

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 222-2025

A By-law to adopt Amendment Number 146 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 146 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, “7”, and “8” is hereby adopted.
2. THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 11 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025

AMENDMENT NUMBER 146
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, “7”, and “8” constitute Amendment Number 146 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendices “I” and “II”.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan (the 'Amendment').

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No.146" on Schedule "1" attached hereto:

1. Redesignate a portion of the Subject Lands fronting Hwy. 50 from "Prestige Employment" to "Natural Areas".
2. Redesignate portions of the Subject Lands from "Natural Areas" to "Prestige Employment" and "General Employment".
3. Remove the "Special Classification", north-south "Minor Collector (Primary)" road and "Bike Lane" from the Subject Lands.
4. Realign the "Watercourse" to reflect the realignment of the Rainbow Creek Headwater Drainage Feature.
5. Modify a portion of the east-west "Minor Collector (Primary)" road.
6. Permit additional uses which are incidental to the main warehouse use, including stormwater management facilities.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are municipally known as 10223 Highway 50, located north of Major Mackenzie Drive West, on the east side of Highway 50, being Part of Lot 22, Concession 10, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 146."

III BASIS

The decision to amend Vaughan Official Plan 2010 is based on the following considerations:

1. The Provincial Planning Statement, 2024 ('PPS 2024') provides policy direction on matters of provincial interest related to land use planning and development. The PPS 2024 is applied Province-wide and provides direction for appropriate development while ensuring that public health and safety, and the quality of the natural and built environments are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the Provincial Planning Statement. Policy 2.3.1 in the Provincial Planning Statement 2024 promotes efficient, cost-effective development and land use patterns that are based on densities which:

- a) Efficiently use land, resources, infrastructure, and public service facilities
- b) Are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
- c) Promotes environmental health by protecting the long-term ecological function of natural heritage features and areas.

The Amendment intends to preserve the existing woodland and wetland feature on the eastern portion of the Subject Lands, while realigning the Rainbow Creek Headwater Drainage Feature which bisects the property to run parallel with Highway 50. The Amendment will capitalize on future planned water and sanitary infrastructure and introduce new industrial uses that will establish a strong economic employment base. Similarly, Policy 2.8.1 in the Provincial Planning Statement 2024 states that planning authorities shall promote economic growth and competitiveness by:

- a) Providing an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; and
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The Amendment encourages intensification of employment uses, promotes economic growth, and aims to establish complete communities that support

existing and future businesses. In consideration of the above, the Amendment is consistent with the Provincial Planning Statement 2024.

2. The York Region Official Plan 2022 ('YROP 2022') guides economic, environmental, and community building decisions across York Region. The YROP 2022 designates the Subject Lands as "Urban Area" and "Regional Greenlands System" on Map 1 – Regional Structure and "Employment Area" on Map 1A – Land Use Designation. The Subject Lands form part of the Block 66 West Block Plan that focuses on developing a built-up employment area to support a wide range of industrial uses and help generate local and regional economic viability. The Regional Greenlands System corresponds with the key natural core features that exist within the property boundary. The Urban Area designation permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Amendment supports the YROP 2022 policies to provide for a long-term viability of employment lands and accommodate future economic growth. The Amendment is characteristic of a diverse employment use that will contribute to the planned built-up employment area.
3. The Vaughan Official Plan 2010 ('VOP 2010') is intended to guide planning for intensification, the integration of the Natural Heritage Network, and deliver high quality urban and sustainable principles. The Subject Lands are designated "Natural Area", "Prestige Employment" and "General Employment" in VOP 2010, Volume 2, Section 11.9 – West Vaughan Employment Area Secondary Plan, Schedule 3: Land Use.

The proposed development is part of the comprehensive development of employment uses within the Block 66 West Block Plan. The proposed development will provide for a diversity of industrial uses (i.e., warehouse, manufacture, distribution, and small and medium-sized offices) which support the overall diversification of employment options and optimize the efficiency of businesses in the Block 66 West Block Plan. VOP 2010 also encourages the public ownership of

open spaces and nature heritage features. The natural area block containing the natural heritage features and the appropriate vegetation protection zones will be conveyed to a public authority to contribute to the completion of the publicly owned natural heritage network within the area. In consideration of the above, the proposed amendments are appropriate and supported by the policies of VOP 2010.

