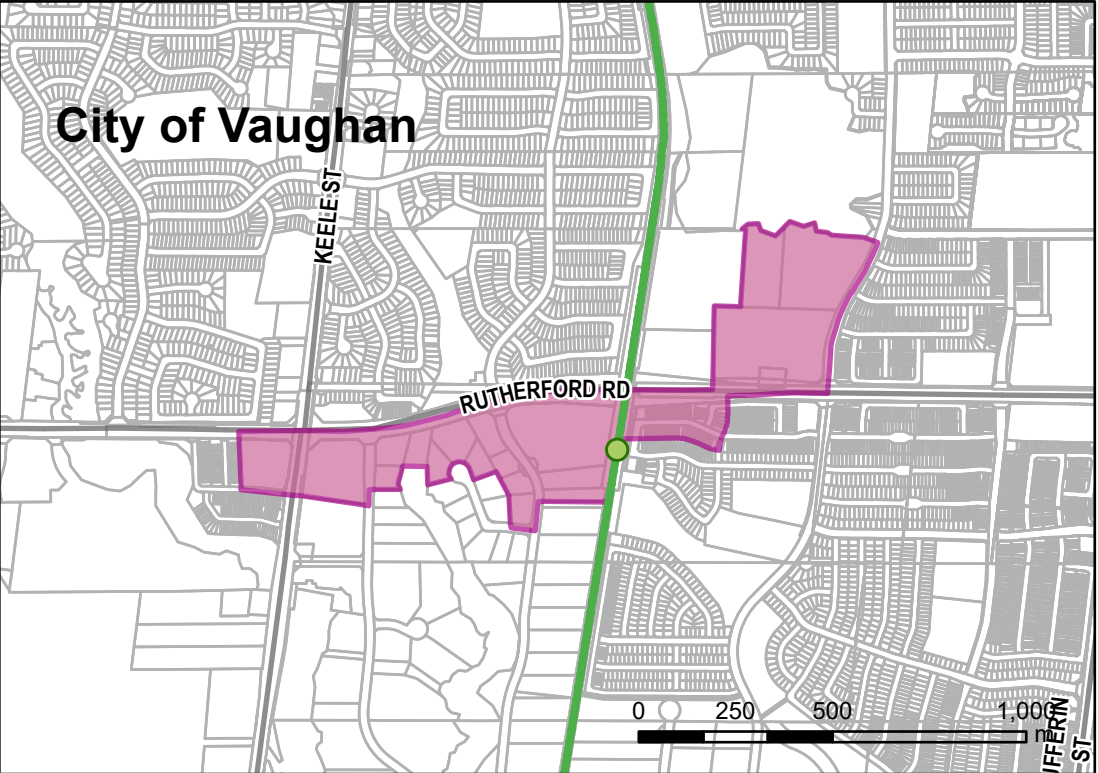
Municipal Boundary

Parcel



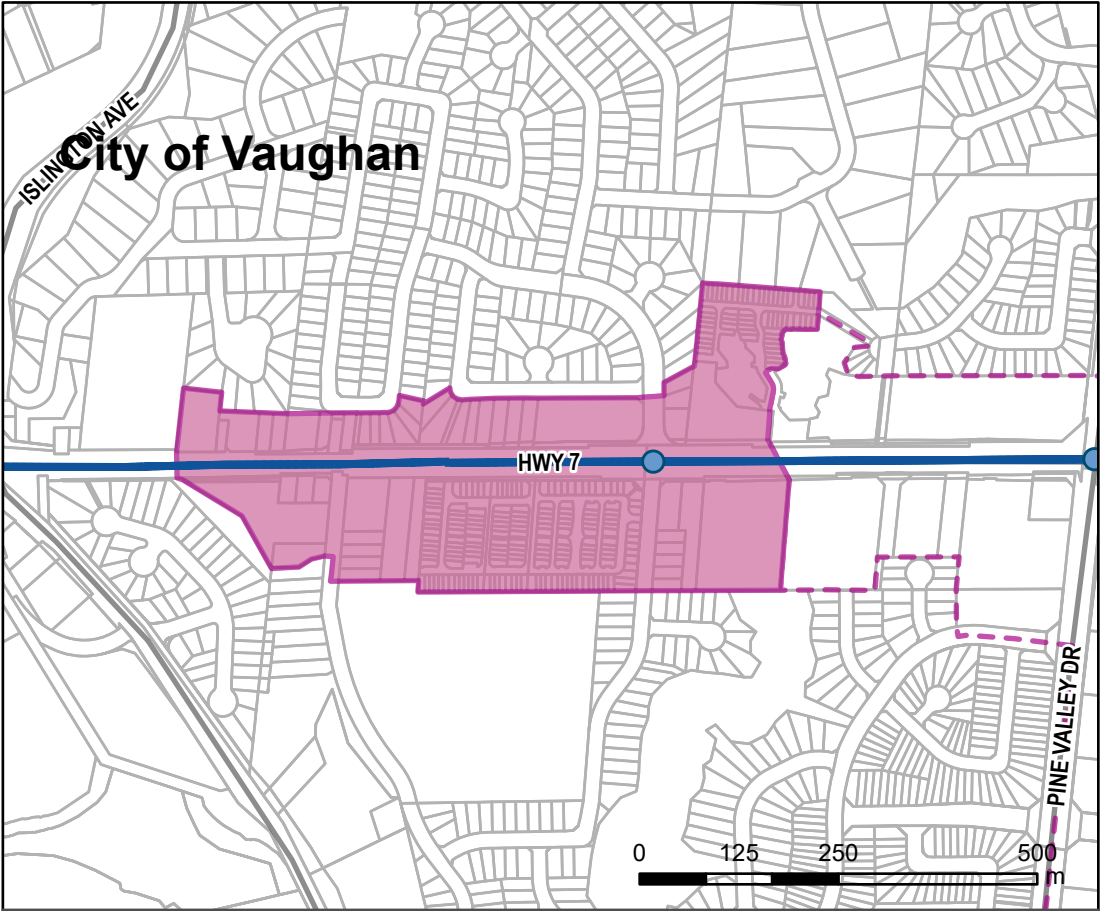
PMTSA 1 - Maple GO Station

Density Target: 150 People and Jobs per Hectare  
Gross Area: 38.96 Hectares



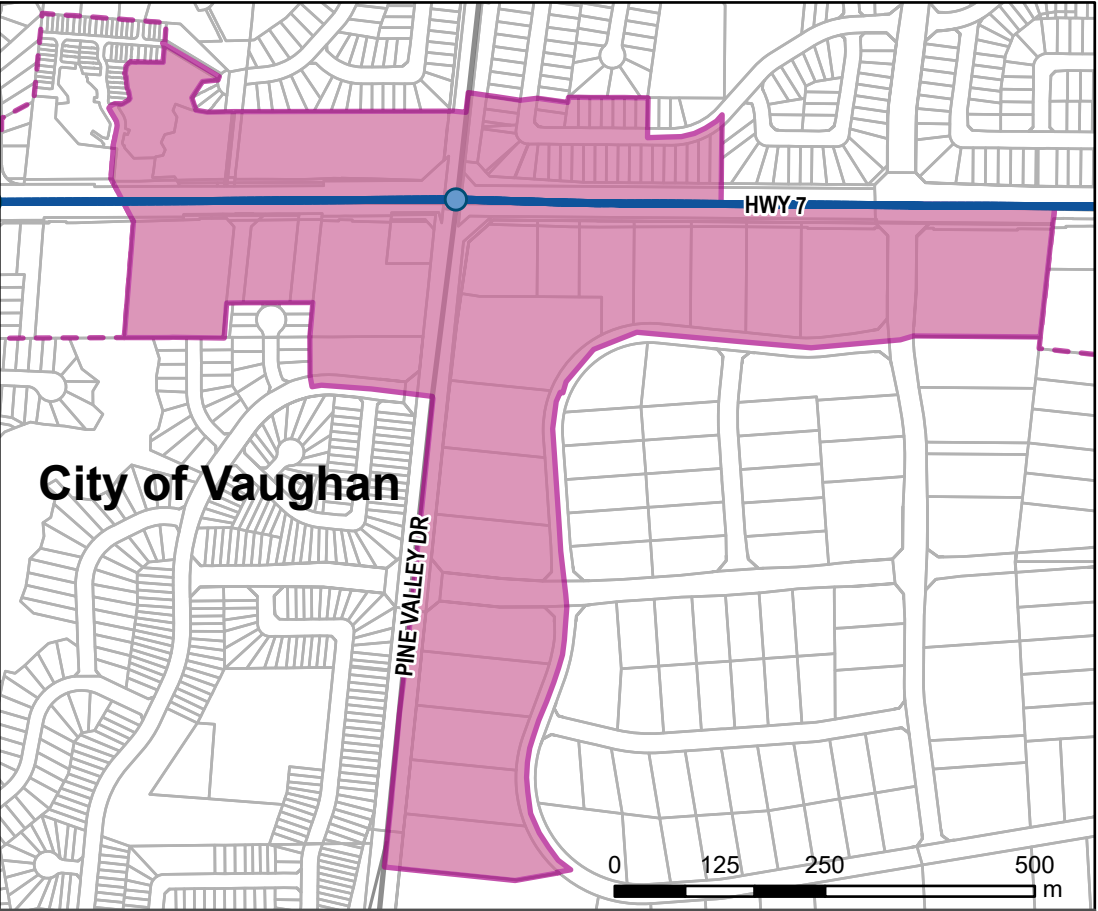
PMTSA 2 - Rutherford GO Station

Density Target: 100 People and Jobs per Hectare  
Gross Area: 36.3 Hectares



PMTSA 3 - Wigwoss-Helen BRT Station

Density Target: 160 People and Jobs per Hectare  
Gross Area: 18.2 Hectares



PMTSA 4 - Pine Valley BRT Station

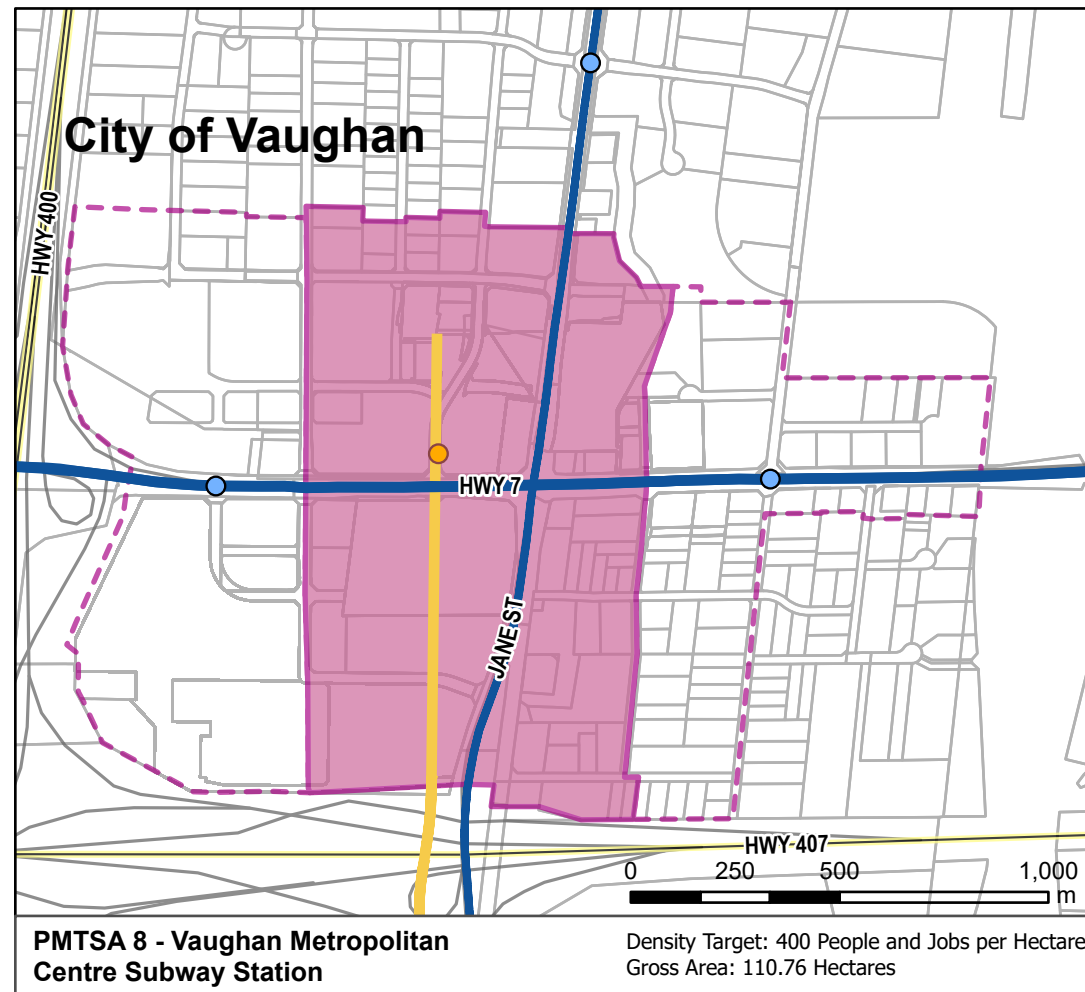
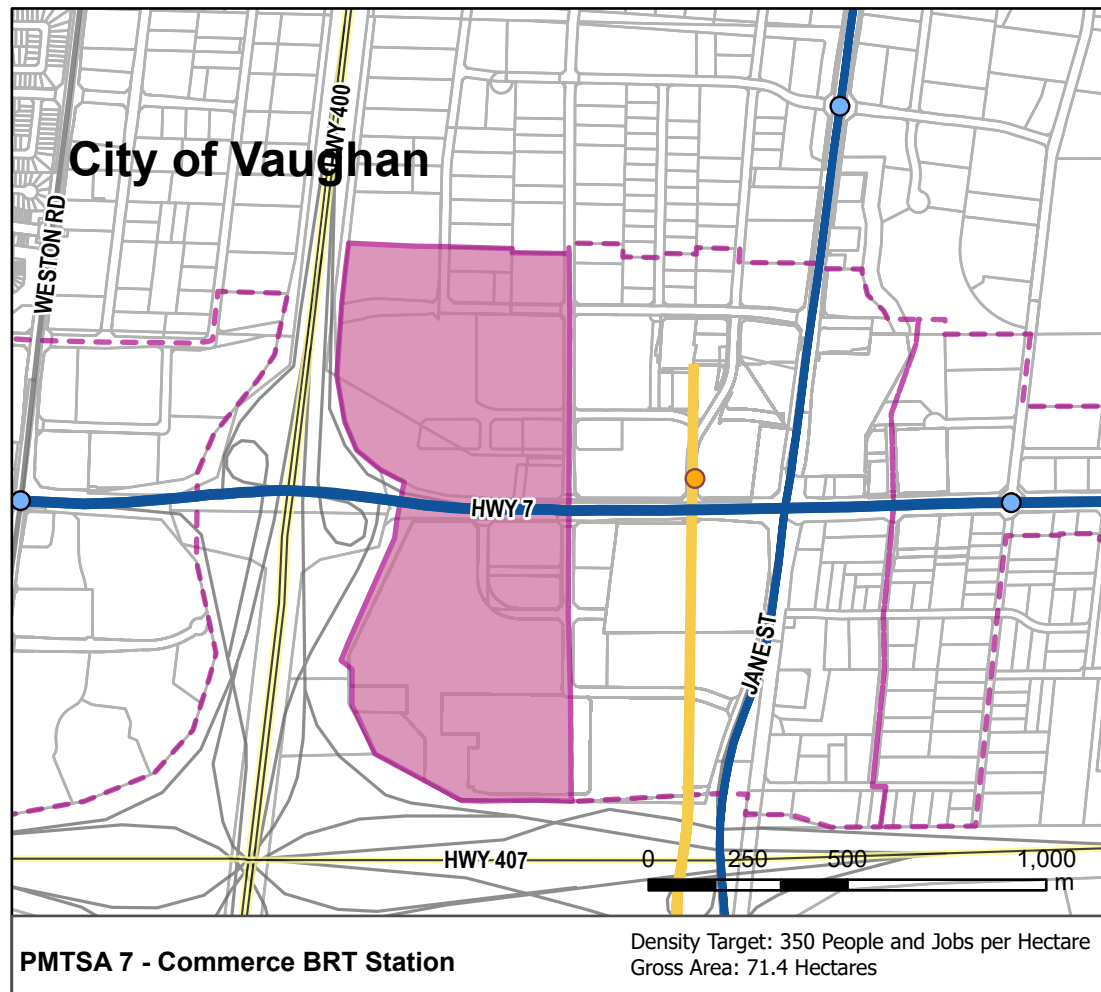
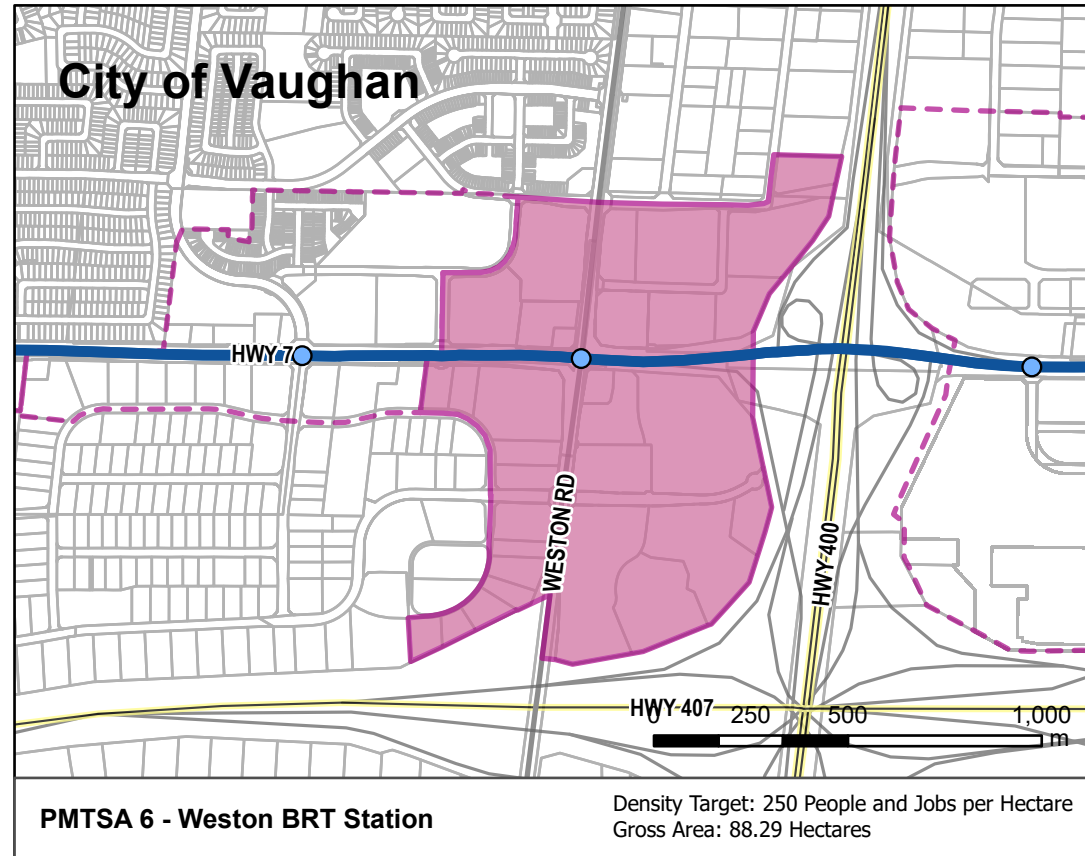
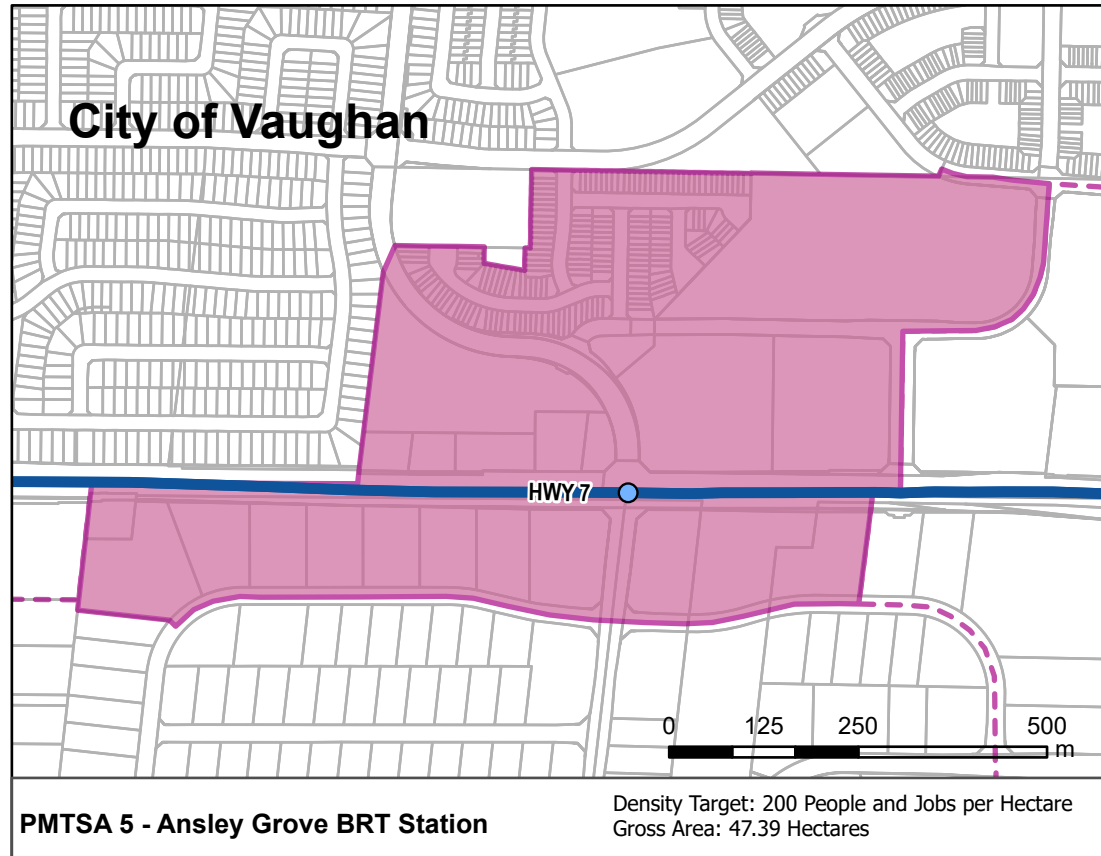
Density Target: 160 People and Jobs per Hectare  
Gross Area: 37.57 Hectares

