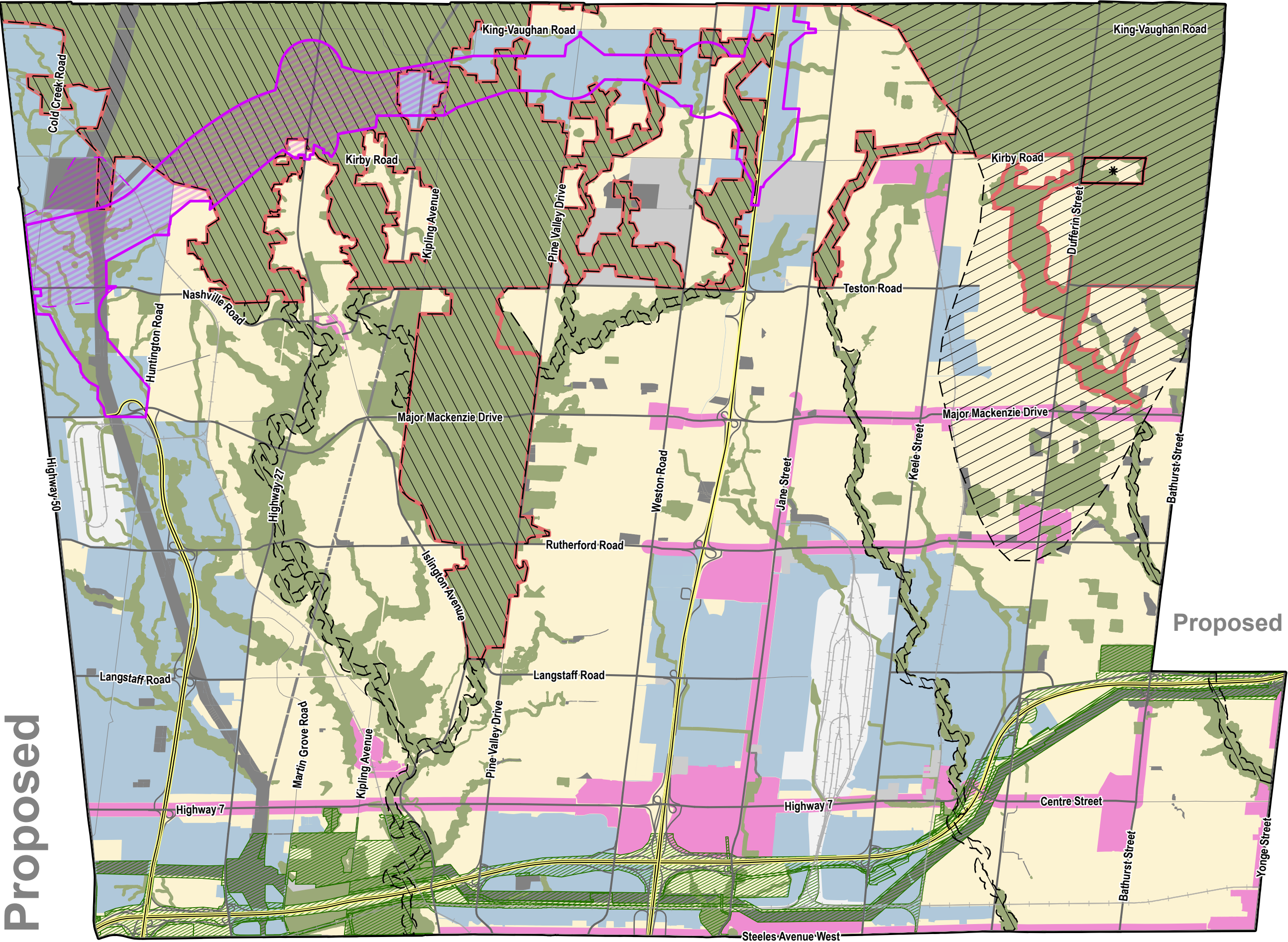


October 2025 Proposed Schedules and Appendices

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

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate.
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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
- Infrastructure and Utilities
- 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)¹
- Narrowed Area of Interest¹