4. The statutory Public Meeting was held on June 4, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of June 4, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on June 24, 2025.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Vaughan Official Plan 2010, Volume 1 is hereby amended by:

1. Amending Schedule 1 – Urban Structure by refining the delineation of the Natural Areas and Countryside on the Subject Lands to reflect the realignment of the Rainbow Creek Headwater Drainage Feature as shown on Schedule “2”.
2. Amending Schedule 2 – Natural Heritage Network by refining the delineation of the Core Features on the Subject Lands to reflect the realignment of the Rainbow Creek Headwater Drainage Feature as shown on Schedule “3”.
3. Amending Schedule 9 – Future Transportation Network by removing the Special Classification Road from the Subject Lands as shown on Schedule “4”.
4. Amending Schedule 13 – Land Use by refining the delineation of the Natural Areas designation on the Subject Lands to reflect the realignment of the Rainbow Creek Headwater Drainage Feature as shown on Schedule “5”.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan, is hereby amended by:

1. Amending Schedule 1: Transportation by removing the Minor Collector (Primary) from the Subject Lands as shown on Schedule “6”.
2. Amending Schedule 2: Natural & Cultural Heritage by removing the Proposed Primary Street from the Subject Lands as shown on Schedule “7”.
3. Amending Schedule 2: Natural & Cultural Heritage by refining the delineation of the Core Features on the Subject Lands to reflect the realignment of the Rainbow Creek Headwater Drainage Feature as shown on Schedule “7”
4. Amending Schedule 3: Land Use by removing the Bike Lane from the Subject Lands as shown on Schedule “8”.
5. Amending Schedule 3: Land Use by refining the delineation of the Natural Areas designation on the Subject Lands to reflect the realignment of the Rainbow Creek Headwater Drainage Feature as shown on Schedule “8”.
6. Amending Schedule 3: Land Use by identifying the Subject Lands as “Lands Subject to Policy 2.7.3” as shown on Schedule “8”.
7. Adding the following policies to Section 11.9 West Vaughan Employment Area Secondary Plan for the Subject Lands identified in Schedule “1”, and renumbering in sequential order:

“2.7.3

10223 Highway 50 (OPA #146)

That the following policies shall apply to the lands known as 10223 Highway 50 as identified on Schedule 3: Land Use as “Lands Subject to Policy 2.7.3”:

a) Notwithstanding Policy 9.2.2.11.c.i of Volume 1 of the Official Plan, an industrial warehouse use located within wholly enclosed buildings for the storage and distribution of goods and material, which permits outside storage to be located on a corner lot shall be permitted.

b) Notwithstanding Policies 9.2.2.10.b and 9.2.2.11.c of Volume 1 of the Official Plan, a Distribution Facility shall be permitted.

i) Distribution Facility means a building or part of a building used primarily for the storage and

distribution of goods and material, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles, and intermodal containers, and is also considered to be an employment use.

c) Notwithstanding Policies 9.2.2.10.b and 9.2.2.11.c of Volume 1 of the Official Plan, Stormwater management facilities to accommodate a potential interim alignment of the Rainbow Creek Headwater Drainage Feature shall be permitted.

d) A singular driveway access to the Subject Lands, which traverses the realignment of the westerly Rainbow Creek Headwater Drainage Feature shall be permitted.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 001-2021, and Site Development Approval, pursuant to the *Planning Act*.


VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

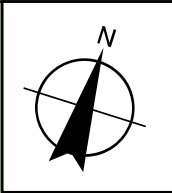


This is Schedule '1'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan

 Lands Subject to
Amendment No. 146

This is Part of Schedule 1 - Urban Structure
To Vaughan Official Plan 2010, Volume 1



HWY 50

MAJOR MACKENZIE DR

Stable Areas

- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities

- Urban Boundary
- Urban Growth Centre Boundary
- Parkway Belt West Lands

Intensification Areas

- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas

0 75 150 300 Metres

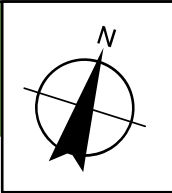
This is Schedule '2'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan



Lands Subject to
Amendment No. 146

**This is Part of Schedule 2 - Natural Heritage Network
To Vaughan Official Plan 2010, Volume 1**



- Core Features
- Unapproved

Highway 50

Major Mackenzie Drive

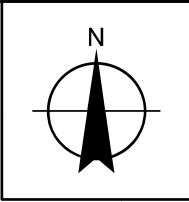
0 75 150 300 Metres

**This is Schedule '3'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025**

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan



Lands Subject to
Amendment No. 146



SCHEDULE 9 - FUTURE TRANSPORTATION NETWORK

- Freeway (Provincial)

Major Arterial (Regional)

Minor Arterial (36m)

Major Collector (26m)
- Minor Collector (24m proposed/23m existing)

Special Classification (Refer to Secondary Plans)