<sup>1</sup>Transit Stations represent both proposed and existing stations and their locations are approximate and subject to change as a result of further studies by government and government entities.

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## SCHEDULE 1.B.2



### Protected Major Transit Station Areas #5, #6, #7 and #8

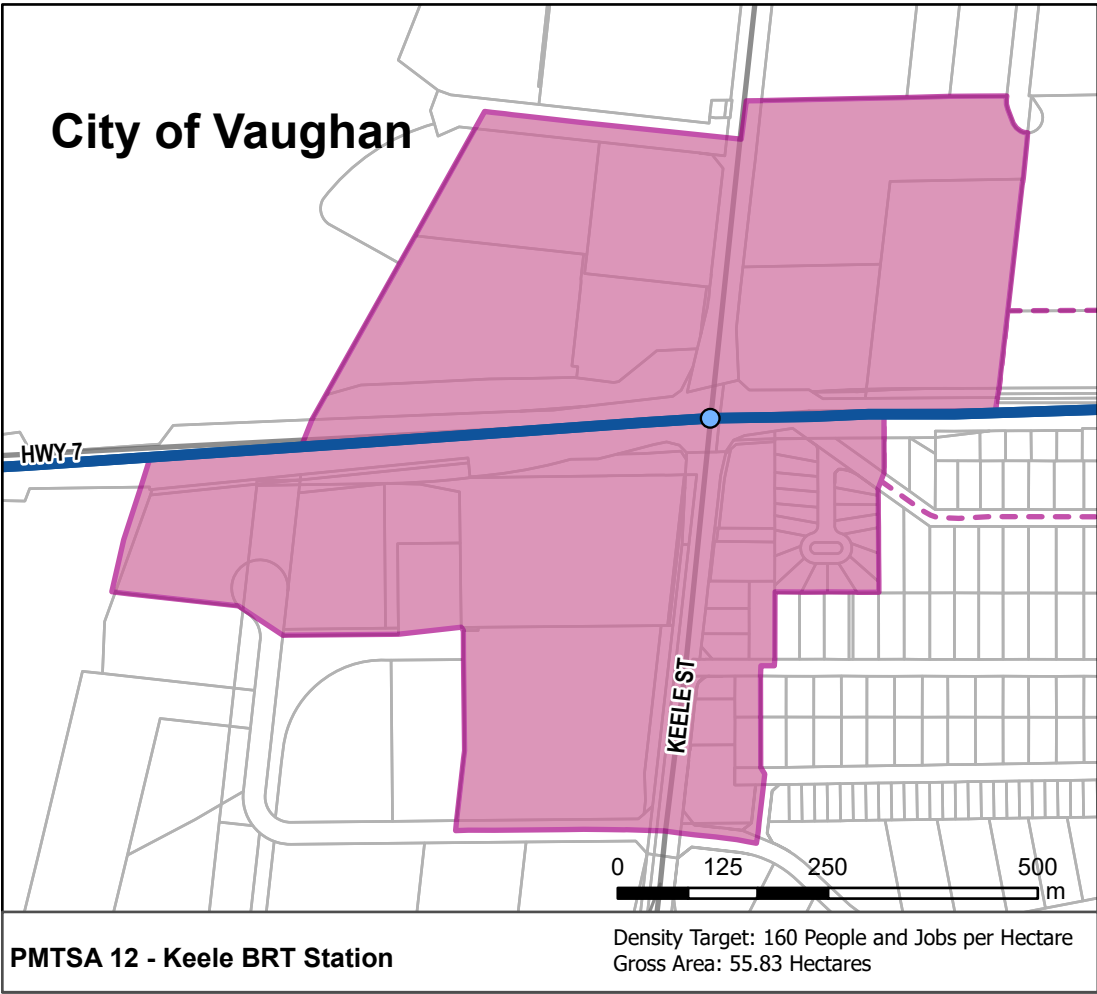
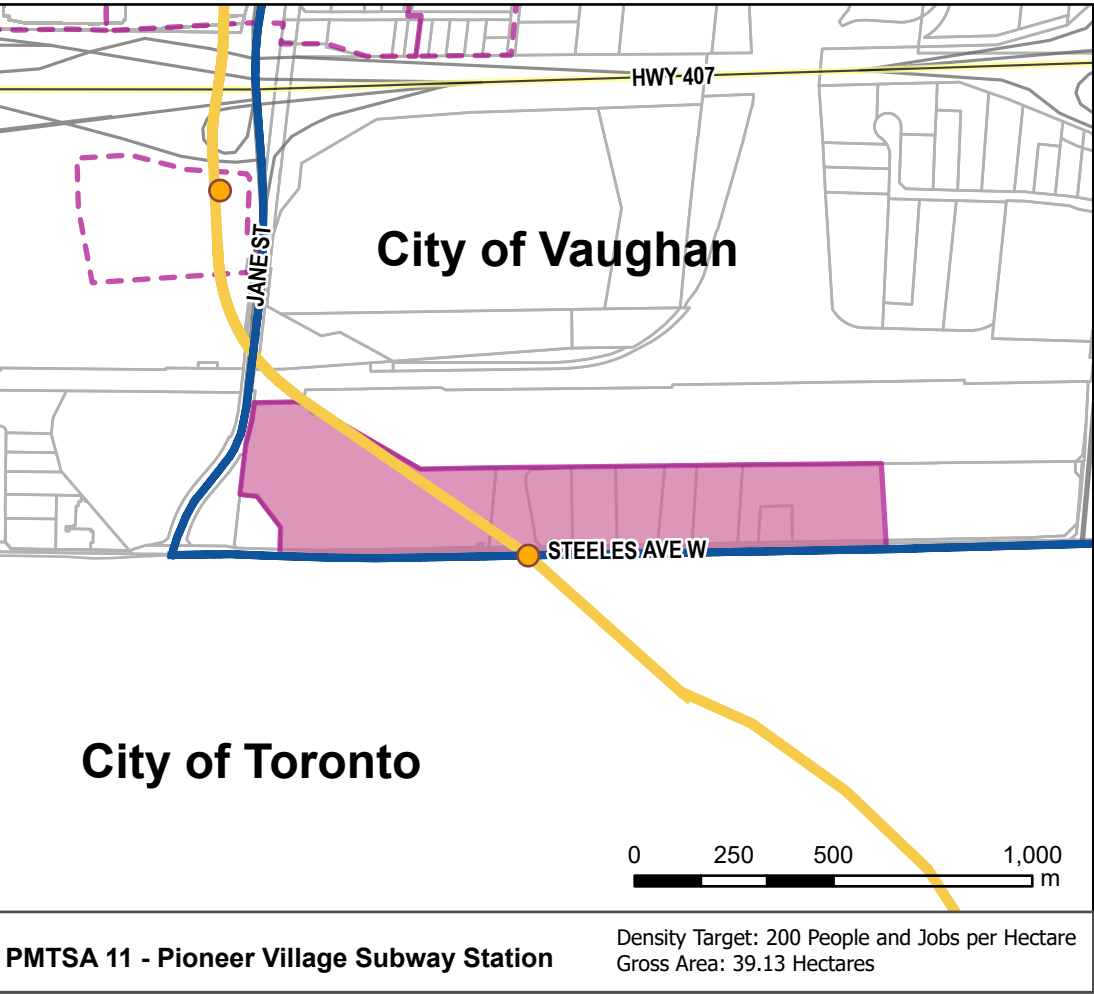
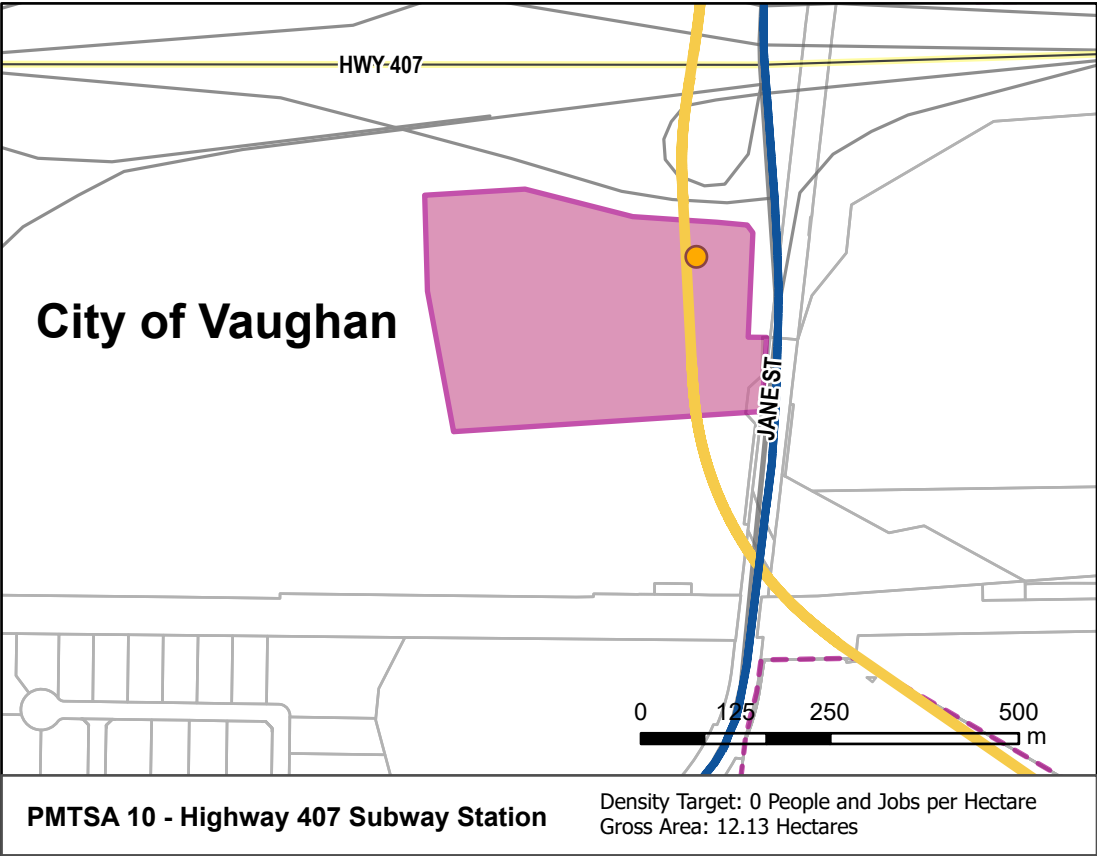
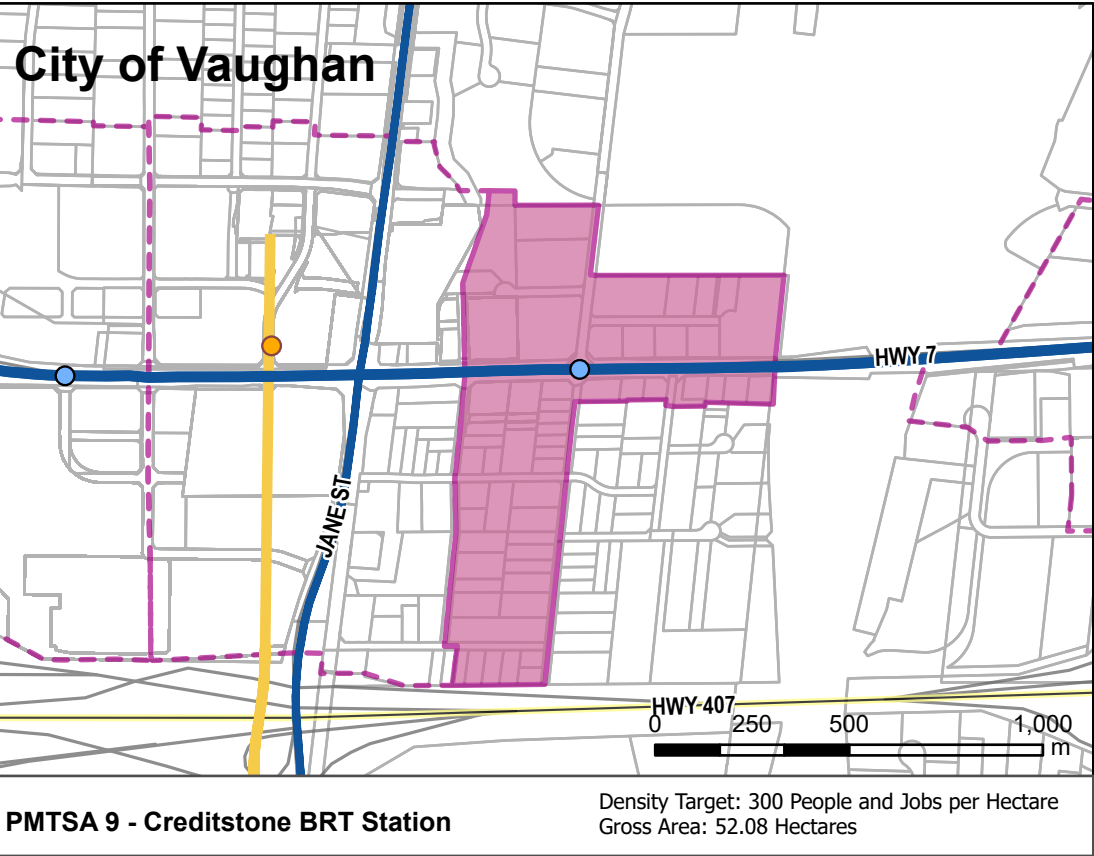
- Protected Major Transit Station Area (PMTSA)
- Adjacent PMTSAs
- Transit Station <sup>1</sup>**
  - Bus Rapid Transit /GO Rail
  - GO Rail
  - Subway/ Bus Rapid Transit
  - Subway
  - Bus Rapid Transit
- Transit Corridors**
  - Subway
  - Bus Rapid Transit
  - GO Rail
- Municipal Boundary
- Parcels

<sup>1</sup>Transit Stations represent both proposed and existing stations and their locations are approximate and subject to change as a result of further studies by government and government entities.





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SCHEDULE 1.B.3



Protected Major Transit Station Areas #9, #10, #11 and #12

- Protected Major Transit Station (PMTSA)
- Adjacent PMTSAs
- Transit Station <sup>1</sup>**
  - Bus Rapid Transit /GO Rail
  - GO Rail
  - Subway/ Bus Rapid Transit
  - Subway
  - Bus Rapid Transit
- Transit Corridors**
  - Subway
  - Bus Rapid Transit
  - GO Rail
- Municipal Boundary
- Parcels

<sup>1</sup>Transit Stations represent both proposed and existing stations and their locations are approximate and subject to change as a result of further studies by government and government entities.