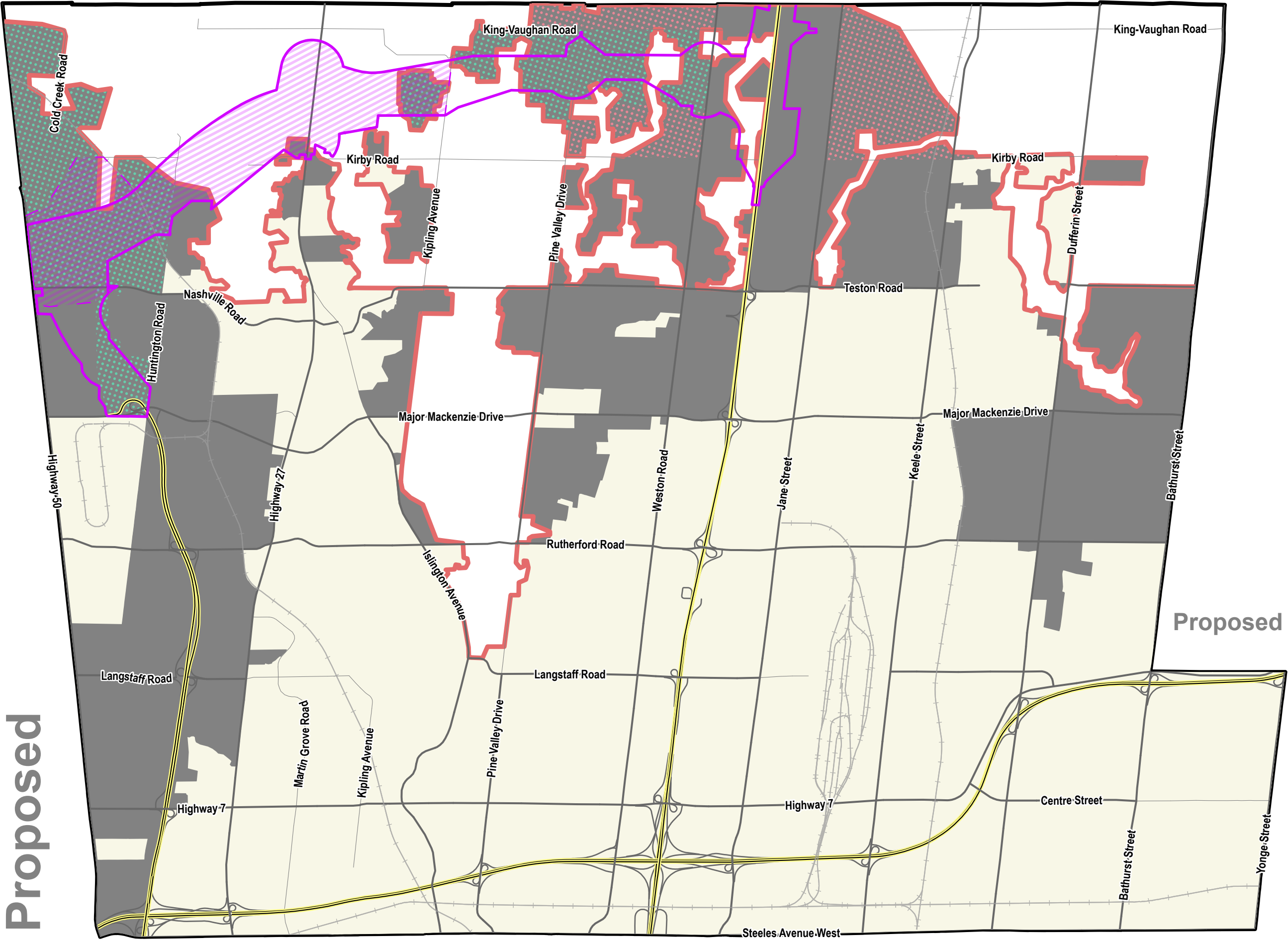
Base Map

- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area²
- Greenbelt Plan Area²
- Road Network
- Railway

¹The 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.

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

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SCHEDULE 1A



Urban Area

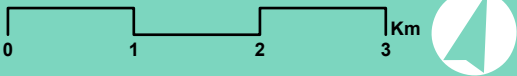
- Urban Boundary
- New Employment Area
- New Community Area
- Designated Greenfield Area
- Built-Up Area