Local

Proposed New Road Link¹
- GTA West Corridor² and Hwy. 427 extension³

Interchange Improvements

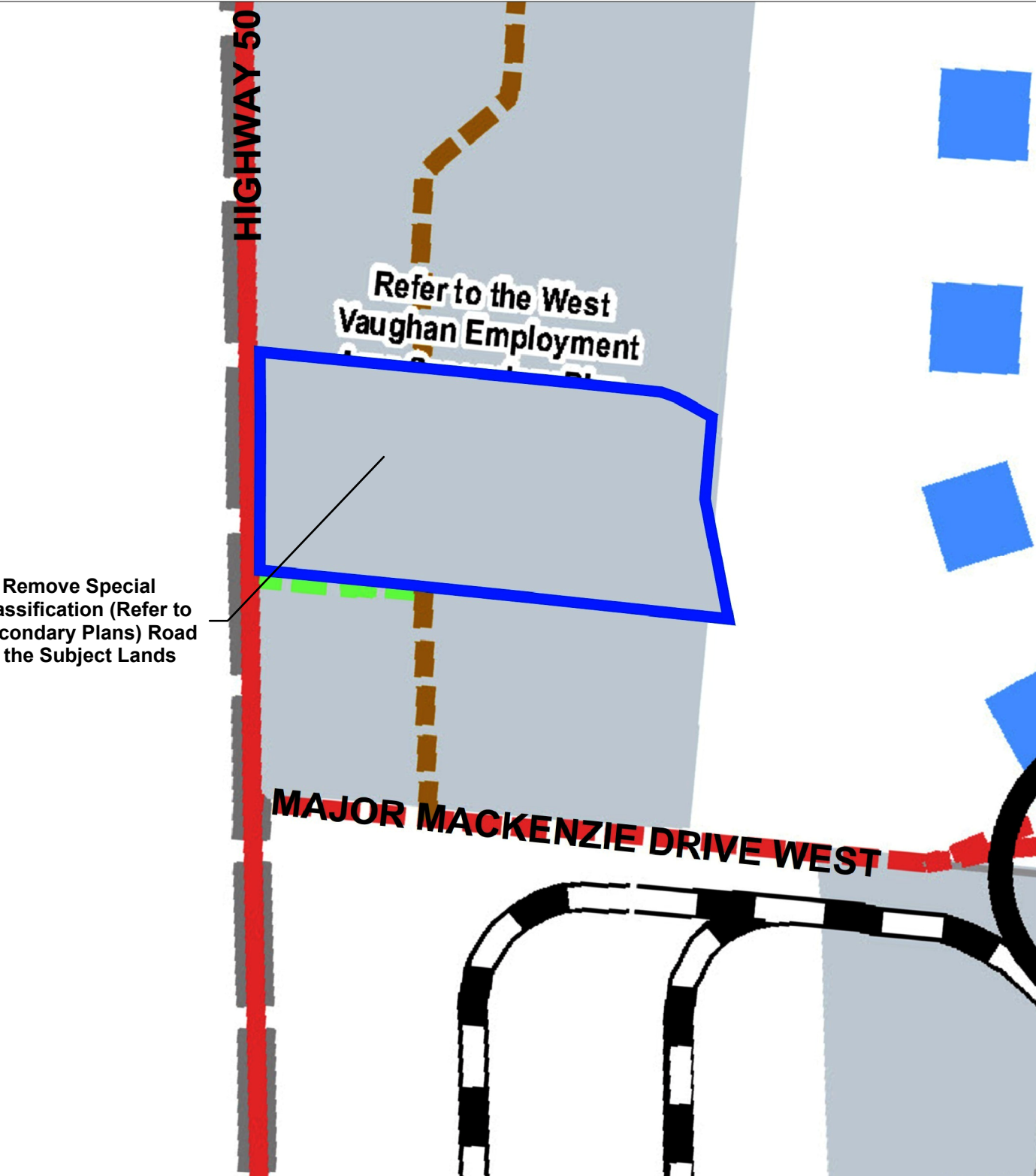
New Interchanges

Future Hwy 400 Series Road Crossings
- Jog Elimination

Railway


Areas Subject to Secondary Plans

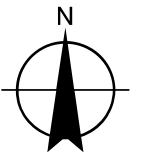
City of Vaughan Boundary



This is Schedule '4'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan

 Lands Subject to
Amendment No. 146



SCHEDULE 13 - LAND USE

- Natural Areas

Parks

Private Open Spaces

Agricultural

Rural

Low-Rise Residential

Low-Rise Mixed-Use