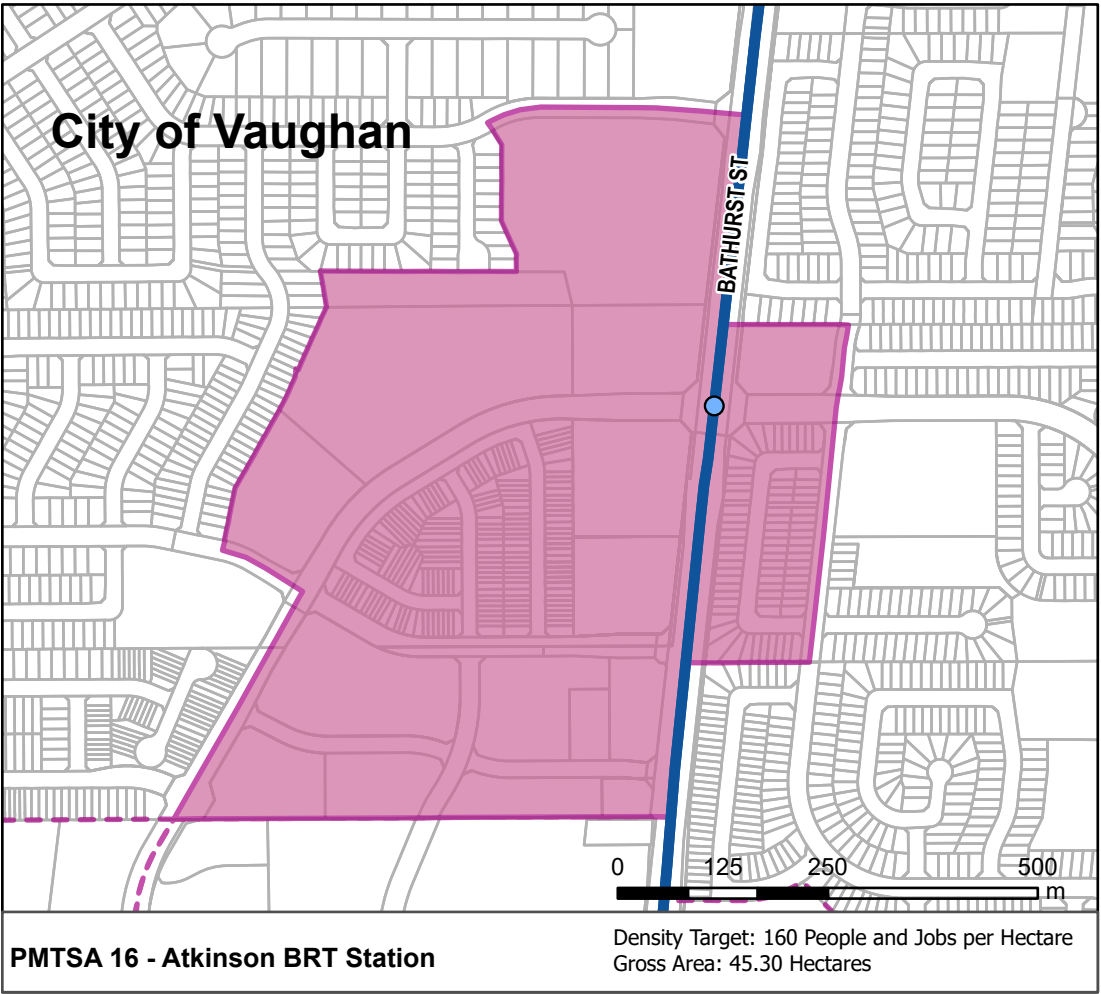
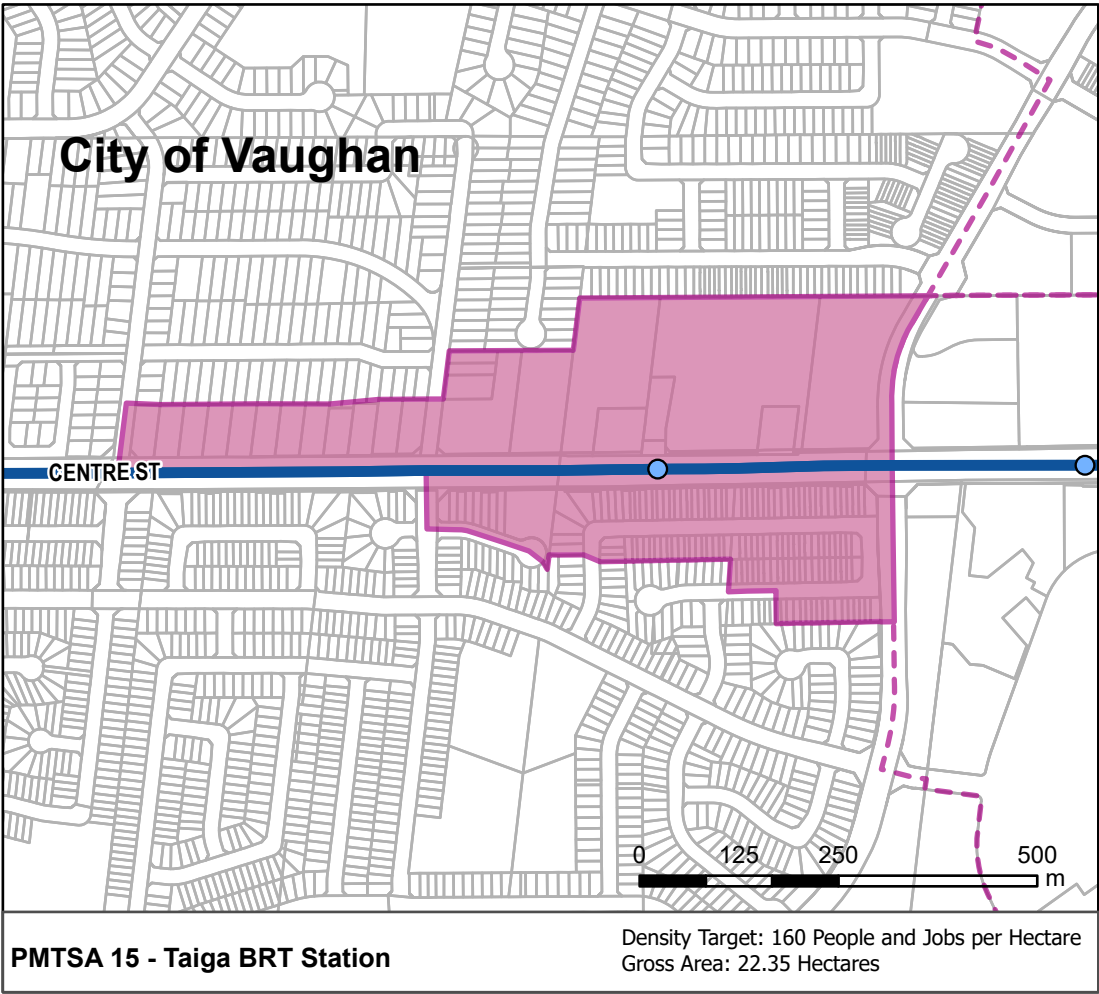
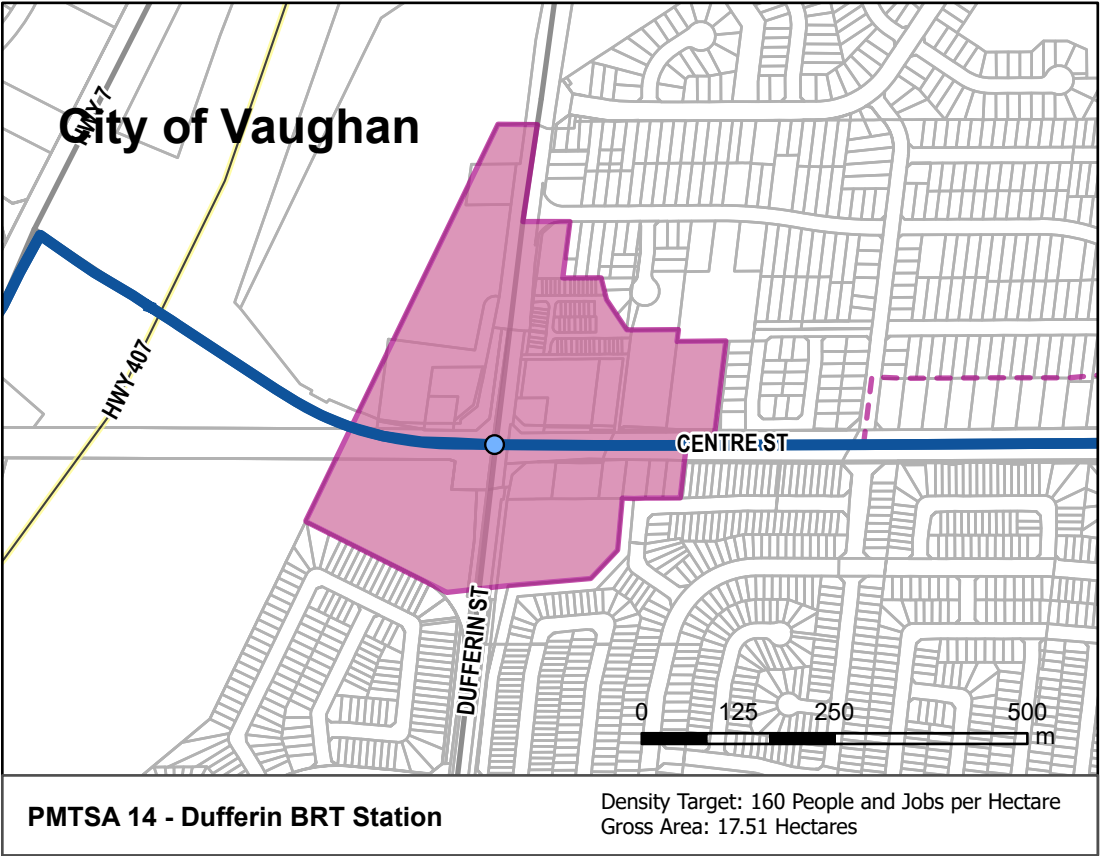
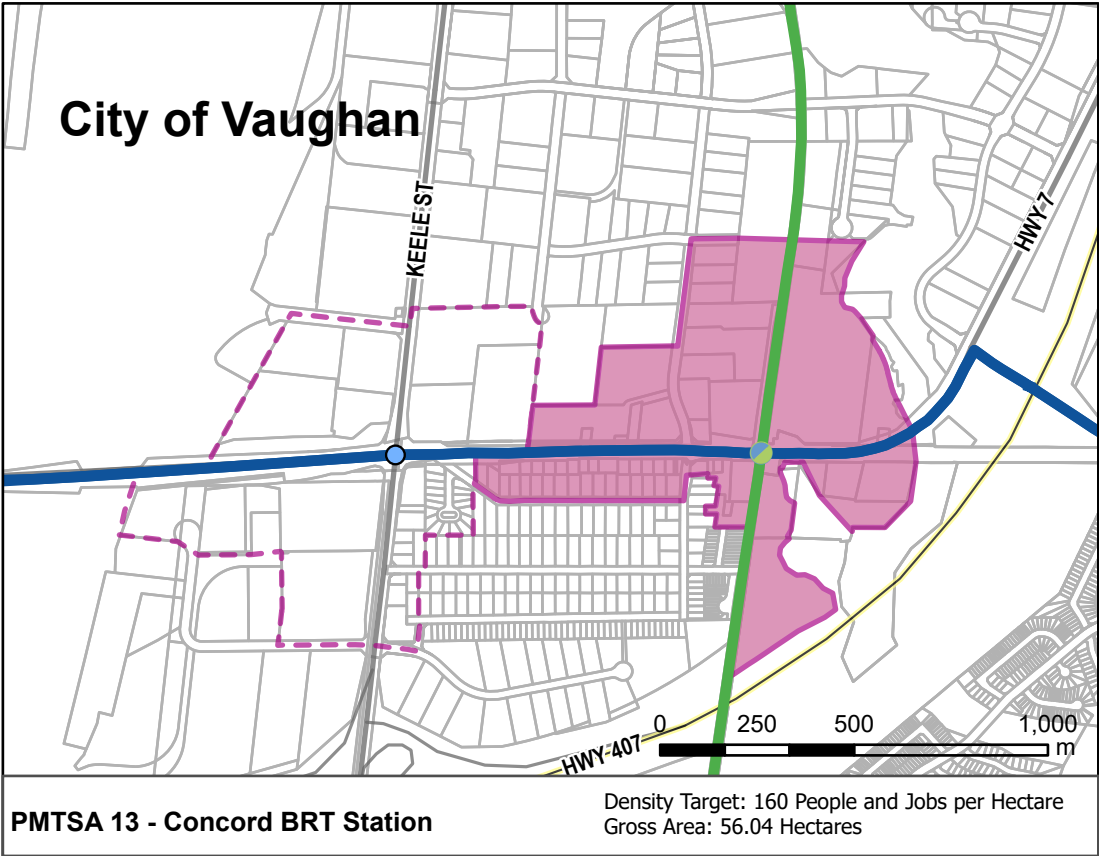


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SCHEDULE 1.B.4

Protected Major Transit  
Station Areas #13, #14, #15  
and #16

Draft



- Protected Major Transit Station Area (PMTSA)
- Adjacent PMTSAs
- Transit Station <sup>1</sup>**
  - Bus Rapid Transit /GO Rail
  - GO Rail
  - Subway/ Bus Rapid Transit
  - Subway
  - Bus Rapid Transit
- Transit Corridors**
  - Subway
  - Bus Rapid Transit
  - GO Rail
- Municipal Boundary
- Parcels

<sup>1</sup>Transit Stations represent both proposed and existing stations and their locations are approximate and subject to change as a result of further studies by government and government entities.

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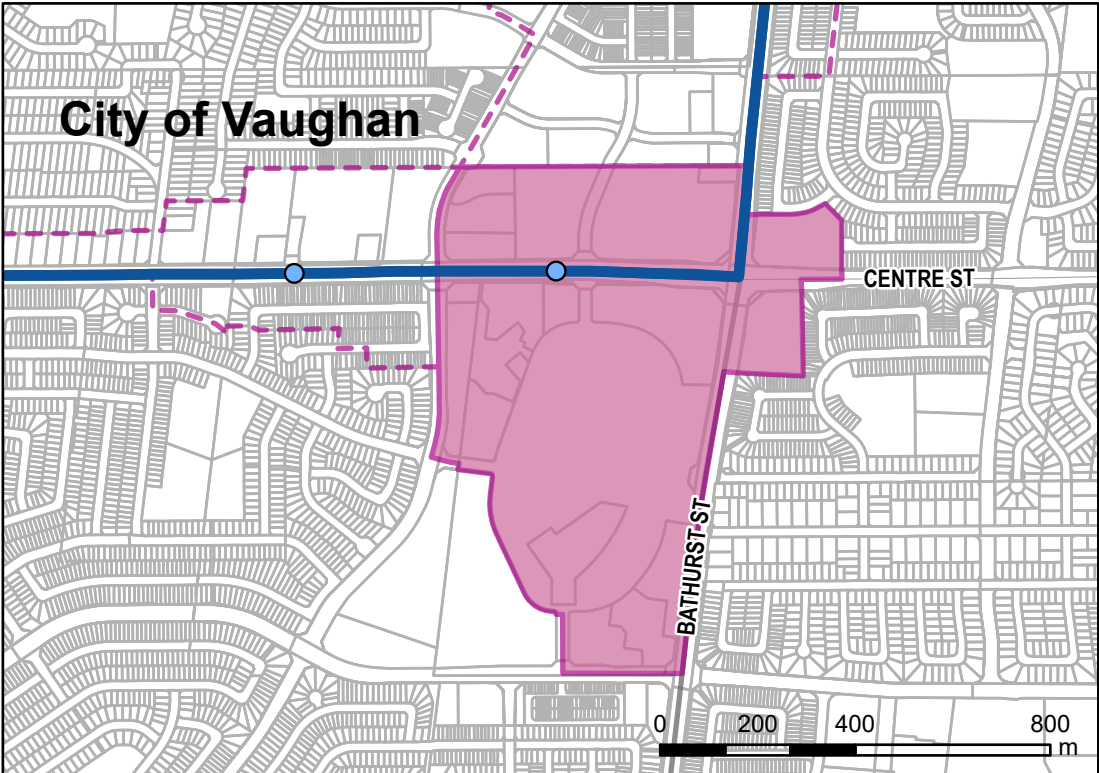


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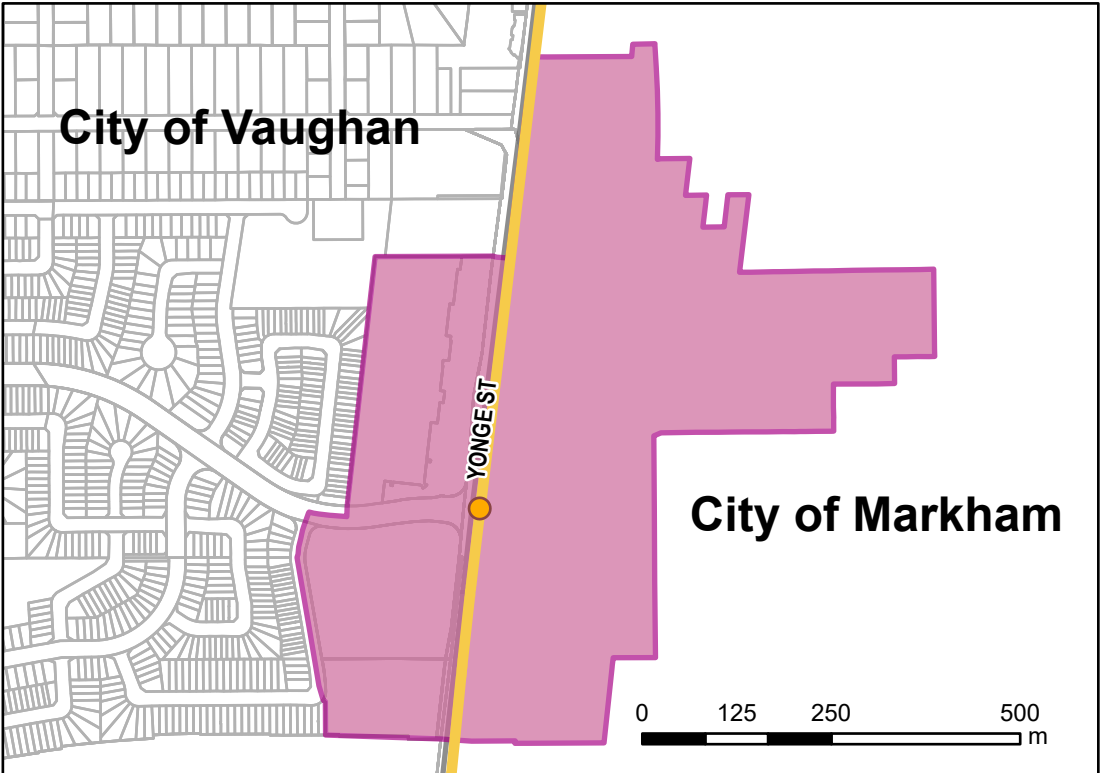
SCHEDULE 1.B.5