Proposed Highway 413

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

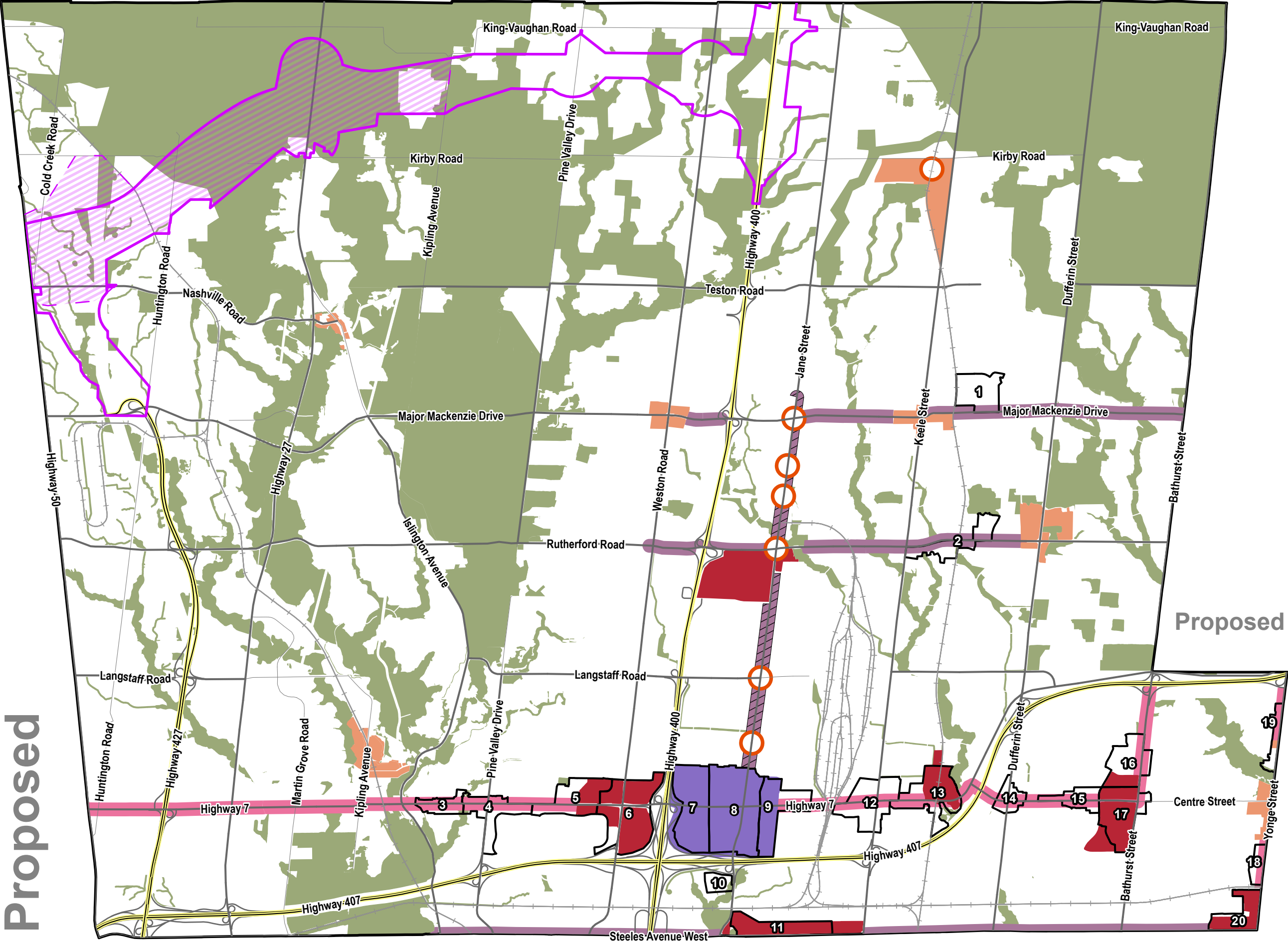
Base Map

- Municipal Boundary
- Road Network
- Railway



October 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

Major Transit Station Areas

Future

Protected

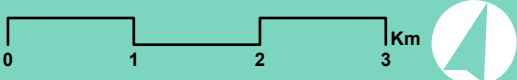
Site #, Name
1, Maple
2, Rutherford
3, Wigwoss-Helen
4, Pine Valley
5, Ansley Grove
6, Weston
7, Commerce
8, Vaughan Metropolitan Centre
9, Creditstone
10, Highway 407
11, Pioneer Village
12, Keele
13, Concord
14, Dufferin
15, Taiga
16, Atkinson
17, Disera-Promenade
18, Clark
19, Royal Orchard
20, Steeles

