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Communication

CW(PM) – December 2, 2025

Item No. 4

City-initiated Modifications to Volume 2 of the Adopted VOP 2025

Dec. 2, 2025

Committee of the Whole (Public Meeting)



Agenda



1. Overview
 - a) The Adopted Vaughan Official Plan 2025
 - b) Provincial Direction on Employment Areas
2. Draft Modifications

Overview

City-Initiated Modifications to Volume 2 of
the Adopted Vaughan Official Plan 2025

Adopted Vaughan Official Plan 2025

- ▶ Vaughan Official Plan 2025 ('VOP 2025') was adopted by Council on Oct. 28, 2025.
- ▶ Volume 2 includes only the new Vaughan Metropolitan Centre ('VMC') Secondary Plan and Weston 7 Secondary Plan.
- ▶ The rest of Volume 2 of Vaughan Official Plan 2010 ('VOP 2010') remains in-effect.



Volume 2 Update

- ▶ The City has initiated a comprehensive review of Volume 2 of VOP 2010 to update and align with VOP 2025.
- ▶ Area-Specific Plans and Site-Specific Policies for lands within the Employment Area have been prioritized to:
 - follow Provincial legislation and direction for employment areas in the *Planning Act* and Provincial Planning Statement 2024 ('PPS 2024').
 - align with updated policies for Vaughan's Employment Area in the adopted VOP 2025, including land use compatibility policies.
 - update policy references and align land use designations with the adopted VOP 2025.

Provincial Direction

- ▶ Bill 97 amended the *Planning Act* definition of “area of employment” to narrow the scope of uses permitted in areas of employment.
 - Institutional and commercial uses, including retail and office uses not associated with a primary business and economic use, are not permitted
 - Took effect on Oct. 20, 2024
- ▶ Changes were echoed in the PPS 2024 definition of “employment area”.
 - In employment areas, the PPS 2024 also prohibits:
 - Residential uses
 - Public service facilities
 - Other sensitive uses not ancillary to uses permitted in employment areas

Lawfully Established Uses

- ▶ The *Planning Act* authorizes municipalities to adopt policies to allow for the continuation of uses lawfully established on a parcel of land within the Employment Area before Oct. 20, 2024.
- ▶ This allows previous uses that are no longer permitted under the *Planning Act* to continue without diminishing the cluster of economic and business uses within areas of employment.
- ▶ Volume 1 of the adopted VOP 2025 includes policies that align with the *Planning Act* to permit lawfully established uses in the Employment Area.

Modifications to Volume 2 of the adopted VOP 2025

Draft Modifications

Areas/Sites Under Review



Area-Specific Plans

VOP 2010 – Volume 2

- ▶ Keele Valley Landfill Area
 - To be updated and carried forward
- ▶ Adult Entertainment Uses
 - To be entirely removed
- ▶ Huntington Business Park
 - To be reflected on Schedule 13
 - Area-Specific Plan to be entirely removed
- ▶ Maple Industrial Area
 - To be updated and carried forward

VOP 2025 – Volume 2

- ▶ Keele Valley Landfill Area
- ▶ Maple Industrial Area

Site-Specific Policies

VOP 2010 – Volume 2

- ▶ 8151 Highway 50
 - To be entirely removed
- ▶ Huntington South
 - To be entirely removed
- ▶ 30 and 70 Aviva Park Drive
 - To be updated and carried forward
- ▶ SE Corner of Weston Rd. and Highway 407
 - To be entirely removed
- ▶ NW Corner of Highway 427 and Highway 7
 - To be updated and carried forward
- ▶ 600, 800 & 1000 Tesma Way
 - To be entirely removed
- ▶ 8500 Huntington Road
 - To be entirely removed
- ▶ South (Rear) Portion of 2685 Highway 7 and 44 Killaloe Road
 - To be entirely removed

VOP 2025 – Volume 2

- ▶ 30 and 70 Aviva Park Drive
- ▶ NW Corner of Highway 427 and Highway 7
 - Title to be updated to “35 and 55 New Huntington Road and 6640 Highway 7”



Thank you!

Planning and Infrastructure Development
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