Protected Major Transit  
Station Areas #17, #18,  
#19 and #20

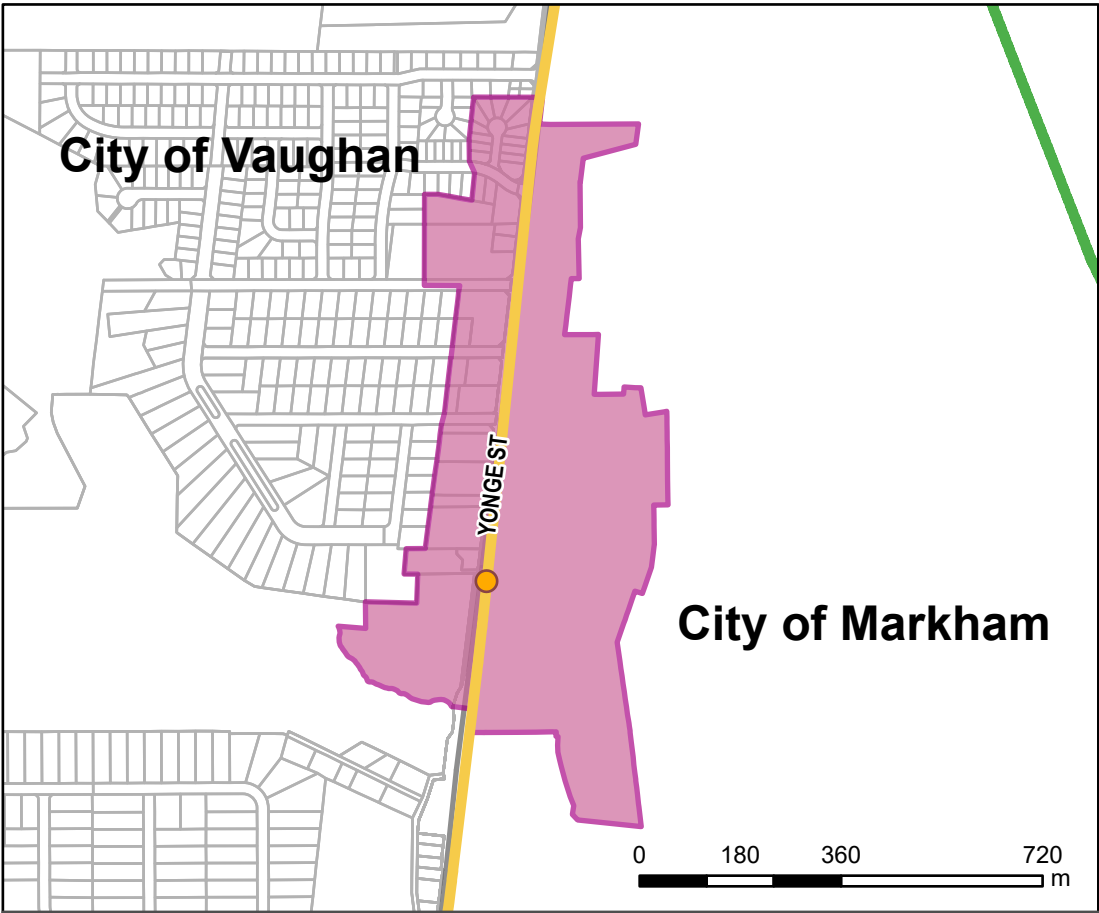
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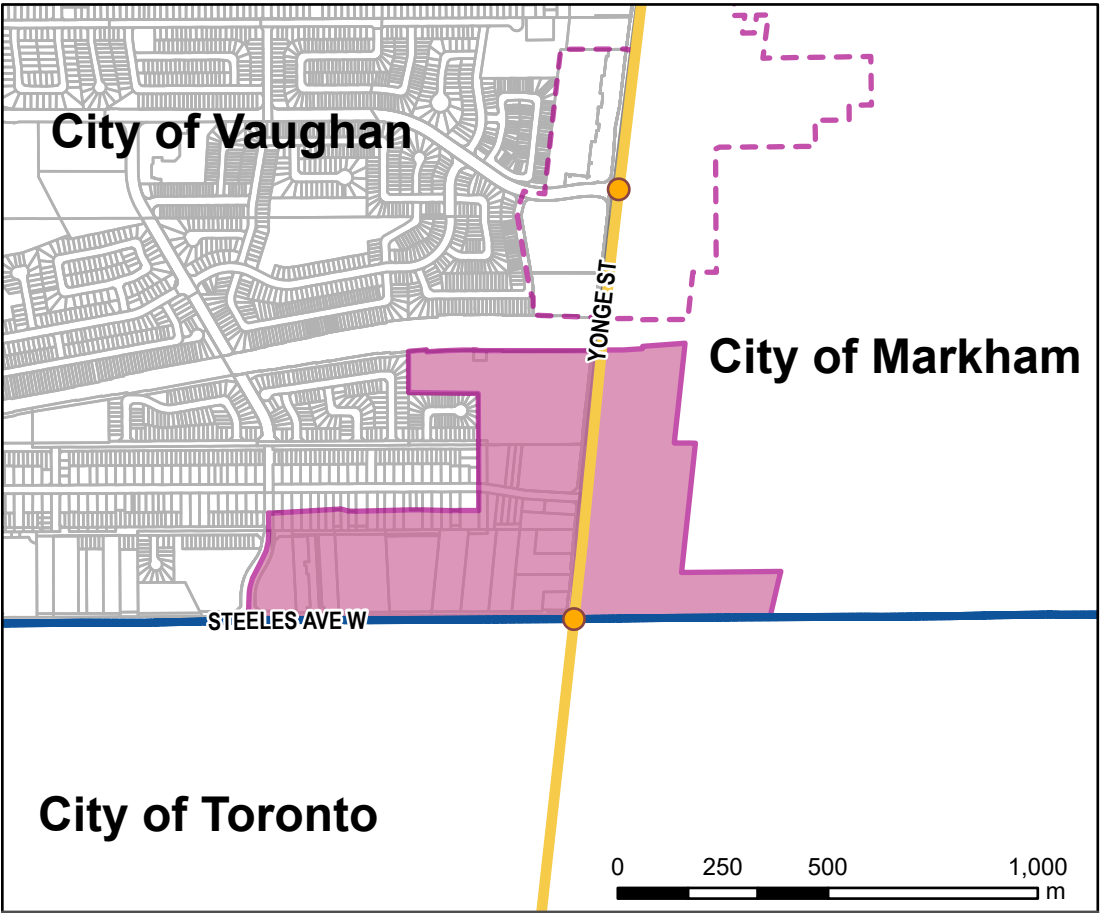
**PMTSA 17 - Disera-Promenade BRT Station**      Density Target: 200 People and Jobs per Hectare  
Gross Area: 57.43 Hectares



**PMTSA 18 - Clark Subway Station**      Density Target: 250 People and Jobs per Hectare  
Gross Area: 39.1 Hectares



**PMTSA 19 - Royal Orchard Subway Station**      Density Target: 200 People and Jobs per Hectare  
Gross Area: 39.49 Hectares



**PMTSA 20 - Steeles Subway Station**      Density Target: 300 People and Jobs per Hectare  
Gross Area: 49.17 Hectares

Protected Major Transit Station Area (PMTSA)

Adjacent PMTSAs

Transit Station <sup>1</sup>

- Bus Rapid Transit /GO Rail
- GO Rail
- Subway/ Bus Rapid Transit
- Subway
- Bus Rapid Transit

Transit Corridors

- Subway
- Bus Rapid Transit
- GO Rail

Municipal Boundary

Parcels

<sup>1</sup>Transit Stations represent both proposed and existing stations and their locations are approximate and subject to change as a result of further studies by government and government entities.

Draft



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Established Large-Lot  
Neighbourhoods

- Urban Boundary
- \*

Subject to Minister's Order  
February 3, 2015 and Special  
Policy 3.2.7.8
- Lot Frontages

30m+ (100ft+)

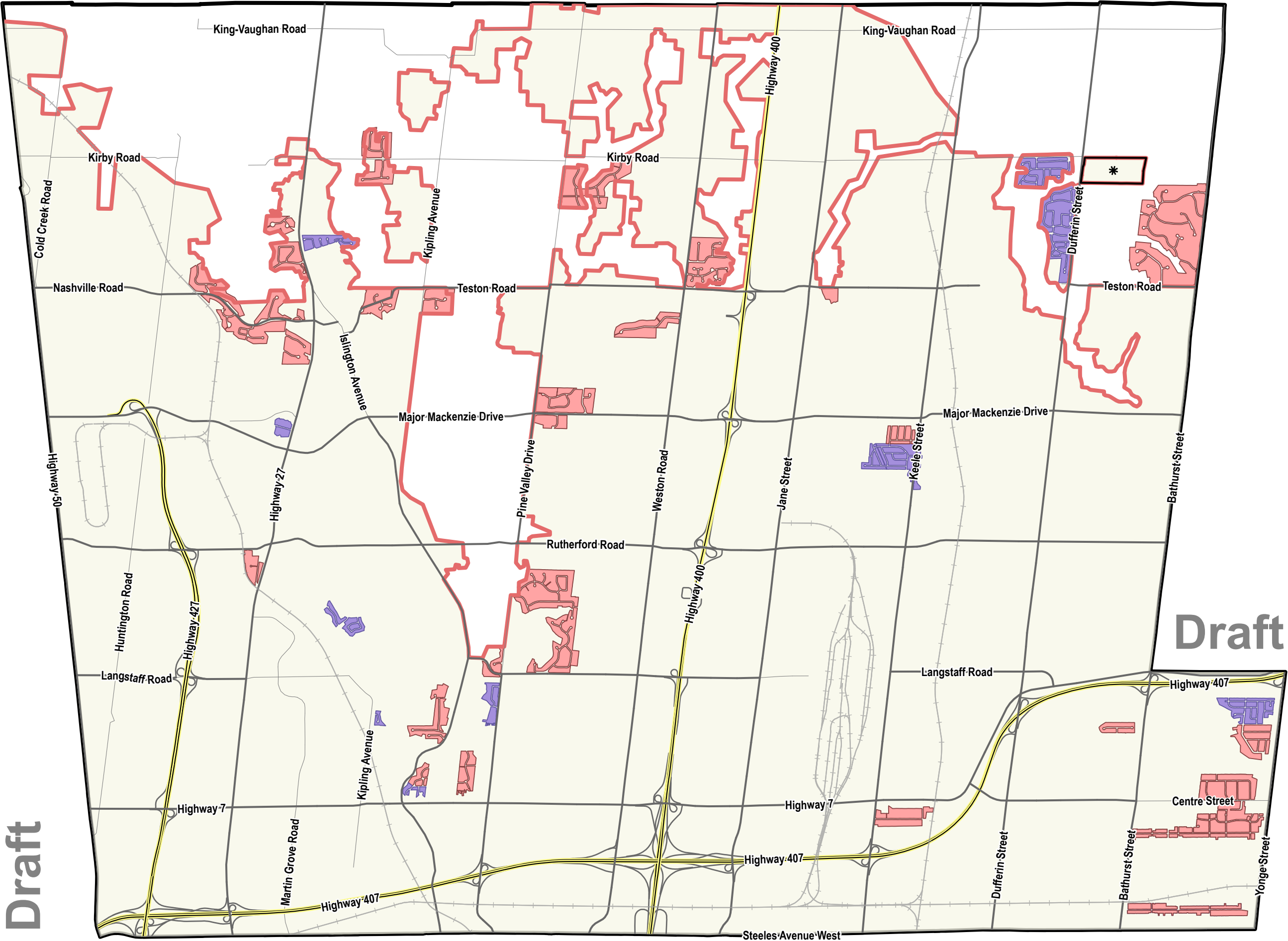
21m to 29m (70ft to 95ft)
- Base Map

Municipal Boundary

Urban Area

Road Network

Railway





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SCHEDULE 1D

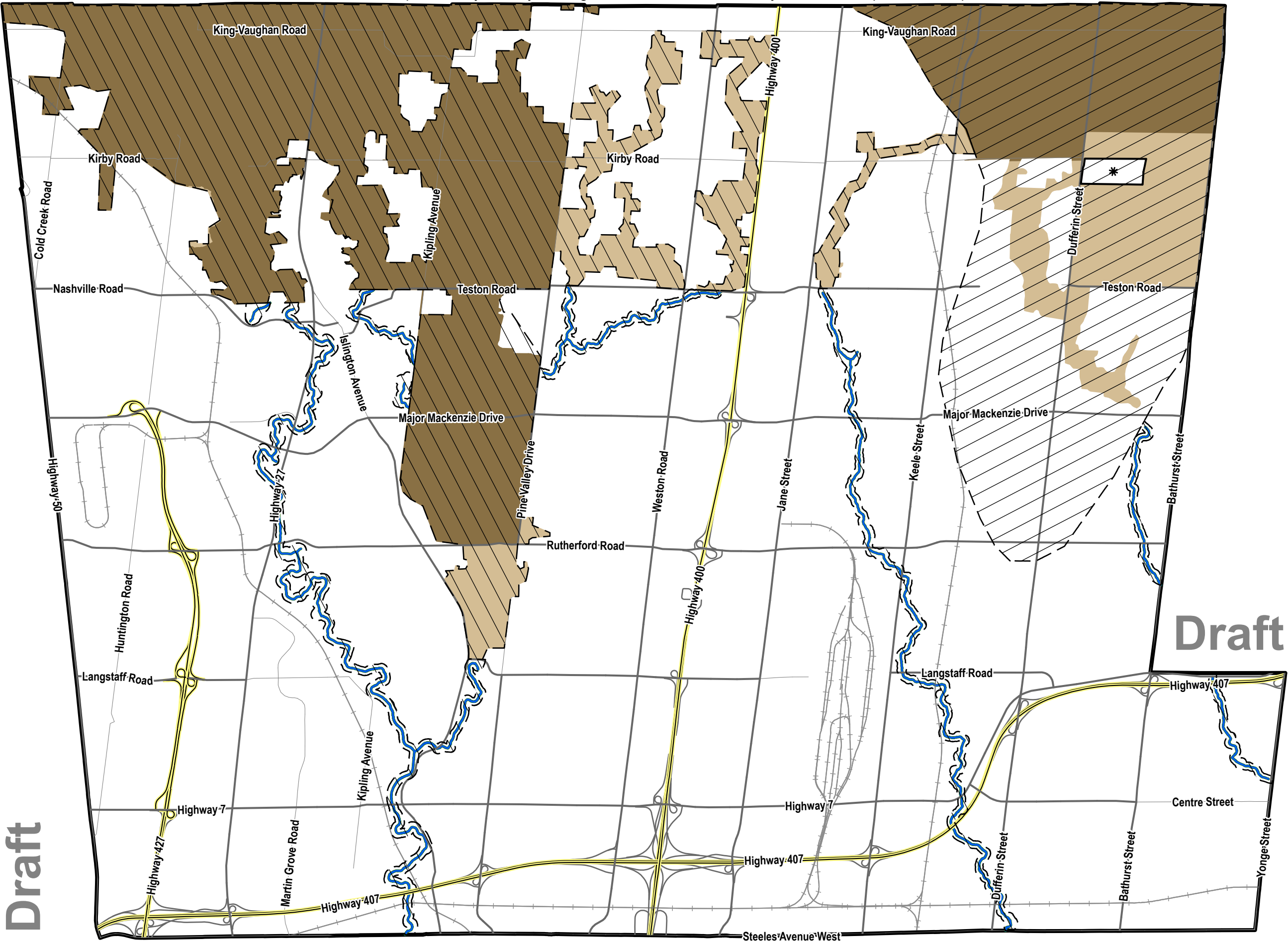


Agricultural System

- Prime Agricultural Lands
- Rural Lands
- Urban River Valley Designation
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

Base Map

- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area<sup>1</sup>
- Greenbelt Plan Area<sup>1</sup>
- Road Network
- Railway

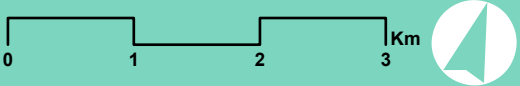


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September 2025

<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.





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SCHEDULE 2

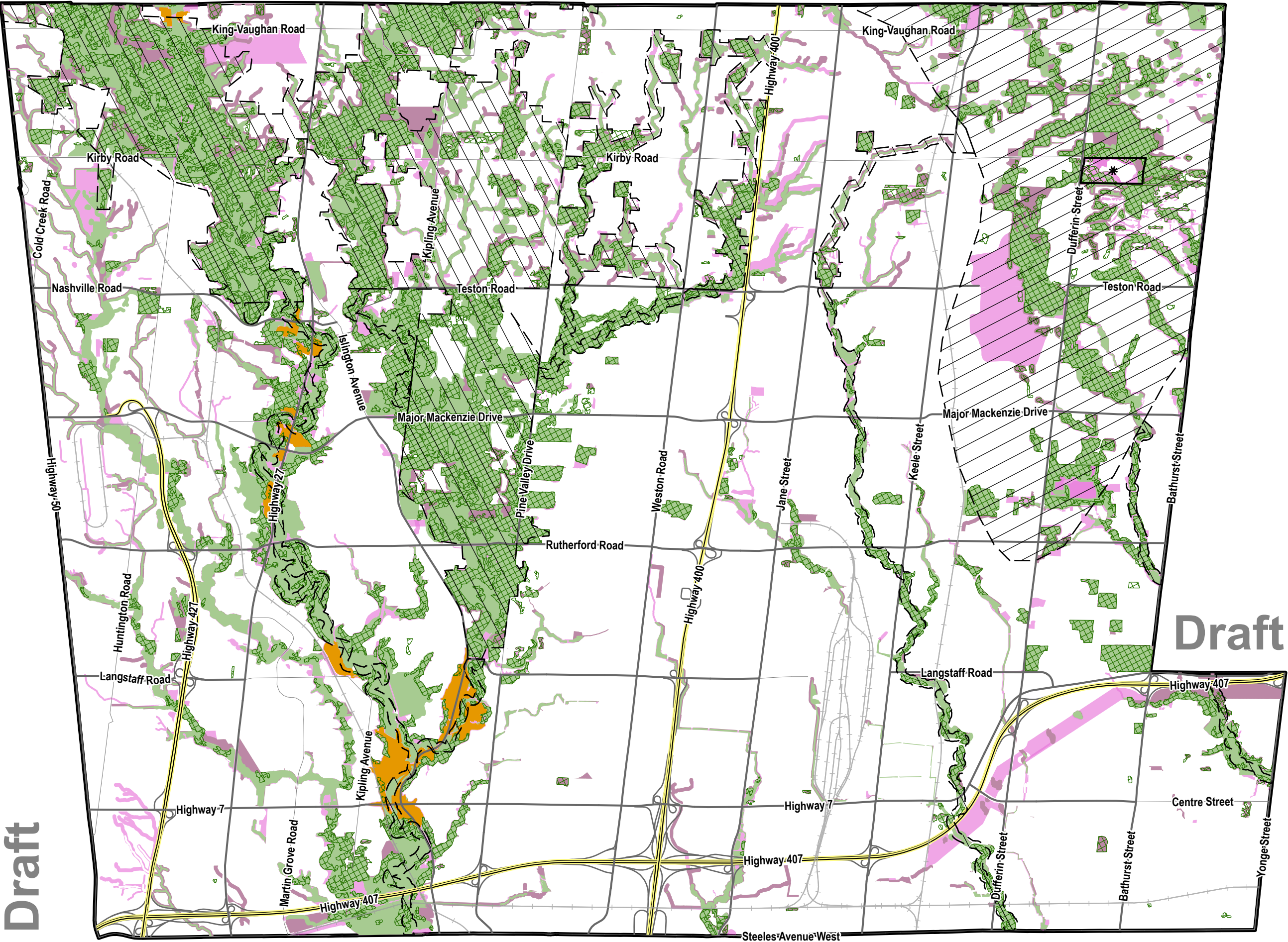
Natural Heritage Network

- Core Features
- Built-Up Valley Lands <sup>1</sup>
- Woodlands
- To be Determined Through Future Studies
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

Base Map

- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area <sup>2</sup>
- Greenbelt Plan Area and Natural Heritage Network <sup>2</sup>
- Road Network
- Railway

Draft

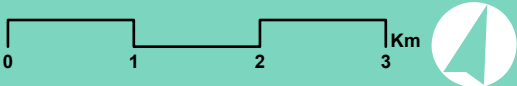


September 2025

Chapter 2.7 policies take precedence over Schedule 2 in identifying the Natural Heritage Network. Core features will be refined site-by-site through *Planning Act* approvals and technical studies. Natural Heritage Network refinements or updates to reflect existing approvals may be made without an Official Plan Amendment.