Proposed Highway 413

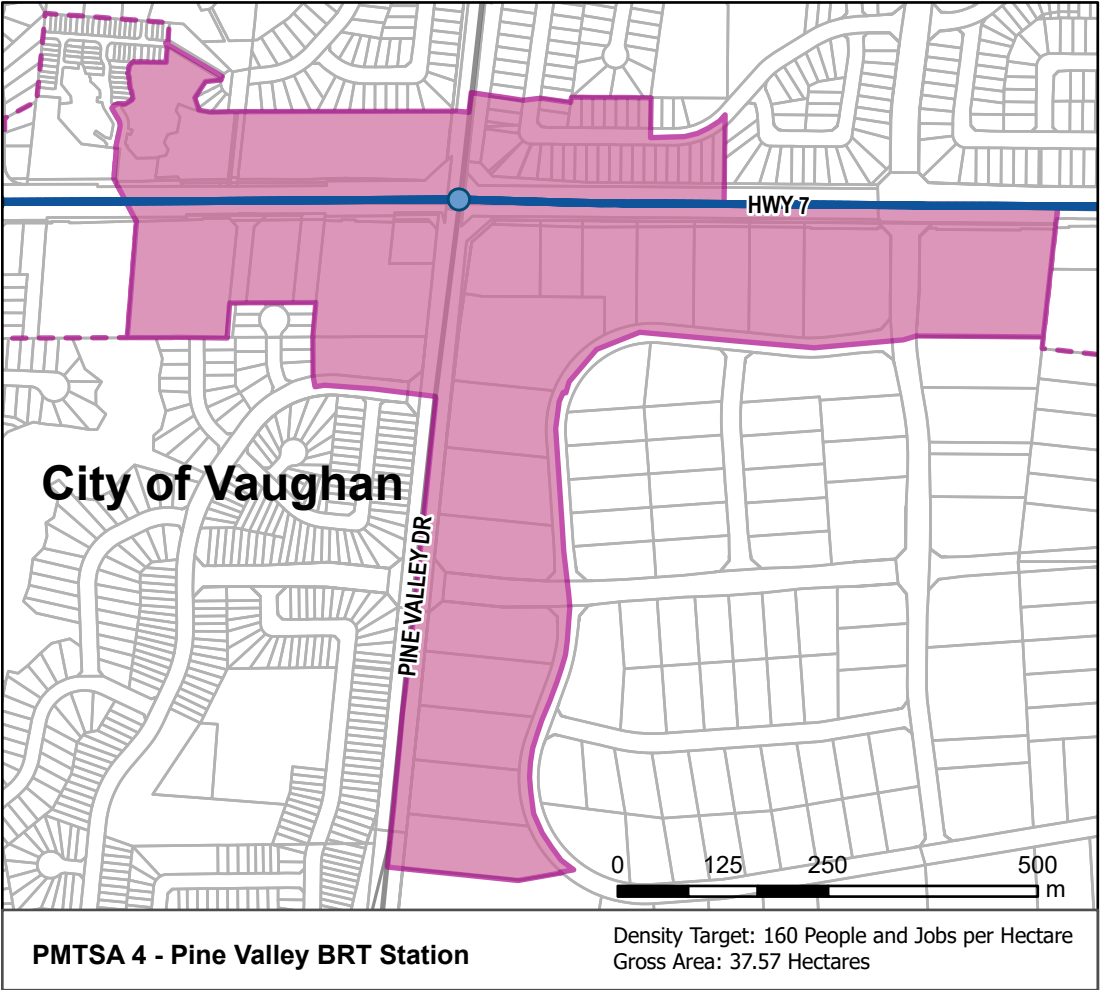
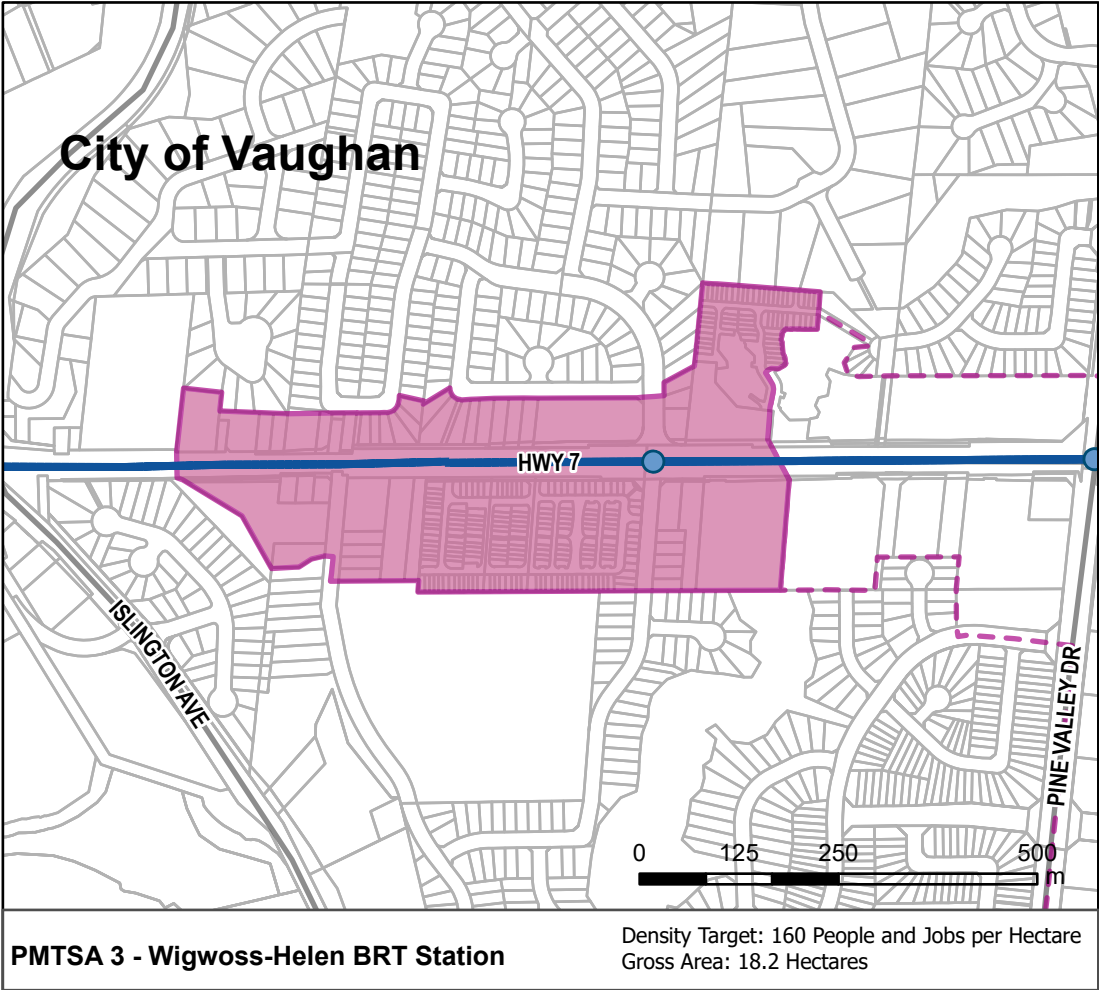