Mid-Rise Residential

Mid-Rise Mixed-Use

High-Rise Residential

High-Rise Mixed-Use

Community Commercial Mixed-Use

Employment Commercial Mixed-Use

General Employment

Prestige Employment

Major Institutional

New Community Areas

Theme Park and Entertainment

Parkway Belt West Lands

Infrastructure and Utilities

Lands Subject to Secondary Plans or Particular Area Specific Plans¹

Roads

Railway

Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area

Natural Core Area

Natural Linkage Area

Countryside

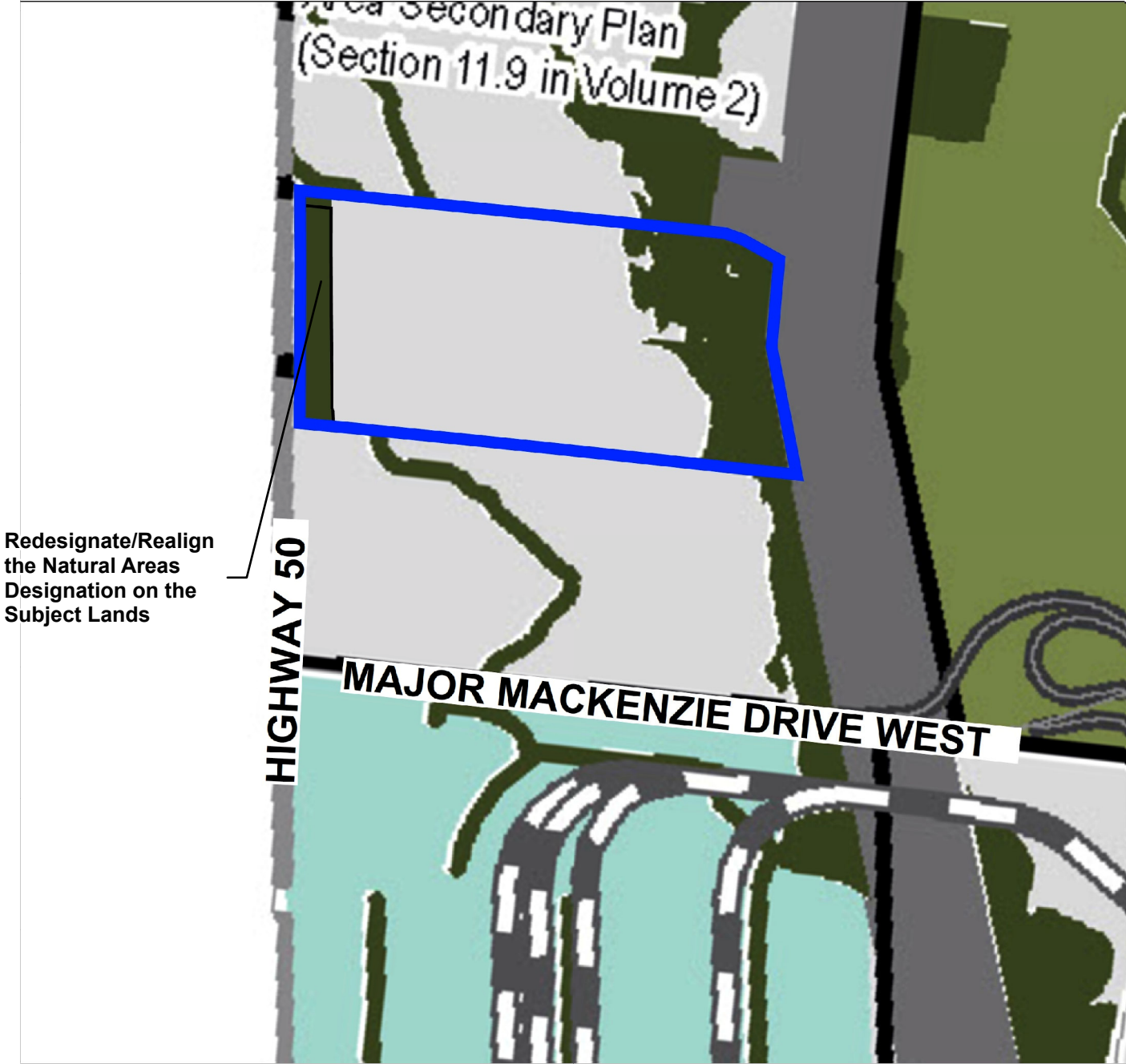