<sup>1</sup> The built-up valley lands are separate from the Provincially approved Woodbridge Special Policy Area. Further details on the policy areas are shown on Schedule 8 of the Vaughan Official Plan, 2025.




<sup>2</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.










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Environmentally Significant Areas and  
Areas of Natural and Scientific Interest

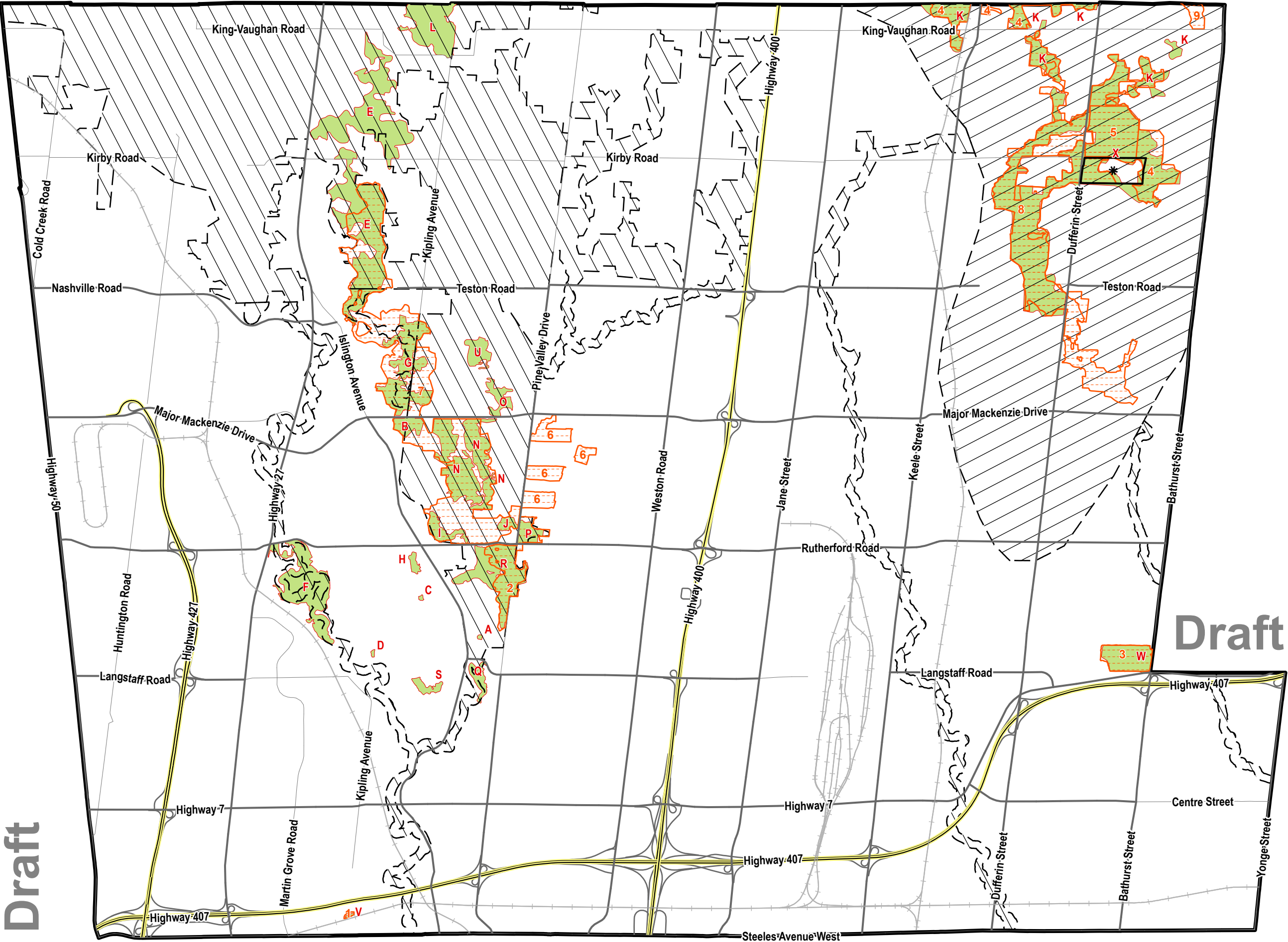
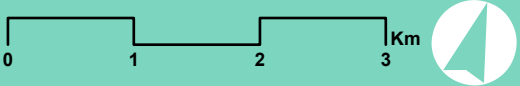
-  Environmentally Significant Areas
-  Areas of Natural and Scientific Interest
-  Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

- Base Map
-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Area<sup>1</sup>
-  Greenbelt Plan Area<sup>1</sup>
-  Road Network
-  Railway

Index of Environmentally Significant Areas			
Area	Area Name	ESA #	Watershed
A	Boyd's Rock Cross	20	Humber River
B	Boyd Forest	29	Humber River
C	Carex Peckii Area No. 2	23	Humber River
D	Clarence Street Forest	16	Humber River
E	East Humber River	127	Humber River
F	Elder Mills Forest	17	Humber River
G	Glassgo	32	Humber River
H	Graham's Forest	25	Humber River
I	Graham's Forest Complex	35	Humber River
J	Graham's Woods	27	Humber River
K	King-Vaughan Complex	137	Humber River
L	King Creek Forest	56	Humber River
M	King Forest	57	Humber River
N	Kortright Area	28	Humber River
O	McFayden Forest	30	Humber River
P	McLeans's Forest	26	Humber River
Q	Pine Grove Forest	19	Humber River
R	Pine Valley Forest	21	Humber River
S	Smith's Beech Forest	18	Humber River
T	Spiranthes Site	58	Humber River
U	Sprengel's Forest	31	Humber River
V	Woodbridge Cut	15	Humber River
W	Baker's Wood's	128	Don River
X	McGill Area	72	Don River
Y	Richvale Forest	71	Don River

Index of Areas Natural and Scientific Interest		
Area	Area Name	Significance
1	Woodbridge Cut	Provincially Significant
2	Boyd Conservation Area & Adjacent Lands	Provincially Significant
3	Bakers Woods	Provincially Significant
4	Maple Uplands and Kettle Wetlands	Provincially Significant
5	Oak Ridges Moraine Maple Spur	Provincially Significant
6	Kleinburg Woodlots	Regionally Significant
7	Humber River	Regionally Significant
8	Maple Spur Channel	Regionally Significant
9	Thompson Lake	Regionally Significant

<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



Draft

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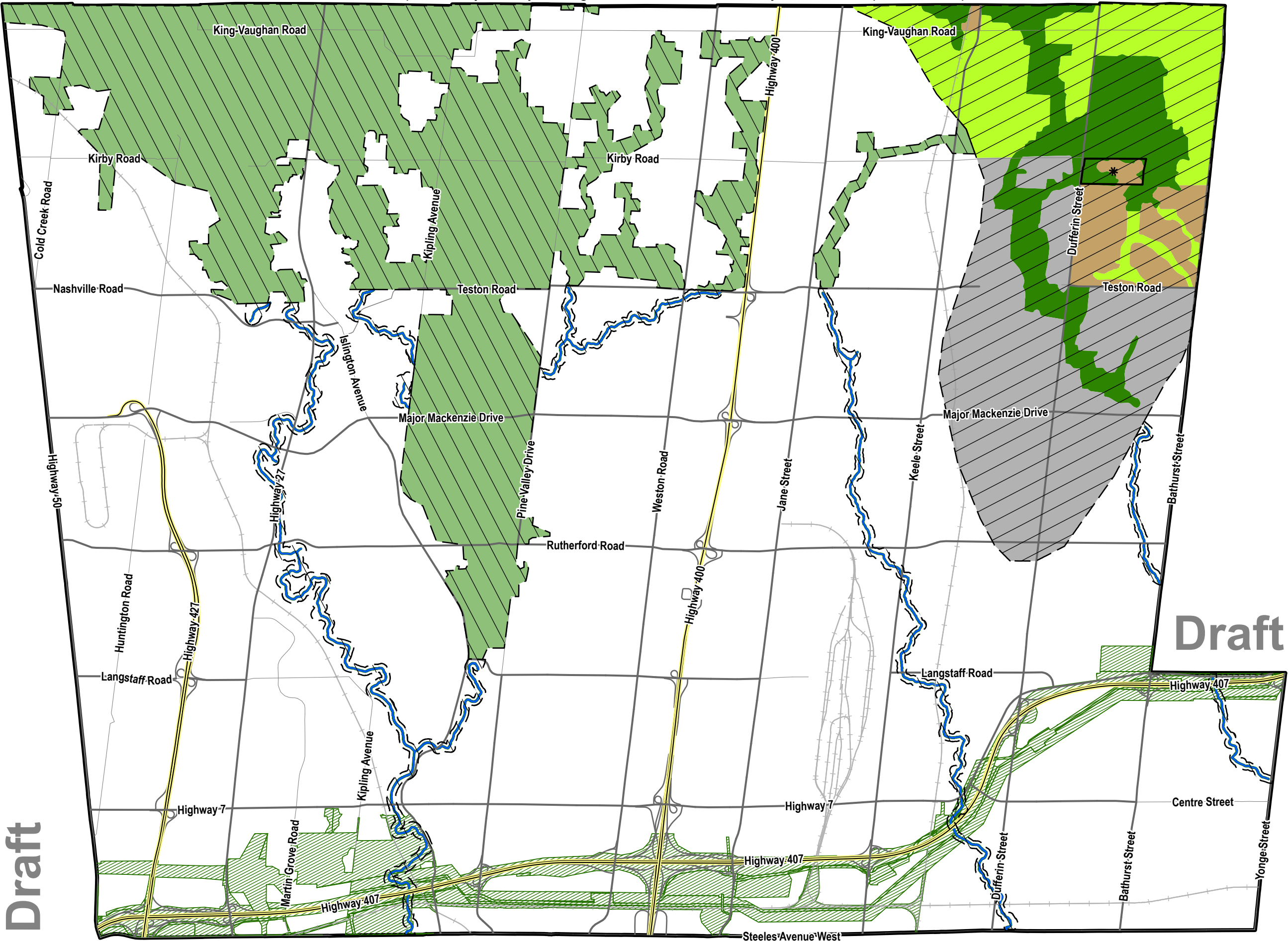


SCHEDULE 4

Provincial Plans and Designations

- Greenbelt Protected Countryside
- Urban River Valley
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8
- Parkway Belt West Lands
- Oak Ridges Moraine Conservation Plan Area**
  - Oak Ridges Moraine Natural Core Area
  - Oak Ridges Moraine Natural Linkage Area
  - Oak Ridges Moraine Countryside
  - Oak Ridges Moraine Settlement Area
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area

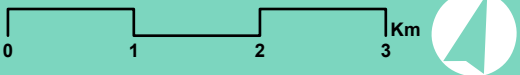
- Base Map
- Municipal Boundary
  - Road Network
  - Railway



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September 2025





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SCHEDULE 5

Mineral Aggregate Resources

Secondary Sand and Gravel Resource Area<sup>1</sup>

Aggregate Resource Areas

Oak Ridges Moraine Conservation Plan Area<sup>2</sup>

Greenbelt Plan Area<sup>2</sup>

Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

Base Map

Municipal Boundary

Road Network

Railway

<sup>1</sup> Source: The Ministry of Northern Development and Mines

<sup>2</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.











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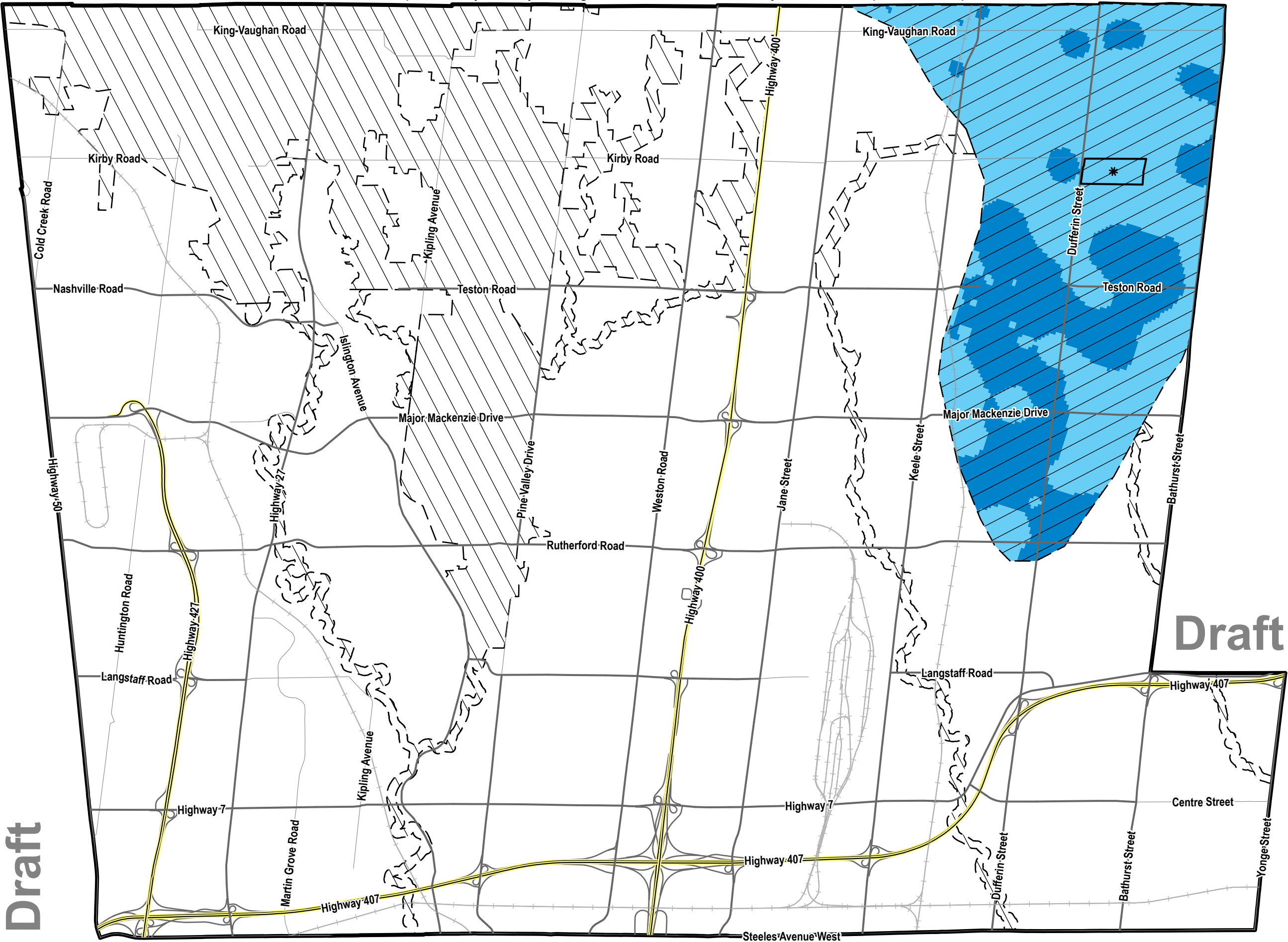
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Aquifer Vulnerability

- Areas of Low Vulnerability Aquifer
- Areas of High Vulnerability Aquifer
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

- Base Map
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area <sup>1</sup>
- Greenbelt Plan Area<sup>1</sup>
- Road Network
- Railway

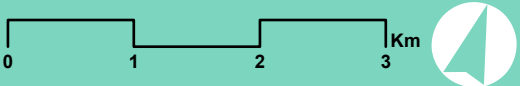


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<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.





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Landform Conservation

- Category 1
- Category 2

\*

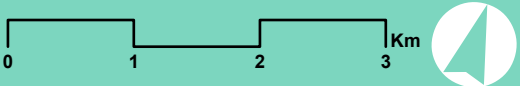
Subject to Minister's Order  
February 3, 2015 and Special  
Policy 3.2.7.8

- Base Map
- Municipal Boundary
- Oak Ridges Moraine  
Conservation Plan Area<sup>1</sup>
- Greenbelt Plan Area<sup>1</sup>
- Road Network
- Railway

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



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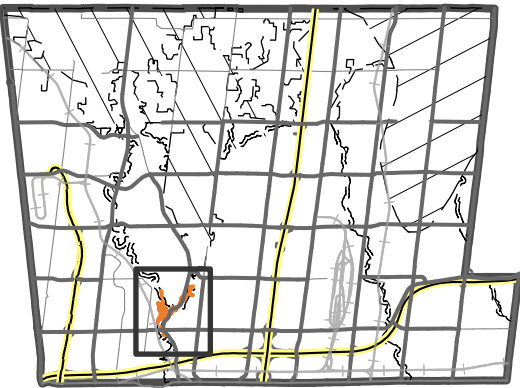
<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



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Special Policy Areas

-  Special Policy Area
-  Built-Up Valley Lands
-  Watercourse
-  Greenbelt Plan Area<sup>1</sup>
- Base Map**
-  Municipal Boundary
-  Road Network
-  Railway



<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.

Special Policy Area policies and land use designations as per the Woodbridge Secondary Plan.