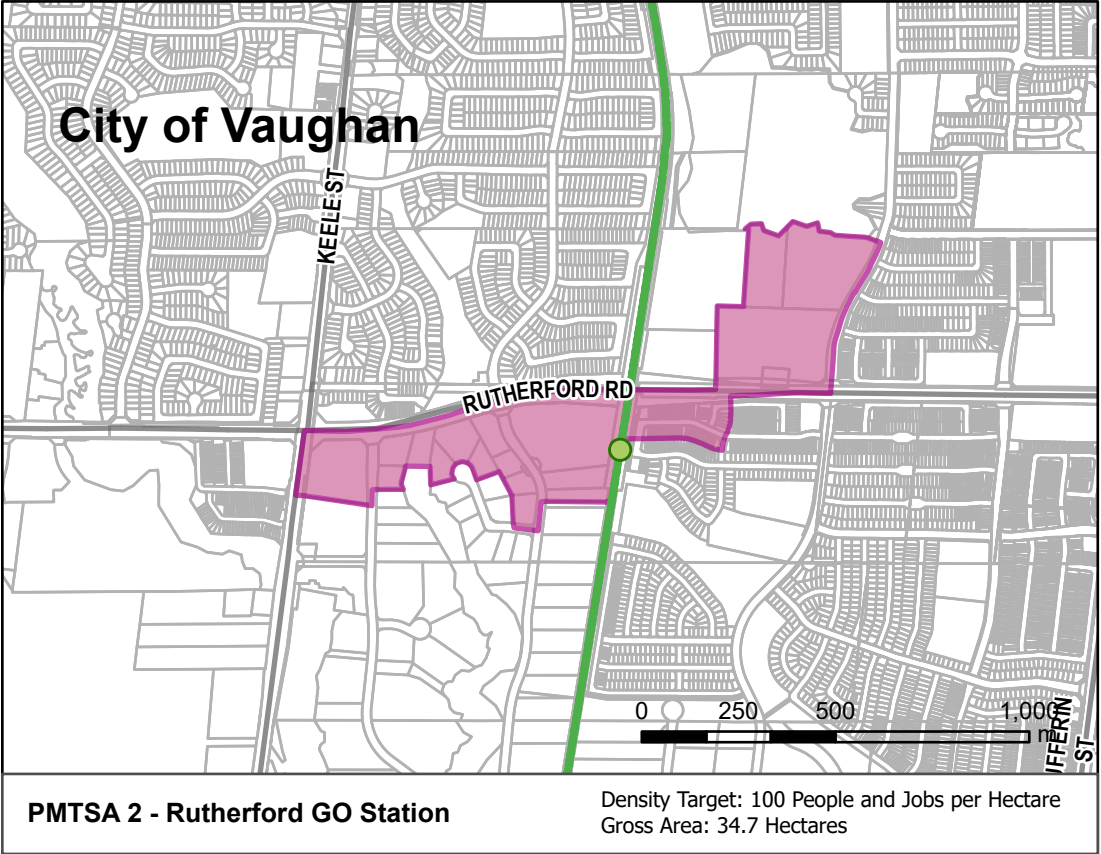
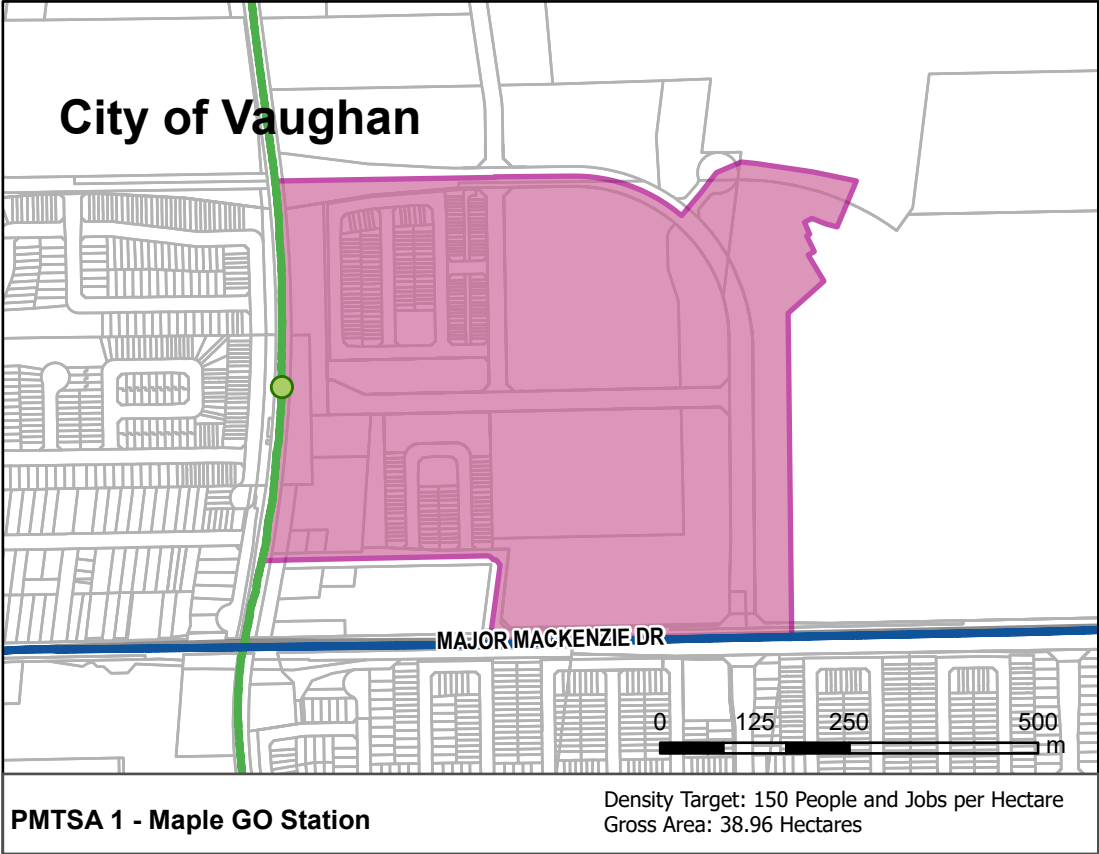
- Focused Analysis Area (2025)
- Narrowed Area of Interest