Hamlets

Area Subject to ORMCA Minister's Zoning Order

Municipal Boundary


Proposed Park²

Proposed School²

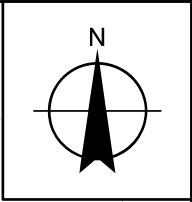


This is Schedule '5'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan



Lands Subject to
Amendment No. 146



SCHEDULE 1 - TRANSPORTATION

- Utility

Secondary Plan Boundary

Municipal Boundaries

Rail line

Trans Canada Pipeline

Paved Shoulder Bikeway
- Bike Lane

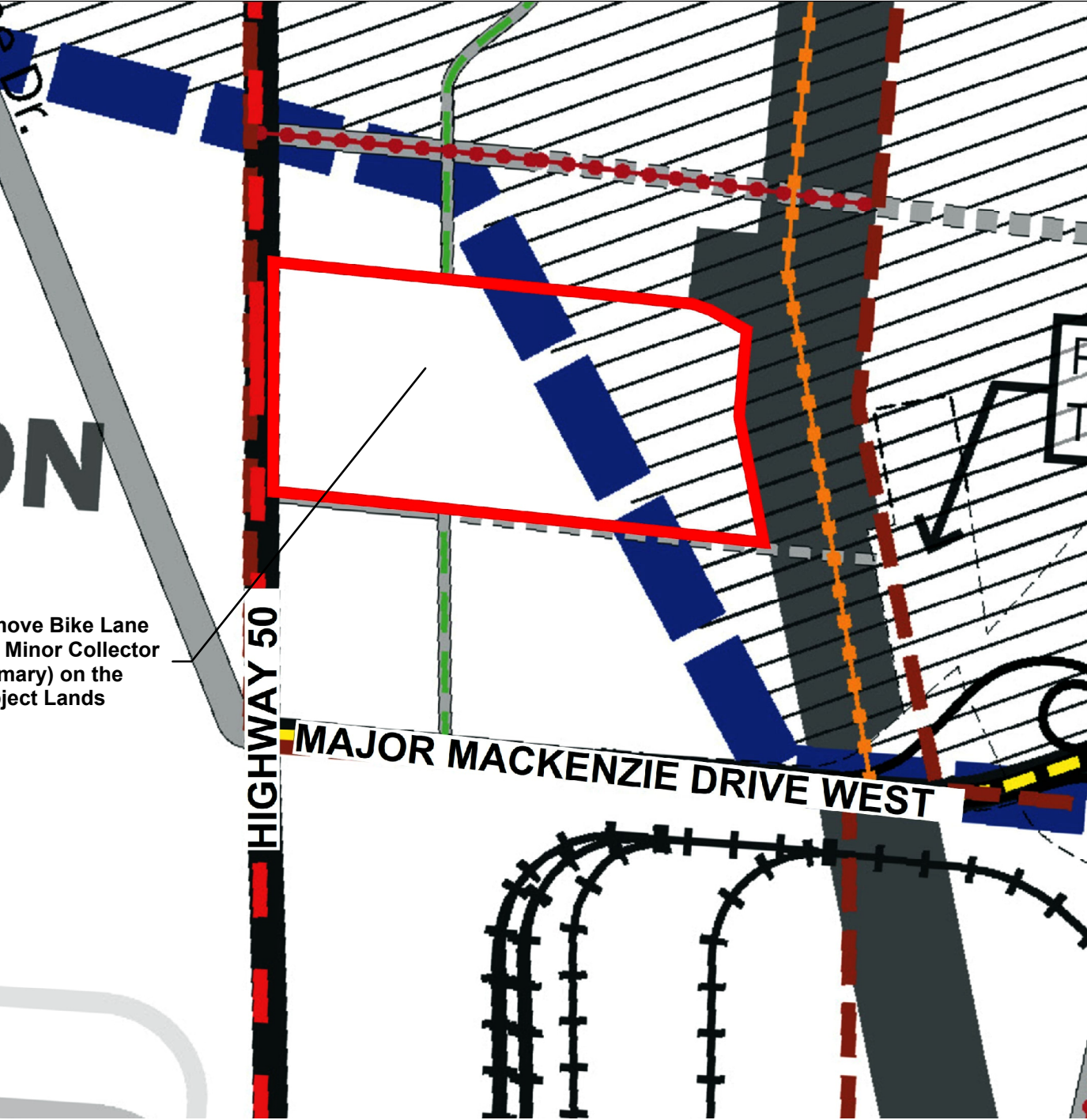
Multi-Use Boulevard Pathway

Multi-Use Recreational Pathway

Major Arterial
- Minor Collector (Primary)