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Street Classification

Street Classification

- Under Review Street
- York Regional Arterial Road
- Special Classification

Functional Classification

	Arterial (36m)	Major Collector (30m)	Minor Collector (24m)	Local (20m)
Urban Structure				
Natural				
Community				
Employment				
Intensification				

Land Use

- Heritage Conservation Districts

Proposed Highway 413

- Focused Analysis Area (2025)
- Narrowed Area of Interest

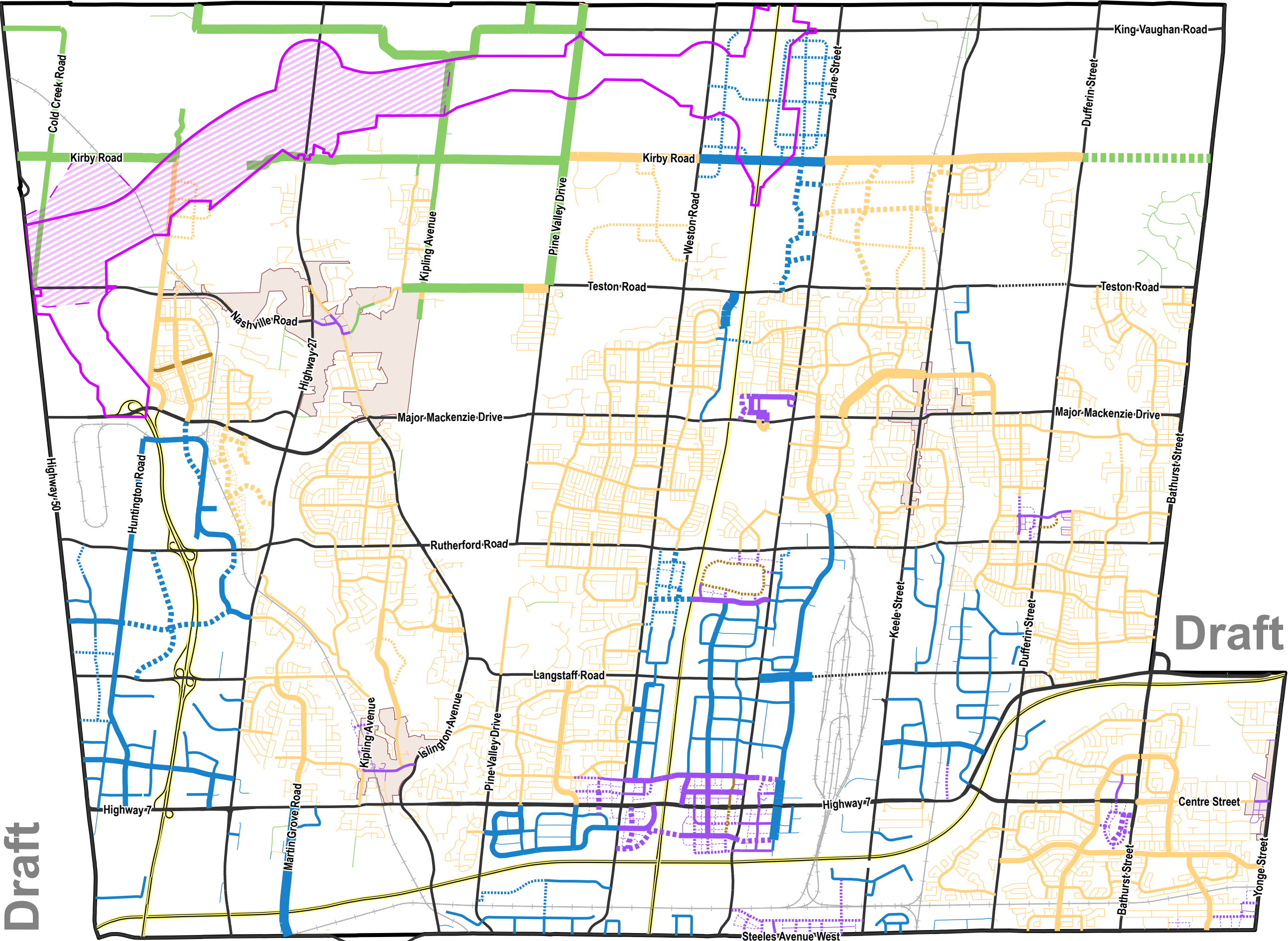
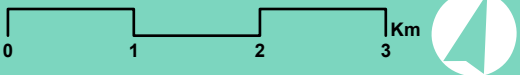
Base Map

- Municipal Boundary
- Railway

If rights-of-way within Secondary Plan Areas are not consistent between this Schedule and the Secondary Plan or approved Official Plan Amendment, the approved document that is most recent shall apply.

Standard right-of-way requirements, including but not limited to street elements and widths, may be reviewed and modified in designated Heritage Conservation Districts at the discretion of the City.

Additional information on streets with Special Classification can be found in the corresponding Secondary Plan and/or Area Specific Policies of the Vaughan Official Plan.



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SCHEDULE 9B

Planned Street Rights-of-Way

- Under Review
- Special Classification (varies)
- Local (20 m)
- Minor Collector (24 m)
- Major Collector (30 m)
- Minor Arterial (36 m)

- Major Arterial
- Up to 26 m
  - Up to 30 m
  - Up to 36 m
  - Up to 41 m
  - Up to 43 m
  - Up to 45 m
  - Up to 60 m

- Areas Subject to Secondary Plans
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

- Proposed Highway 413
- Focused Analysis Area (2025)
  - Narrowed Area of Interest

- Base Map
- Municipal Boundary
  - Railway

If rights-of-way within Secondary Plan Areas are not consistent between this Schedule and the Secondary Plan or approved Official Plan Amendment, the approved document that is most recent shall apply.

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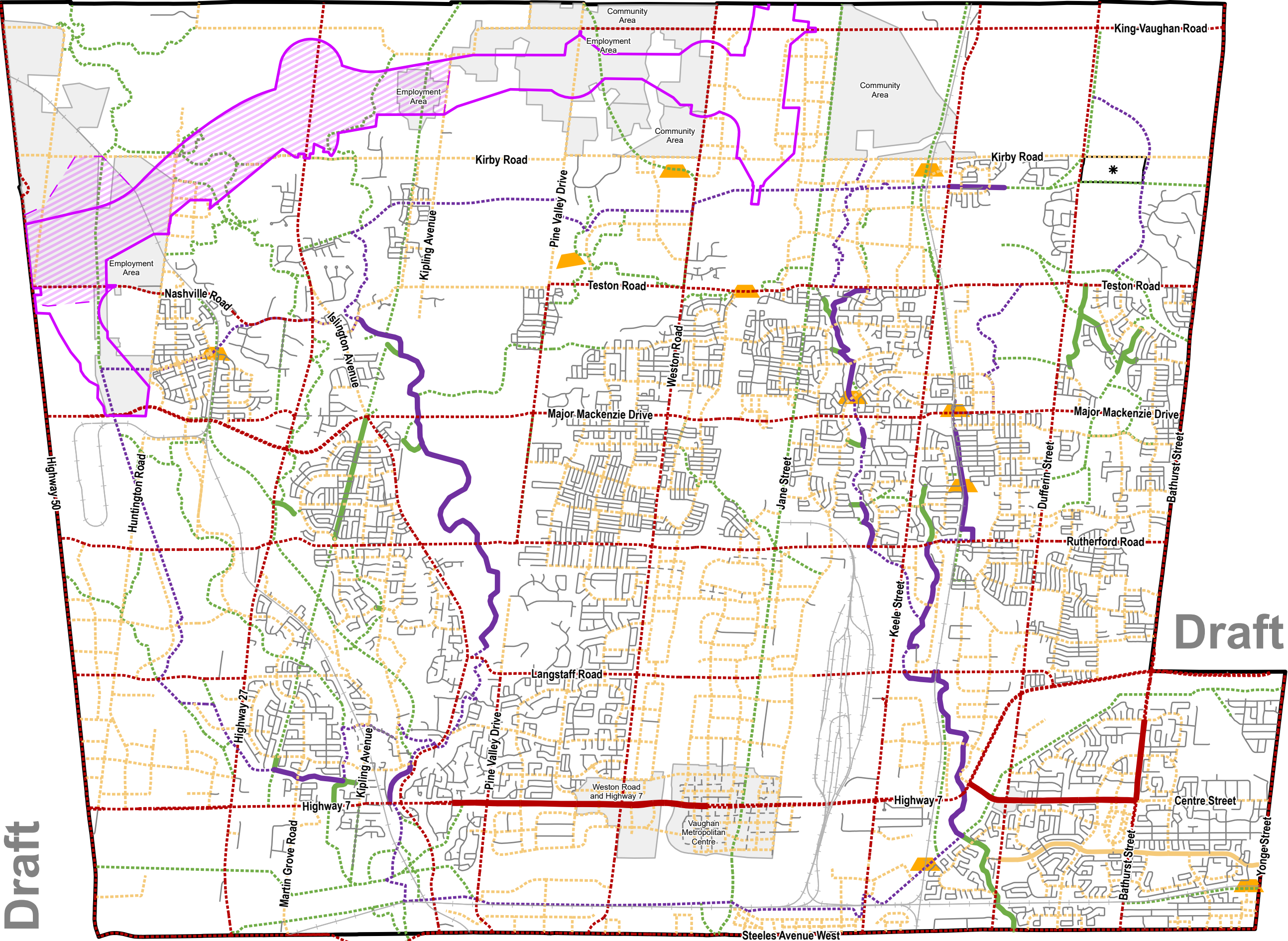
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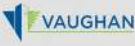
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SCHEDULE 9C



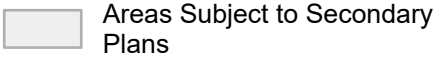
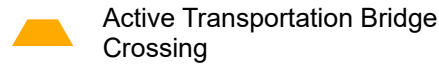
Cycling Facilities and Trails

All Ages & Abilities Cycling Facilities

- Existing Regional Routes
- Planned Regional Routes
- Existing Local Routes
- Planned Local Routes

Multi-Use Recreational Trails

- Existing Primary Network - Vaughan Super Trail
- Planned Primary Network - Vaughan Super Trail
- Existing Secondary Network\*
- Planned Secondary Network



Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

Proposed Highway 413

- Focused Analysis Area (2025)
- Narrowed Area of Interest

Base Map

- Municipal Boundary
- Railway

\*Local trails are not depicted on this map.

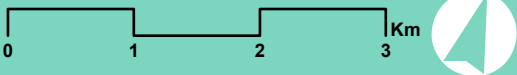
All cycling facilities will be planned as separated facilities.

If street classifications are not consistent between this Schedule and the Secondary Plan or approved Official Plan Amendment, the approved document that is most recent shall apply.

Standard right-of-way requirements, including but not limited to street elements and widths, may be reviewed and modified in designated Heritage Conservation Districts at the discretion of the City.

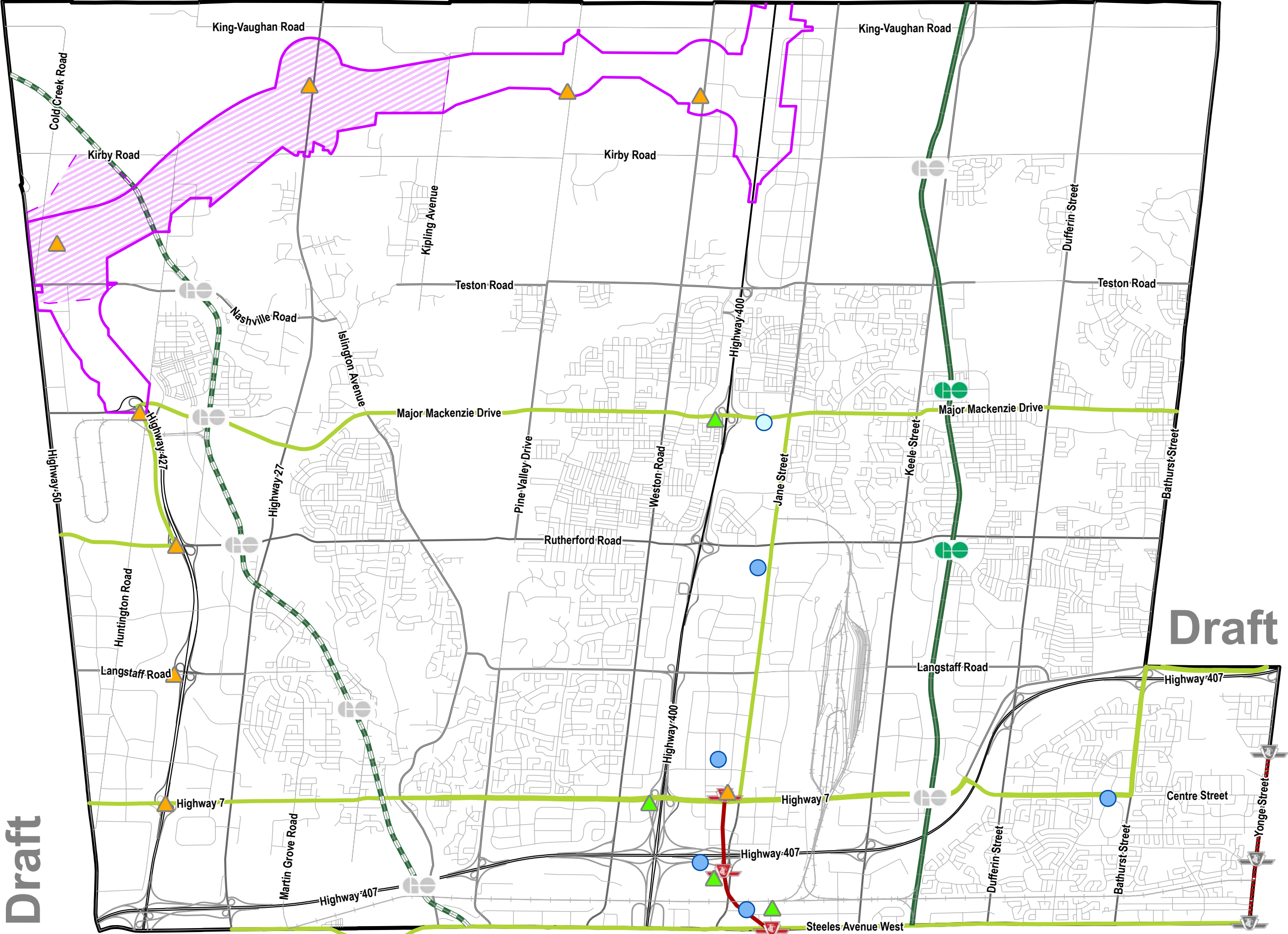
Active transportation projects are implemented using two methods. The first is by leveraging already planned capital projects and opportunities through development applications, which is referred to as "routine accommodation". The second is through the implementation of "standalone projects", through an active transportation implementation program which is reviewed annually.

(1) Regional Transit corridors are maintained by York Region and York Region Rapid Transit Corporation. For information on existing services and conditions, visit yrt.ca and vivanext.com





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SCHEDULE 10

Major Transit Network

- Existing Bus Terminal
- Future Bus Terminal
- Existing GO Line
- Proposed GO Line
- Existing GO Station
- Proposed GO Station
- Existing Subway
- Proposed Subway
- Existing Subway Station
- Proposed Subway Station
- Regional Rapid Transit Corridor<sup>1</sup>
- Active Commuter Parking Lot
- Potential Commuter Parking Lot

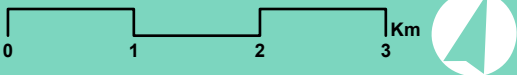
Proposed Highway 413

- Focused Analysis Area (2025)
- Narrowed Area of Interest

Base Map

- Municipal Boundary
- Road Network
- Railway

<sup>1</sup>Regional Transit corridors are maintained by York Region and York Region Rapid Transit Corporation.  
For information on existing services and conditions, visit [yrt.ca](http://yrt.ca) and [vivanext.com](http://vivanext.com)



September 2025



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Source Water Protection  
Areas

\*

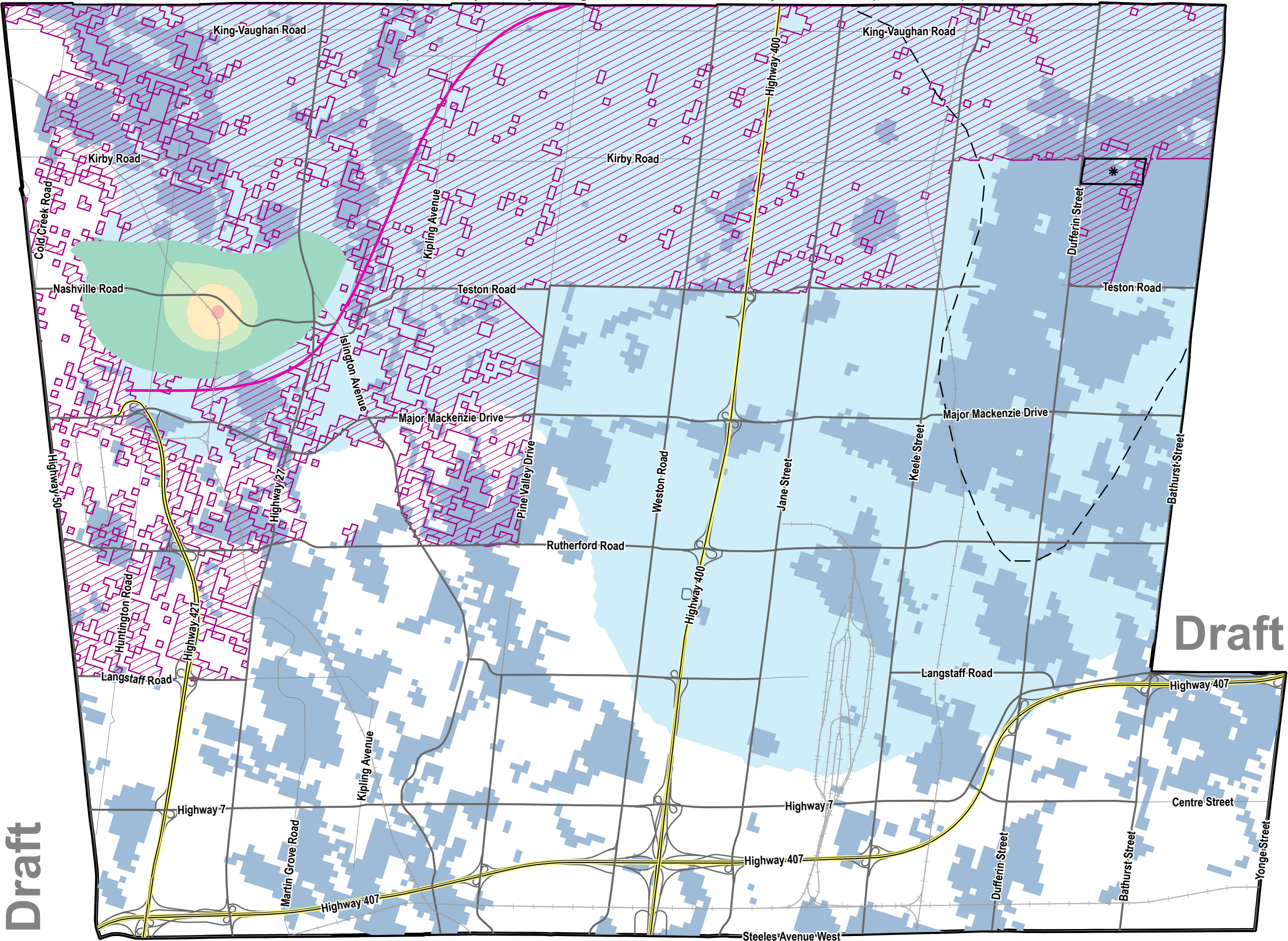
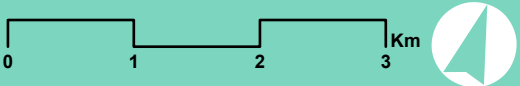
 Subject to Minister's Order  
February 3, 2015 and Special  
Policy 3.2.7.8