Base Map

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



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Proposed

SCHEDULE 1.B.1



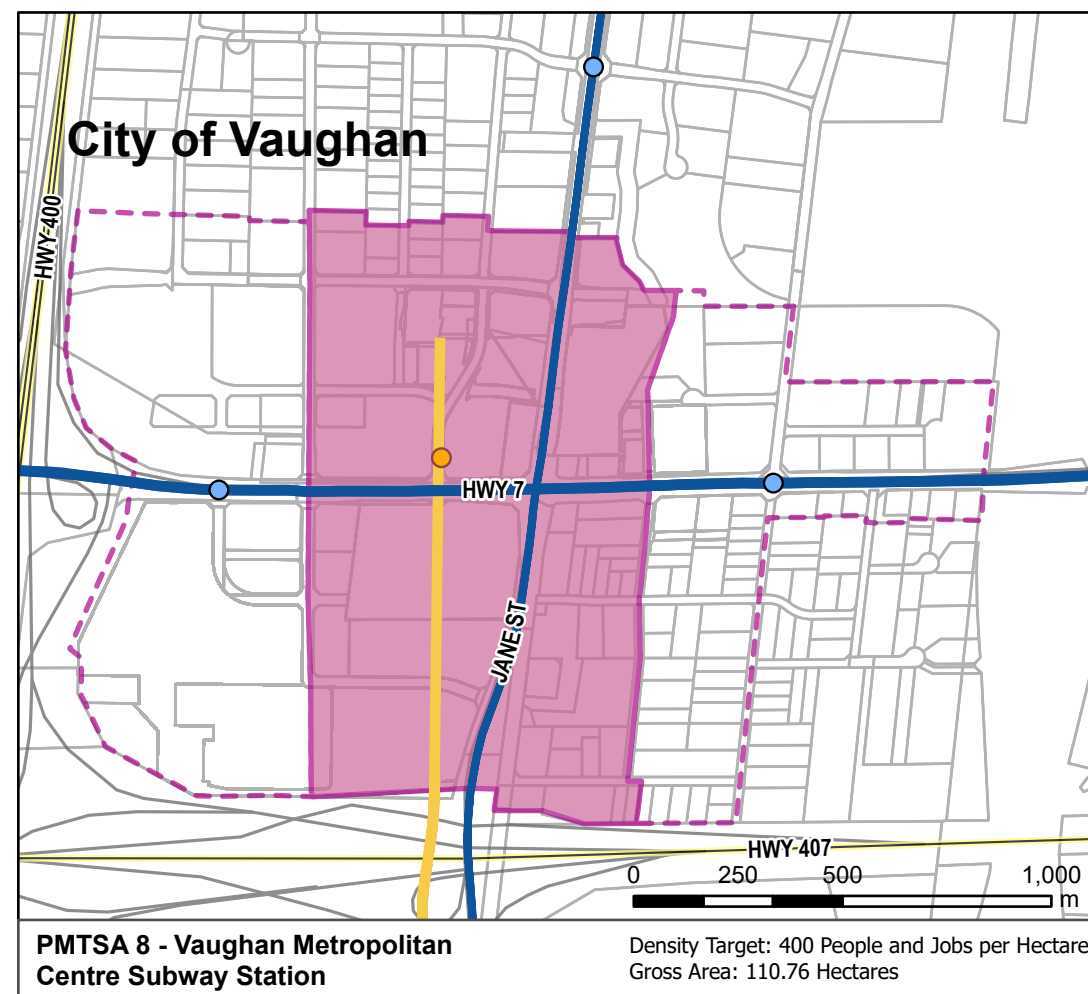