Grade Separated Crossing

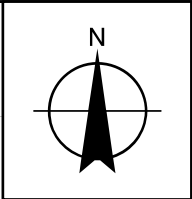
GTA West Corridor Protection Area



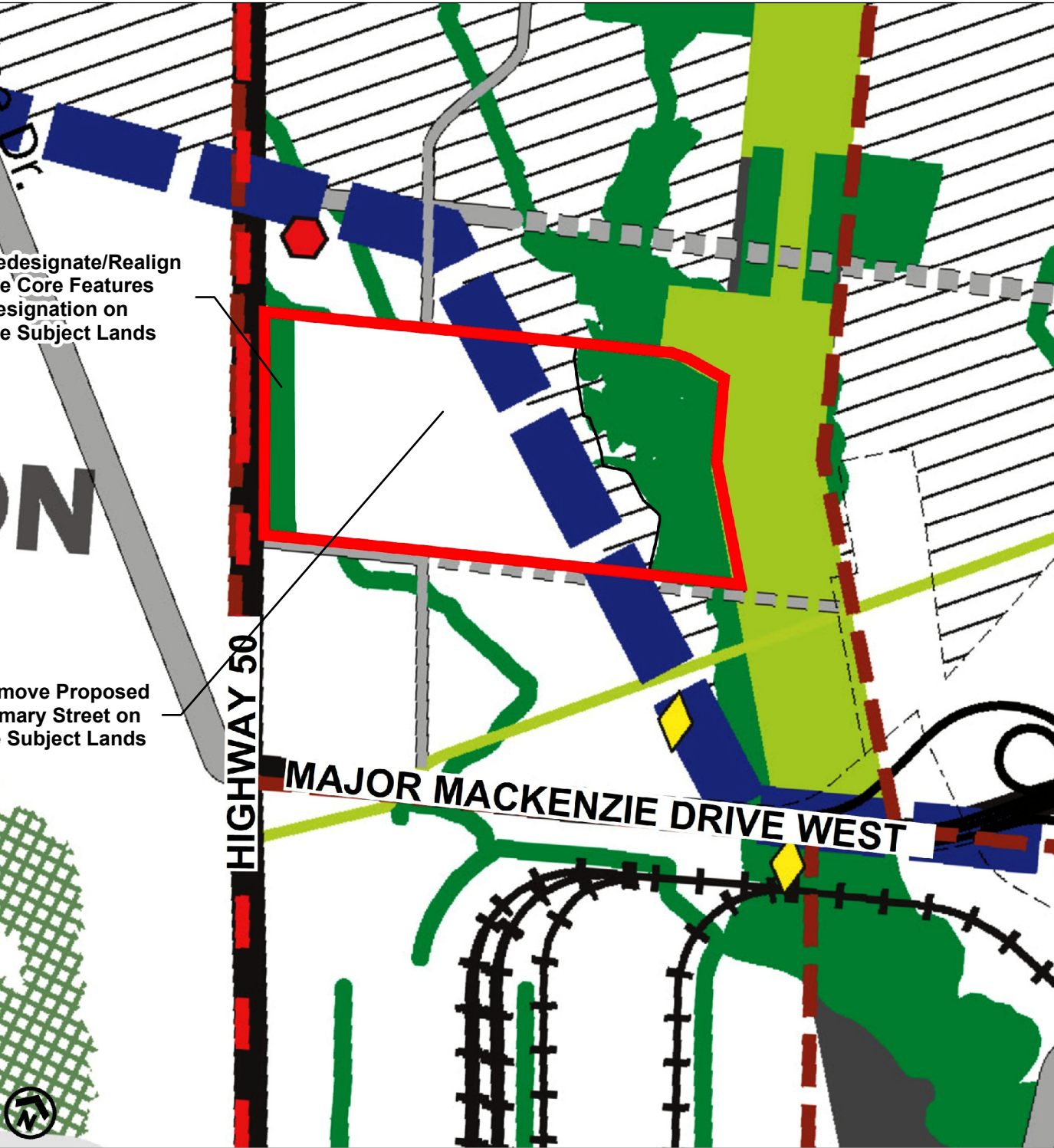
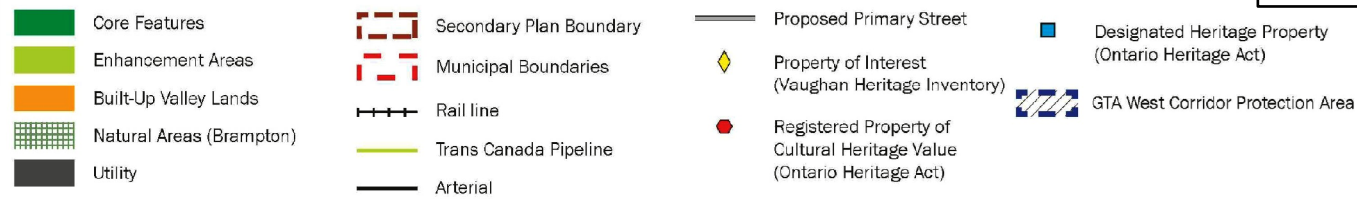
This is Schedule '6'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan

Lands Subject to
Amendment No. 146



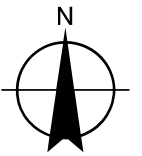
SCHEDULE 2 - NATURAL & CULTURAL HERITAGE

