- Water Quality**
- Intake Protection Zones
- 100m Zone/WHPA-A
  - 0 - 2 Year Zone/WHPA-B
  - 2 - 5 Year Zone/WHPA-C
  - 5 - 25 Year Zone/WHPA-D
  - Highly Vulnerable Aquifers

- Water Quantity**
- Significant Groundwater Recharge Area
  - WHPA - Q1/Q2
  - Downgradient Line

- Base Map**
- Municipal Boundary
  - Oak Ridges Moraine Conservation Plan Area<sup>1</sup>
  - Road Network
  - Railway

<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



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SCHEDULE 12

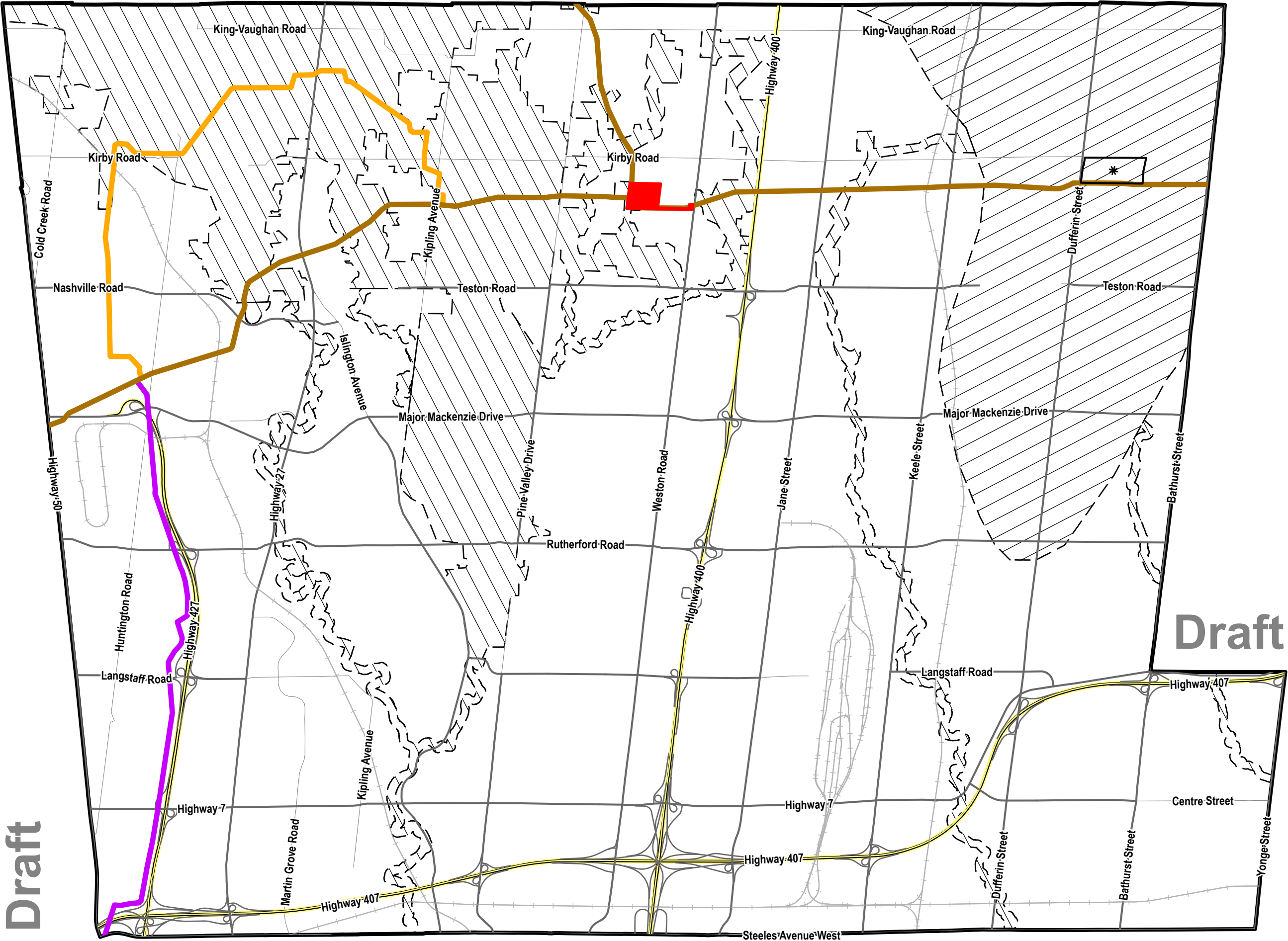


TransCanada  
Pipeline Facilities

- King's North Connection
- Pipeline Corridor
- Vaughan Mainline Expansion
- Compressor Station

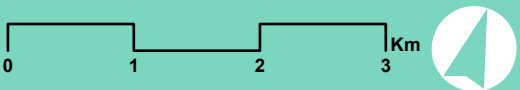
Subject to Minister's Order  
February 3, 2015 and Special  
Policy 3.2.7.8

- Base Map
- Municipal Boundary
  - Oak Ridges Moraine Conservation  
Plan Area<sup>1</sup>
  - Greenbelt Plan Area<sup>1</sup>
  - Road Network
  - Railway



September 2025

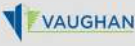
<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.





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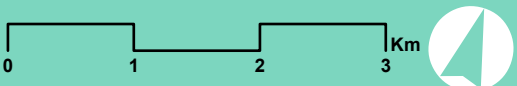
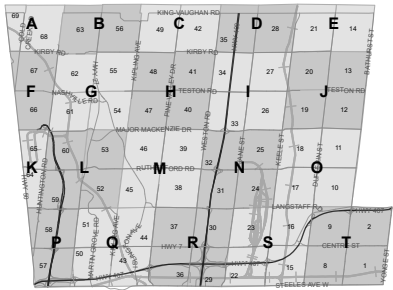
SCHEDULE 13



Land Use Designations

- Approved Regional Employment Conversion
  - New Community Area and New Employment Area as identified in section 2.3.1
  - Natural Areas
  - Parks
  - Private Open Space
  - Prime Agriculture
  - Rural
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - High-Rise Residential
  - High-Rise Mixed-Use
  - Transitional Mid-Rise Mixed-Use
  - Non-Residential Mixed-Use
  - Prestige Mixed-Use I
  - Prestige Mixed-Use II
  - General Employment
  - Prestige Employment
  - Major Institutional
  - Theme Park and Entertainment
  - Infrastructure and Utilities
  - Future Development (Non-Employment)
  - Lands Subject to Secondary Plans or Area Specific Plans<sup>1</sup>
  - Oak Ridges Moraine Natural Core Area
  - Oak Ridges Moraine Natural Linkage Area
  - Oak Ridges Moraine Countryside
  - Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8
  - Parkway Belt West Lands
- Base Map**
- Municipal Boundary
  - Oak Ridges Moraine Conservation Plan Area<sup>2</sup>
  - Greenbelt Plan Area<sup>2</sup>
  - Road Network
  - Proposed Park<sup>3</sup>
  - Proposed School<sup>3</sup>

<sup>1</sup> Refer to Schedules 14A, 14B and 14C in Vaughan Official Plan, 2010, or Vaughan Official Plan, 2025, as appropriate, for Lands Subject to Secondary Plans, Area Specific Plans and Site Specific Plans  
<sup>2</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.  
<sup>3</sup> Locations are conceptual and may be modified without an amendment to this plan.



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Areas Subject to  
Secondary Plans

Subject to Minister's Order  
\* February 3, 2015 and Special  
Policy 3.2.7.8

Site #, Name, Chapter

- 11, Vaughan Metropolitan  
Centre, 11.12
- 16, Weston Road and Highway  
7, 11.17

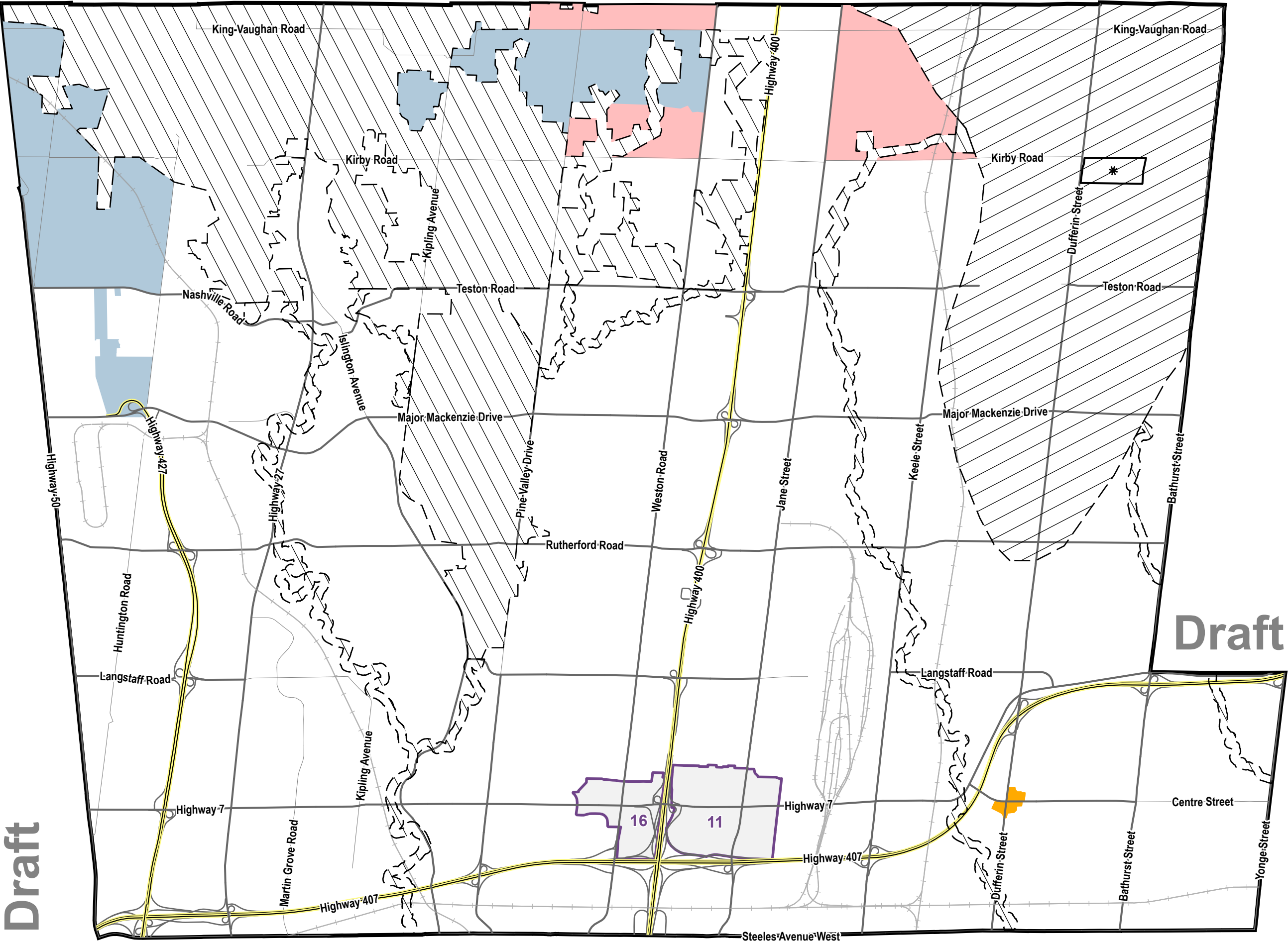
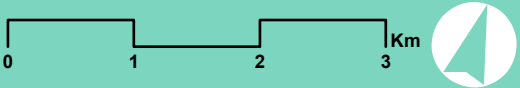
Required Secondary Plan  
Areas

- New Community Area
- Dufferin Street and Centre Street
- New Employment Area

Base Map

- Municipal Boundary
- Oak Ridges Moraine  
Conservation Plan Area<sup>1</sup>
- Greenbelt Plan Area<sup>1</sup>
- Road Network
- Railway

<sup>1</sup> See Schedule 4 for more information on the Oak Ridges  
Moraine Conservation Plan Area and Greenbelt Plan Area.




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



Areas Subject to  
Area Specific Plans

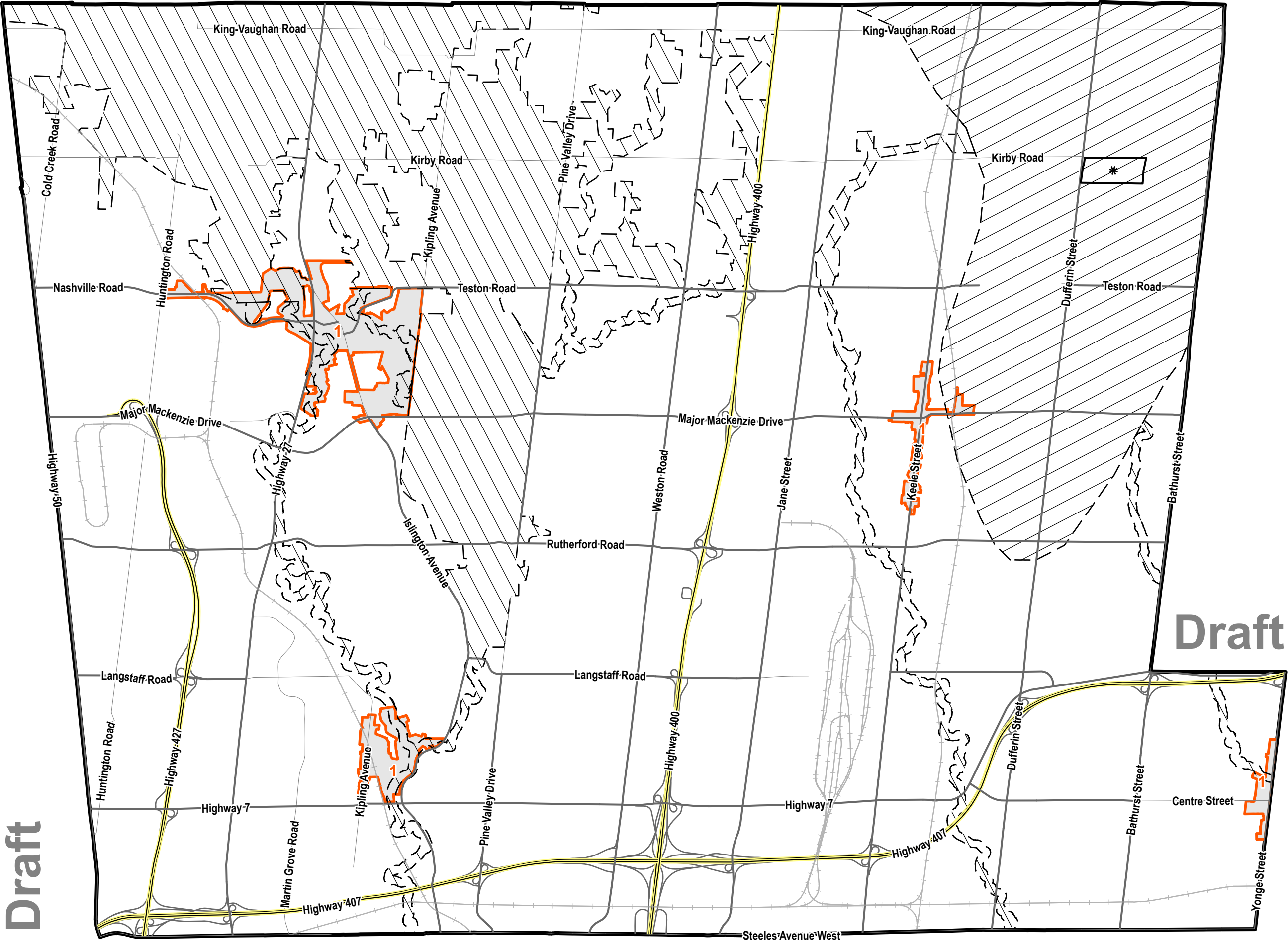
 Subject to Minister's Order  
February 3, 2015 and Special  
Policy 3.2.7.8

Site #, Name, and Chapter

 1, Heritage Conservation  
Districts, as per policy 4.10.8.1

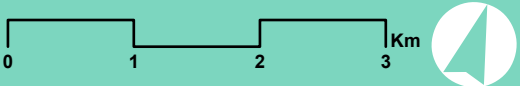
Base Map

-  Municipal Boundary
-  Oak Ridges Moraine  
Conservation Plan Area<sup>1</sup>
-  Greenbelt Plan Area<sup>1</sup>
-  Road Network
-  Railway



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<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