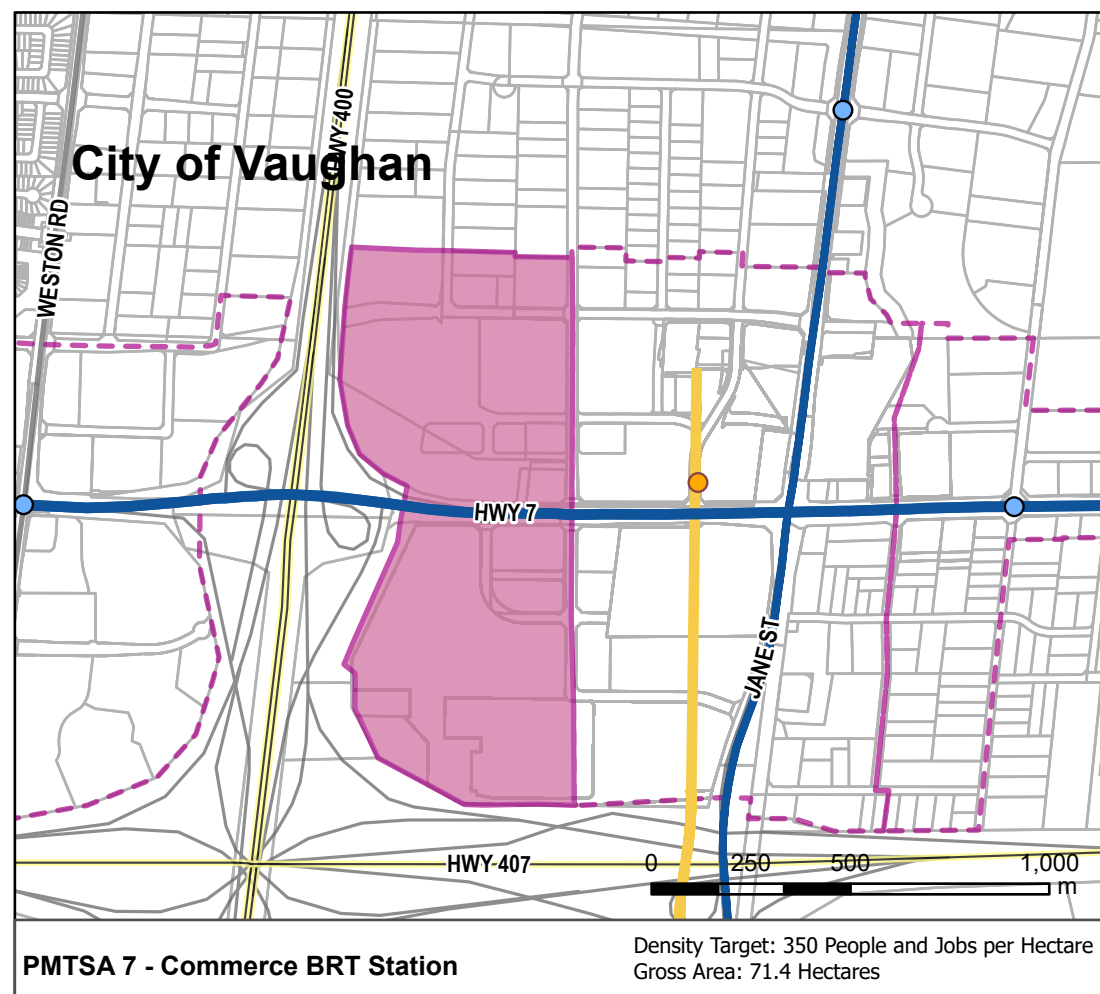
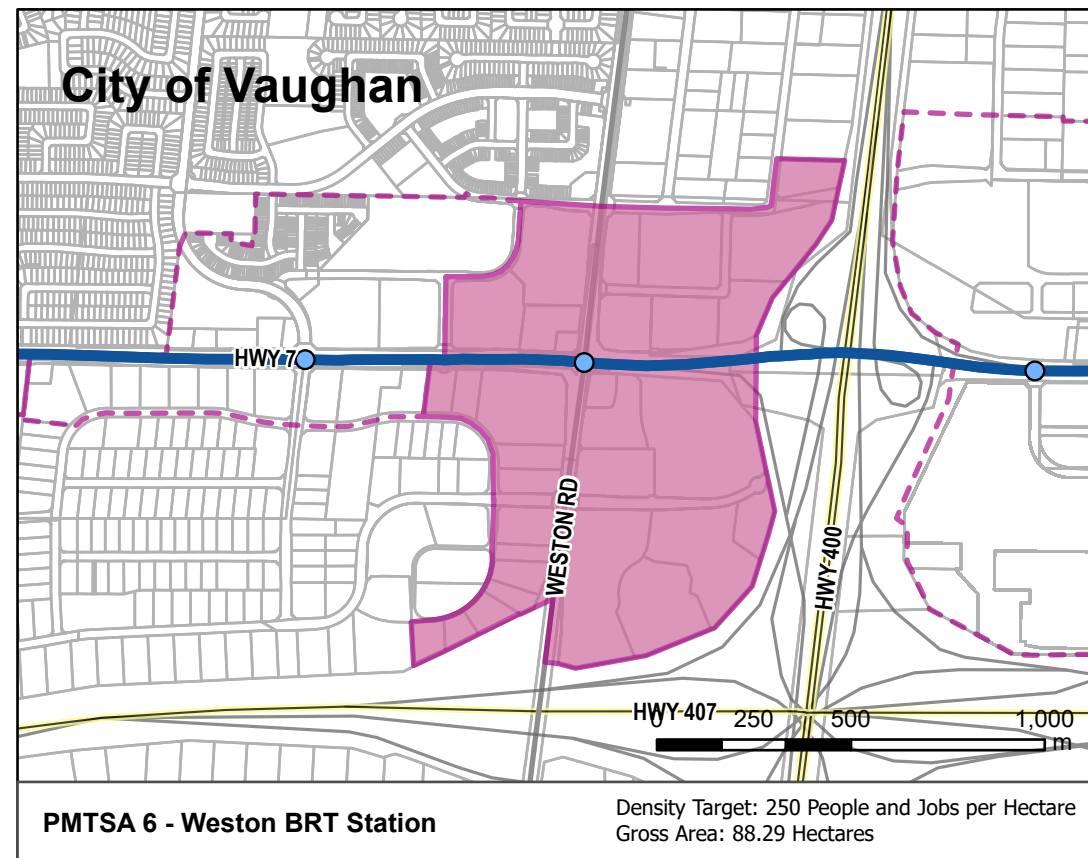
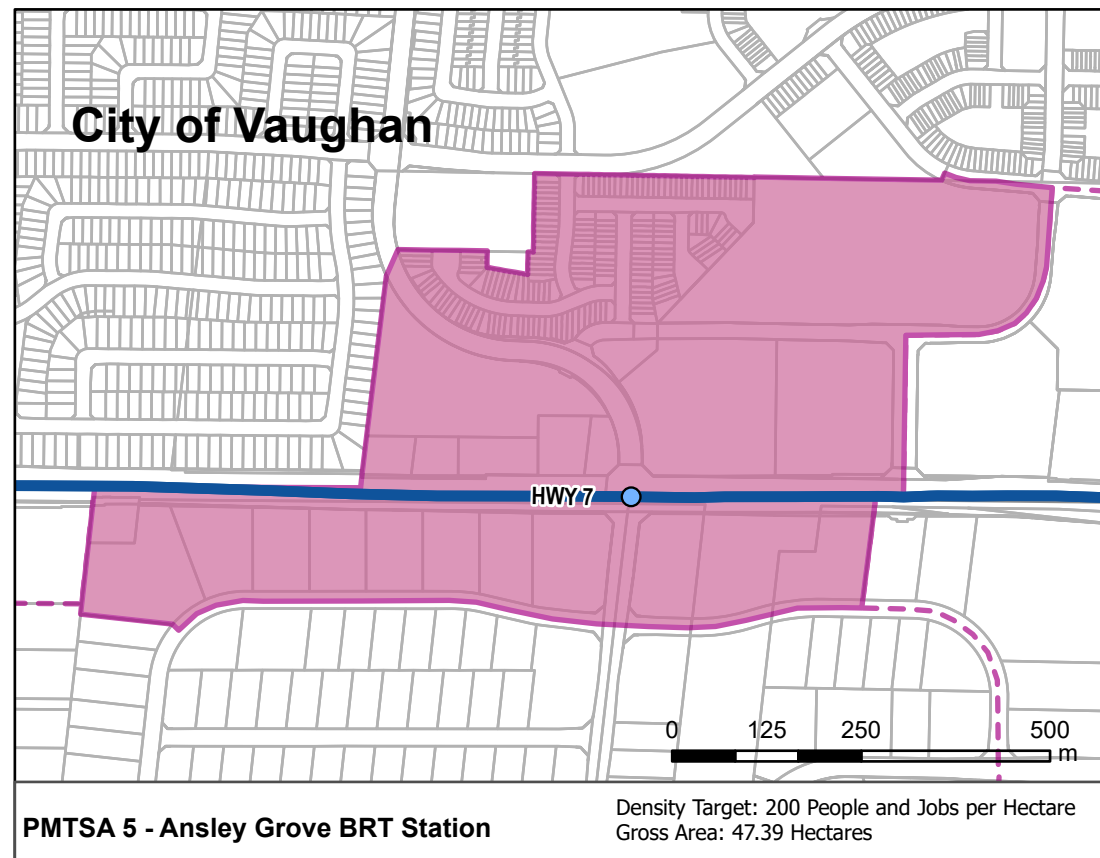
Protected Major Transit Station Areas #1, #2, #3 and #4