This is Schedule '7'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

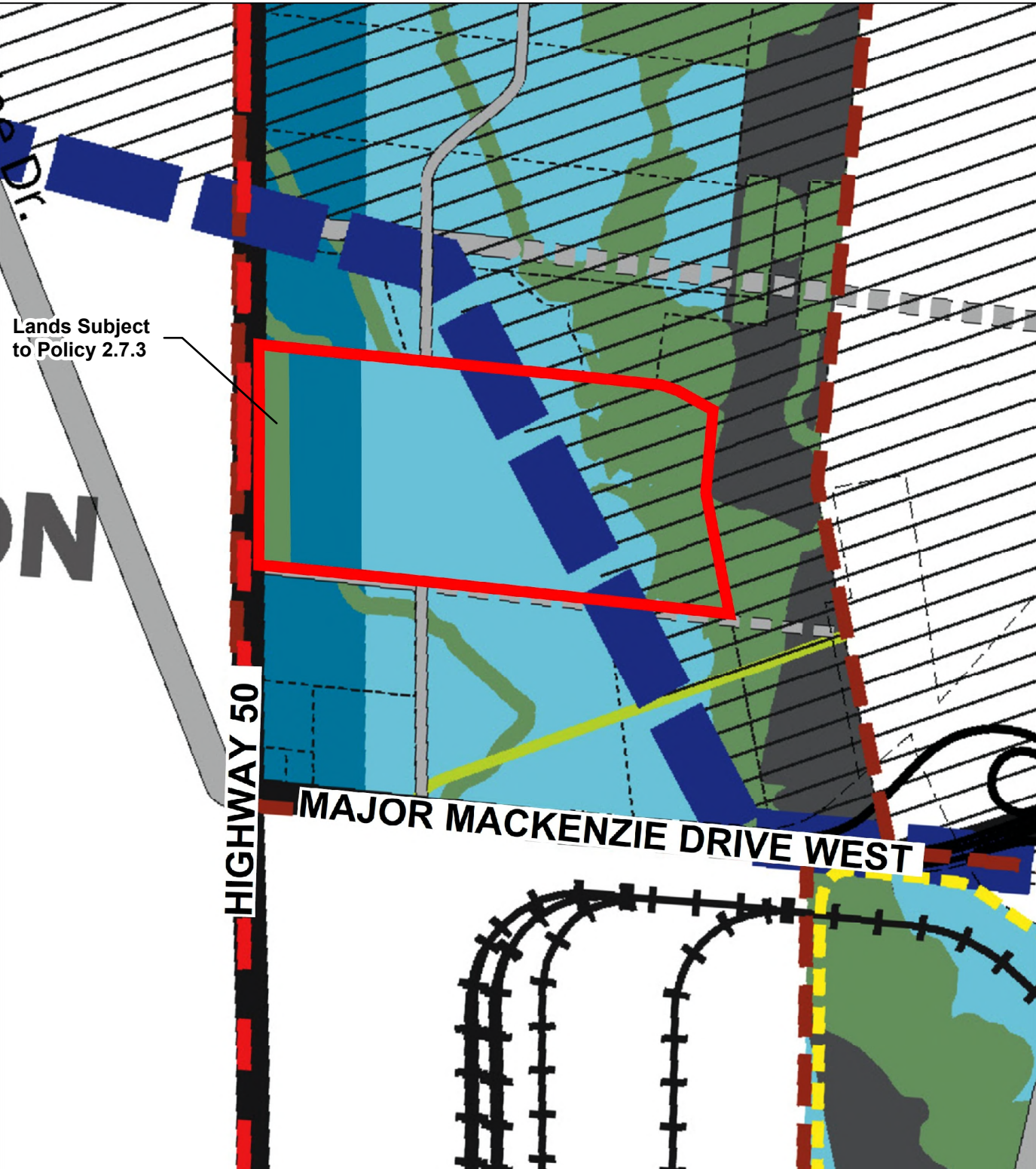
File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan

Lands Subject to
Amendment No. 146




SCHEDULE 3 - LAND USE

 Natural Area	 Property Boundaries	 Proposed District Park	 Proposed Primary Street
 General Employment	 Secondary Plan Boundary	 Rail line	 GTA West Corridor Protection Area
 Prestige Employment	 Municipal Boundaries	 Trans Canada Pipeline	
 Utility	 Intermodal Priority Area	 Arterial	



This is Schedule '8'
To Official Plan Amendment No. 146
Adopted the 22nd Day Of September, 2025

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan

 Lands Subject to
Amendment No. 146

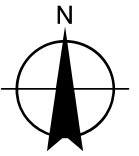
APPENDIX I

The Subject Lands are located north of Major Mackenzie Drive West, and east of Highway 50 and municipally known as 10223 Highway 50, in the City of Vaughan.















The purpose of this Amendment is to accommodate the realignment of the Rainbow Creek Headwater Drainage Feature on the site and permit the development of an industrial distribution facility.