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SCHEDULE 14C



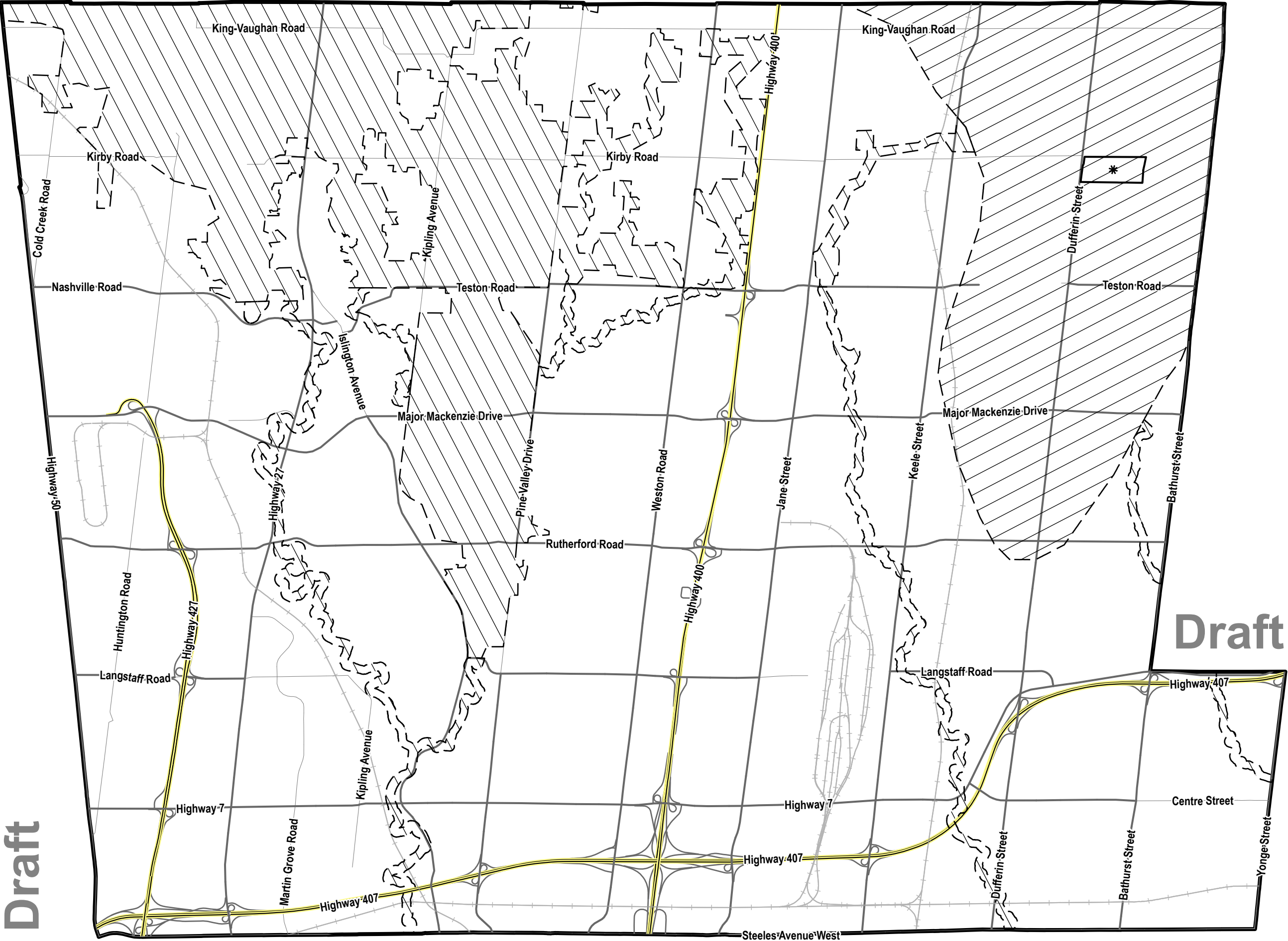
Areas Subject to Site Specific Plans

Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

Base Map

- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area<sup>1</sup>
- Greenbelt Plan Area<sup>1</sup>
- Road Network
- Railway

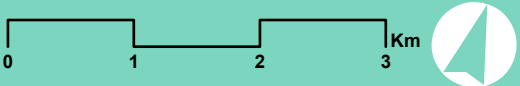
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<sup>1</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



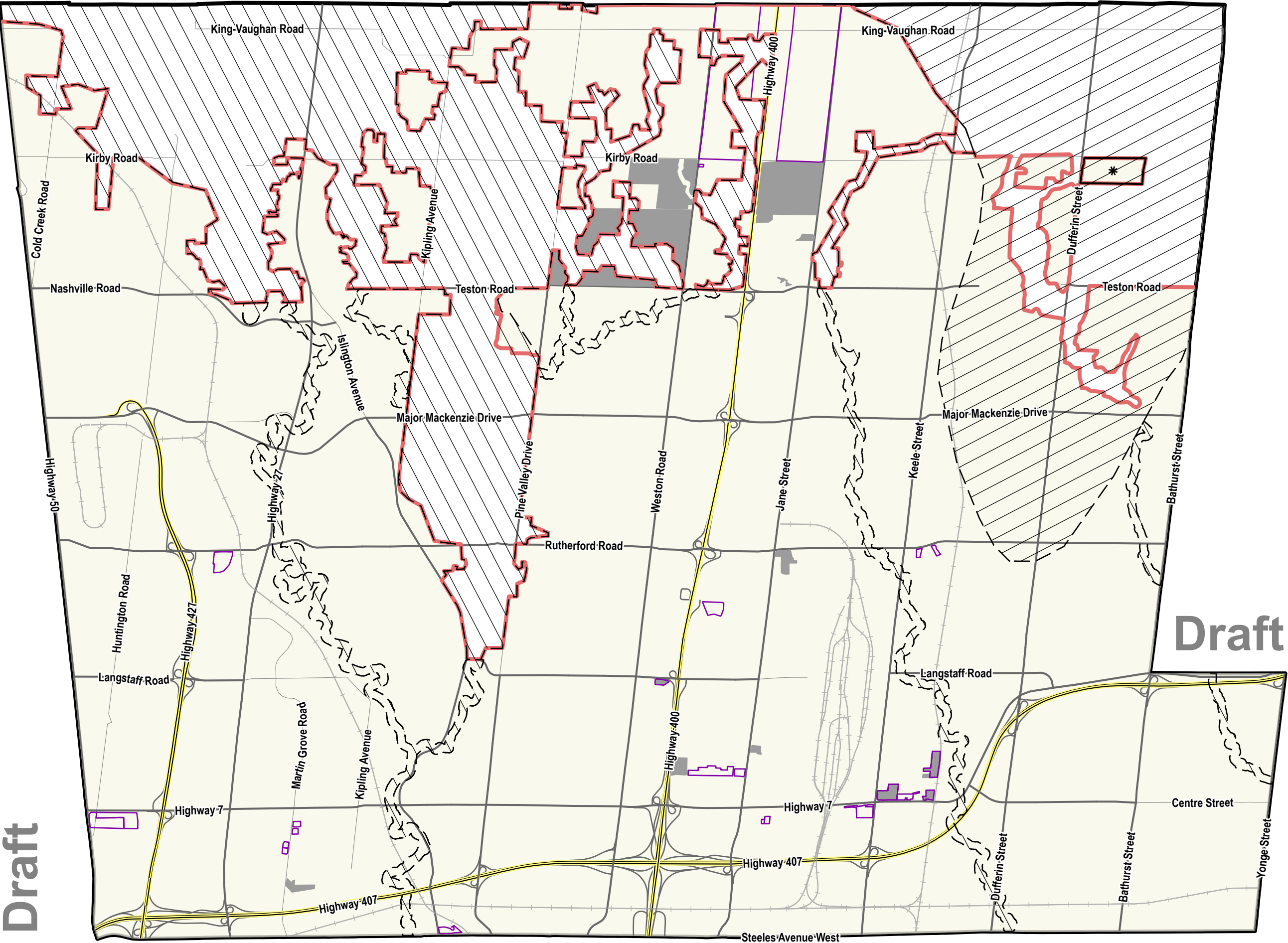


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Provincial Decisions

- Areas subject to a Minister Decision
- Approved Regional Employment Conversion<sup>1</sup>
- Urban Boundary
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8

- Base Map
- Municipal Boundary
  - Oak Ridges Moraine Conservation Plan Area<sup>2</sup>
  - Greenbelt Plan Area<sup>2</sup>
  - Urban Area
  - Road Network
  - Railway

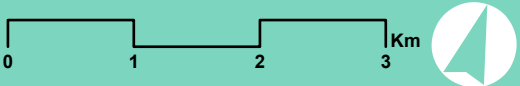


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<sup>1</sup> Regional Council Approval of Employment Conversion applications submitted through York Region's Municipal Comprehensive Review, 2022.  
<sup>2</sup> See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



# Appendix 2

## Minimum Density Targets for Protected Major Transit Station Areas in Vaughan

The following gross minimum density targets shall apply within each **Protected Major Transit Station Area** and the following minimum **Floor Space Index** shall apply to each site within each **Protected Major Transit Station Area**:

Protected Major Transit Station Area (PMTSA)	Gross Area of PMTSA (Ha)	Gross Minimum Density Target (ppj/Ha) <sup>1</sup>	Gross Minimum Combined Population and Jobs per PMTSA	Minimum Floor Space Index per site within PMTSA <sup>3</sup>
PMTSA 1 – Maple GO Station	38.96	150	5,844	1.0
PMTSA 2 – Rutherford GO Station	36.30	100	3,630	0.8
PMTSA 3 – Wigwoss-Helen BRT Station	18.20	160	2,912	1.1
PMTSA 4 – Pine Valley BRT Station	37.57	160	6,011	1.0
PMTSA 5 – Ansley Grove BRT Station	47.39	200	9,478	1.4
PMTSA 6 – Weston BRT Station	88.29	250	22,073	1.8
PMTSA 7 – Commerce BRT Station	71.40	350	24,990	2.4
PMTSA 8 – Vaughan Metropolitan Centre Subway Station	110.76	400	44,304	2.8
PMTSA 9 – Creditstone BRT Station	52.08	300	15,624	2.1
PMTSA 10 – Highway 407 Subway Station <sup>2</sup>	12.13	0	0	0.0
PMTSA 11 – Pioneer Village Subway Station	39.13	200	7,826	1.4
PMTSA 12 – Keele BRT Station	55.83	160	8,933	0.8
PMTSA 13 – Concord BRT Station	56.04	160	8,966	1.1
PMTSA 14 – Dufferin BRT Station	17.51	160	2,802	1.1
PMTSA 15 – Taiga BRT Station	22.35	160	3,576	1.1
PMTSA 16 – Atkinson BRT Station	45.30	160	7,248	1.1
PMTSA 17 – Disera-Promenade BRT Station	57.43	200	11,486	1.4
PMTSA 18 - Clark Subway Station	39.10	250	9,775	1.8
PMTSA 19 - Royal Orchard Subway Station	39.49	200	7,898	1.4
PMTSA 20 - Steeles Subway Station	49.17	300	14,751	2.1

<sup>1</sup> Gross Minimums are to be achieved at Full Buildout of the **Protected Major Transit Station Area**.  
<sup>2</sup> PMTSA 10 – Highway 407 Subway Station has a gross minimum density target of 0 people and jobs per hectare, as approved by the Minister, because the lands are currently situation within the “Parkway Belt West Plan” designation.  
<sup>3</sup> 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) transit station uses; and iv) community and recreation uses operated by a public authority.



# Appendix 3

## Core Features of the Natural Heritage Network

Core Feature	Minimum Vegetation Protection Zone (Outside Oak Ridges Moraine and Greenbelt Areas)	Minimum Vegetation Protection Zone (Within Oak Ridges Moraine and Greenbelt Areas)
Valley and Stream Corridors Significant Valley Lands Permanent and Intermittent Streams	10 metres from the feature limit	30 metres from the feature limit
Wetlands, including those identified as Provincially Significant	30 metres	30 metres
Woodlands, including those identified as Significant	10 metres from the Woodland’s dripline	30 metres
Significant Wildlife Habitat/ Habitat of Endangered and Threatened Species / Habitat of Special Concern Species	Determined by an Environmental Impact Study and/or a natural heritage evaluation	Determined by an Environmental Impact Study and/or a natural heritage evaluation
Fish Habitat	15 metres or 30 metres depending on the thermal regime of the Watercourse	30 metres
Environmentally Significant Areas and Areas of Natural and Scientific Interest	Determined by an Environmental Impact Study and/or natural heritage evaluation	Determined by an Environmental Impact Study
Kettle Lakes, Seepage Areas and Springs and Sensitive Surface Water Features (including waterbodies)	30 metres	30 metres
Sand Barrens, Savannahs, and Tallgrass Prairies	N/A	30 metres, or as determined by a natural heritage evaluation

# Appendix 4

## Required Information, Reports, Studies and Materials

### PLANNING

- **Agricultural Impact Assessment**
- Application Form
- Aviation Report
- Block Plan
- Community Services and Facilities Impact Study
- Comprehensive **Development** Plan/Phasing Plan
- Concept Plan
- Context Map with Colour Aerial Orthophoto
- Demarcation of physical and stable top of bank, areas regulated by TRCA, and/or limits of **Natural Heritage Systems**, **Wetlands**, and/or **Natural Hazards**, **Vegetation Protective Zones** (VPZs) in accordance with Section 3.0 of VOP 2010 (if applicable)
- Description of **Development** Proposal
- Geo Referenced AutoCAD (UTM NAD 83, Zone 17) Site Plan/Concept Plan in accordance with GIS Digital Drawing Submission Standards
- GIS layered PDFs (Site Plan/Concept Plan/Draft Plan, Landscape Plan, Building Elevations) in accordance with GIS Digital Drawing Submission Standards
- Draft Plan of Condominium
- Draft Official Plan Amendment
- Draft Plan of Subdivision (with lot frontage and area statistics)
- Draft **Zoning By-law** Amendment
- Draft Reference Plan
- Draft Notice Sign
- **Environmental Impact Study** or Natural Heritage Evaluation
- Executed & Valid PAC Understanding
- Geodetic Elevations (6-**Storeys** or Greater – NAV Canada/Bombardier Requirement)
- GIS Conformity Letter (Email Confirming GIS Compliance)
- **Housing Options** Statement
- Internal Floor Plans + Roof Plans
- Landform Conservation Plan
- Land Use Compatibility Study
- Land Use Compatibility Study (railway) where a **Sensitive Land Use** is proposed within 1000 metres of a railyard and 500 metres of a railway
- Legal Survey Plan
- **Minimum Distance Separation Formulae** Report
- Oak Ridges Moraine Conformity Report/Greenbelt Conformity Report
- Parcel Abstract (within last 30 days)
- Parking Level Plans
- Planning Justification Report
- Site Plan
- **Special Policy Area** Studies (Woodbridge)
- Sustainable **Development** Report
- Community Energy Plan
- **Wellhead Protection Area Risk Assessment**/Management Plan
- Holding Symbol Condition Confirmation of Clearance (e.g. confirmation of servicing allocation, external agency/ministry clearance, approval of drawings/studies, etc.)

### URBAN DESIGN AND CULTURAL HERITAGE

- 1:50 to 1:100 Scale Detailed Colour Building Elevations (6 Storeys or greater OR within VMC OR a **Heritage Conservation District**)
- Arborist Report with Tree Inventory and Preservation Plan (or letter from an ISA certified Arborist if no Trees are present)
- Architectural Control Architect Approved Drawings (where applicable)
- Architectural Design (control) Guidelines
- Architectural Material Palette
- Architectural Perspective Rendering
- Computer Generated Building Mass Model (VMC)
- Detailed Wind Tunnel Model Analysis (6 Storeys or greater)
- Detailed Digital 3D Model (VMC & Heritage)
- Edge Management/Restoration Plans (TRCA requirement)
- Exterior Photometric Lighting Plan
- Cool Roof/Green Roof Plans
- Landscape Cost Estimate
- Landscape Master Plan
- Landscape Plans and Details (Including Exterior Lighting)
- Pedestrian and Bicycle Circulation Plan
- Pedestrian Level Wind Study Desktop Analysis (6 Storeys or greater)
- Public Art Plan
- Public Utilities Plan (shadowed on the landscape plan)



## Appendix 4

### Required Information, Reports, Studies and Materials

## URBAN DESIGN AND CULTURAL HERITAGE Continued

- Public Utilities Plan (shadowed on the landscape plan)
- Signage Design and Lighting Plan
- Site and Building Cross Sections (including change of grade and neighbouring properties)
- Site and Building Elevations (demonstrating grade changes)
- Site Plan Accessibility Impact Checklist
- Sun/Shadow Study (6 Storeys or greater)
- Sustainability Performance Metrics Scoring Tool and Summary Letter
- Urban Design and Sustainability Brief/Report
- Urban Design and Sustainability Guidelines
- **Archaeological Assessment**
- Cultural Heritage Impact Assessment
- Cultural Heritage Management Plan
- Cultural Heritage Survey
- Conservation Plan for Heritage Resources
- **Heritage Conservation District** Conformity Report

## DEVELOPMENT ENGINEERING

- Air Quality Assessment Report
- Draft Reference Plan (showing Parcels of Tied Land (POTL))
- Environmental Site Assessment (ESA) Report(s)
- Erosion and Sediment Control Plan
- Functional Servicing Report
- Geotechnical/Soils Report
- Hydrogeological Report
- Master Environmental Servicing Plan (MESP) (TOR Required)
- Metadata Table
- Noise and Vibration Report
- Parking Study
- Pavement Marking & Signage Plan
- Pedestrian and Bicycle Circulation Plan
- Site Plan Engineering Fee
- Site Servicing and Grading Plan & Supporting Drawings (If grade changes are proposed)
- Site Screening Questionnaire and Environmental Certification
- Stormwater Management Report
- Transportation Demand Management (TDM) Plan
- Transportation Impact Study
- Transportation Maneuverability Plans (e.g. waste collection, emergency vehicles, etc.)
- Water Balance Assessment Report

## PARKS

- Community Services and Facilities Impact Study
- Park and Open Space Master Plan – abutting Open Space
- Park and Open Space Detailed Facility Fit Study
- Parkland Dedication Summary Chart
- Trail Feasibility Report/Plan/Study

## OTHER

- Other agencies, municipalities, or corporations to be contacted by the applicant as identified by the City
- Payment of all Applicable Fees
- Executed Preapplication Understanding
- BLEVE (Boiling Liquid Expanding Vapour Explosion) Models
- Community Energy Plan
- Flood Risk Assessment Plan
- Geodetic Elevations (NAV Canada requirements)
- Plume Study
- Market Impact Study
- Real Estate Appraisal Report
- Title Opinion (Freehold Semi-detached & Freehold Townhouse Proposals)
- Waste Collection Design Standards

## Appendix 4

### Required Information, Reports, Studies and Materials

#### OTHER Continued

- Completed and signed **Development** Application Form
- A copy of the GIS submission confirmation approval email
- Digital copies submitted via One Drive. All files shall be labelled in accordance with the City of Vaughan's standard nomenclature
- All PDFs shall be layered and unlocked and non-password protected
- When rendering drawings to PDF, options for saving text as comments shall not be selected and all text shall be flattened
- All drawings and reports to be submitted to the City in a format both hard and electronic form to standards required by the City and signed and/or stamped by a qualified professional
- Additional Studies as required
- Site Walks or Site Visits
- Subsequent Environmental Site Assessments
- Vaughan Design Review Panel review
- Source Protection Plan
- **Agricultural Impact Assessment**
- Heritage Vaughan Committee approval
- Rail Safety and Risk Mitigation Study
- application(s) for **Development** on or adjacent to lands regulated by other authorities, including but not limited to TransCanada Pipelines Limited, Hydro One Limited, and the Ontario Ministry of Transportation are required to have **Development** limits established to the satisfaction of the appropriate authority and identified in the appropriate plans and reports required for submission prior to the application being deemed complete by the City.