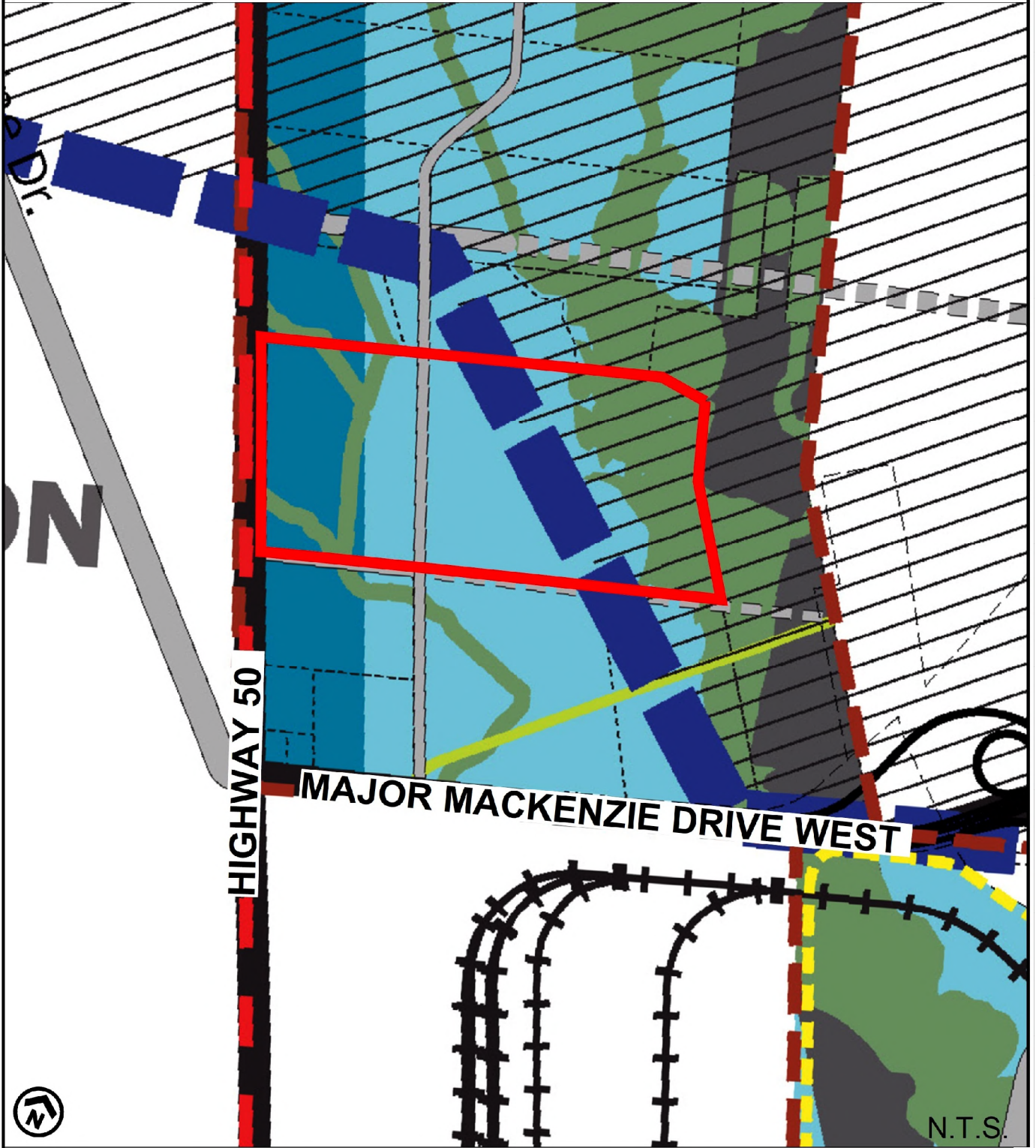
On September 22, 2025, Vaughan Council ratified the September 18, 2025, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.24.006 (CPSP Vaughan Nominee Inc.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.24.006 (CPSP Vaughan Nominee Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the Subject Lands to:
- a) Redesignate a portion of the subject lands (partially within the GTA West Corridor Protection Area) from “Natural Area” to “Prestige Employment” and “General Employment”, and from “Prestige Employment” to “Natural Area” to reflect the alignment of the Rainbow Creek Headwater Drainage Feature; and
 - b) Permit site-specific amendments to Volume 1 and 2 in Vaughan Official Plan 2010.”




SCHEDULE 3 - LAND USE

 Natural Area	 Property Boundaries	 Proposed District Park	 Proposed Primary Street
 General Employment	 Secondary Plan Boundary	 Rail line	 GTA West Corridor Protection Area
 Prestige Employment	 Municipal Boundaries	 Trans Canada Pipeline	
 Utility	 Intermodal Priority Area	 Arterial	



Appendix II
Existing Land Uses
Official Plan Amendment No. 146

File: OP.24.006
Related File: Z.24.017
Location: 10223 Highway 50
Part of Lot 22, Concession 10
Applicant: Vaughan Nominee Inc.
City of Vaughan

 Lands Subject to
Amendment No. 146