- Protected Major Transit Station Area (PMTSA)
- Adjacent PMTSAs
- Transit Stations¹
 - 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

¹Transit 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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Proposed

SCHEDULE 1.B.2



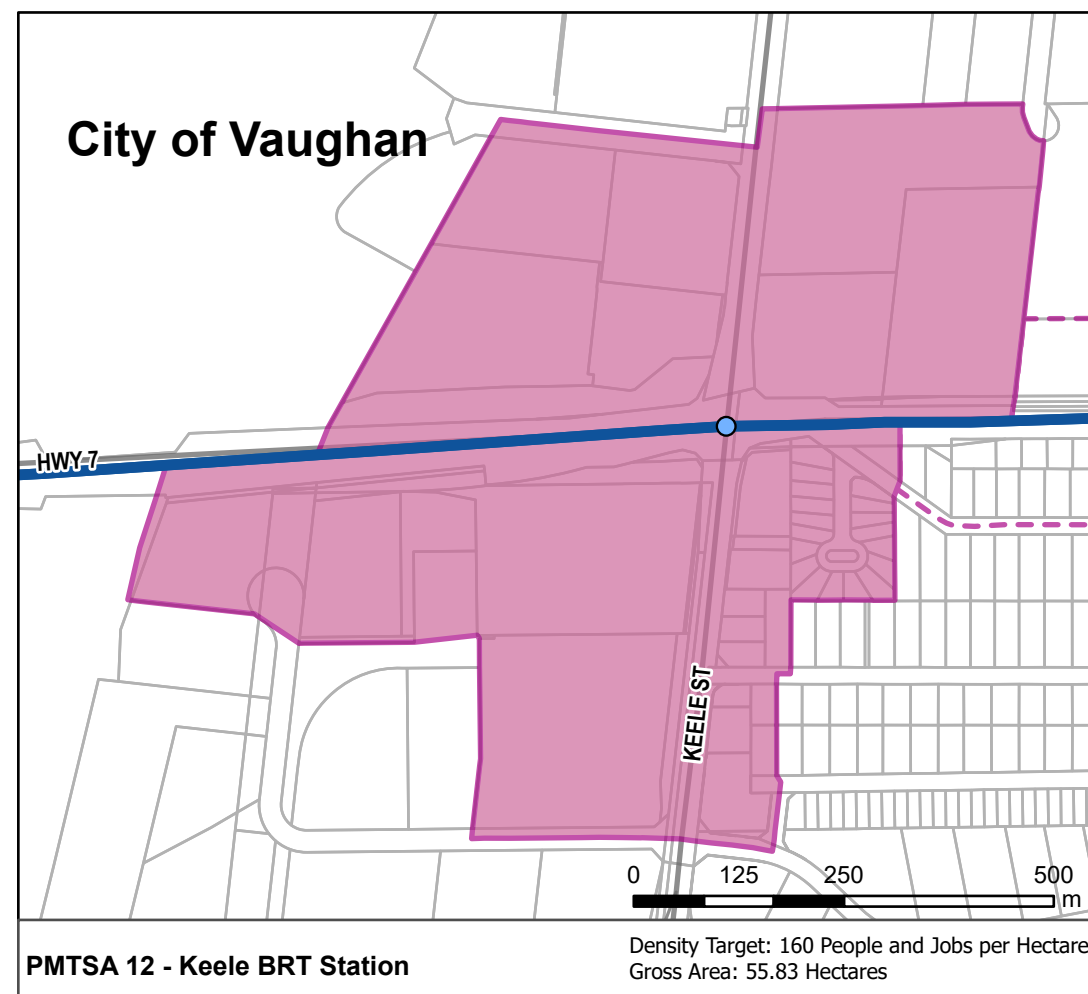
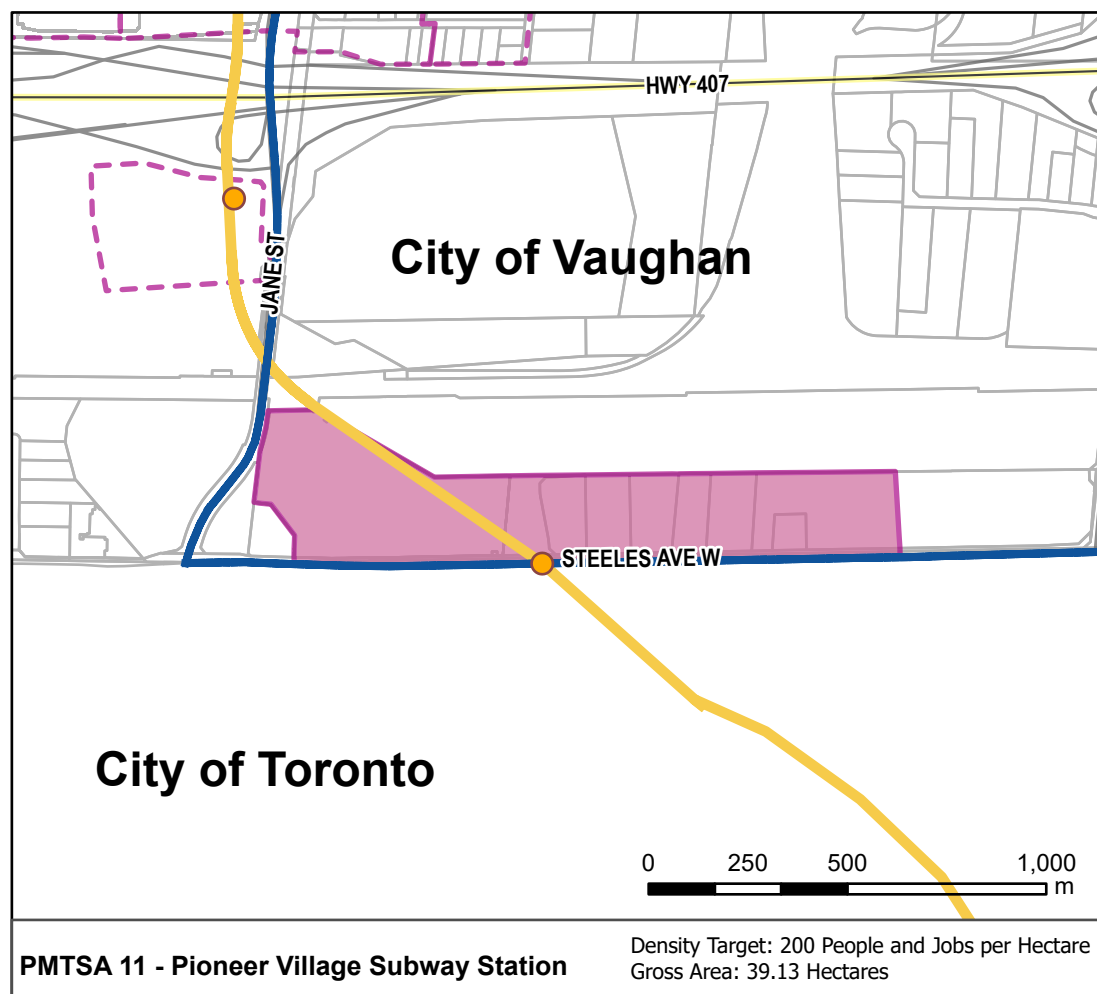
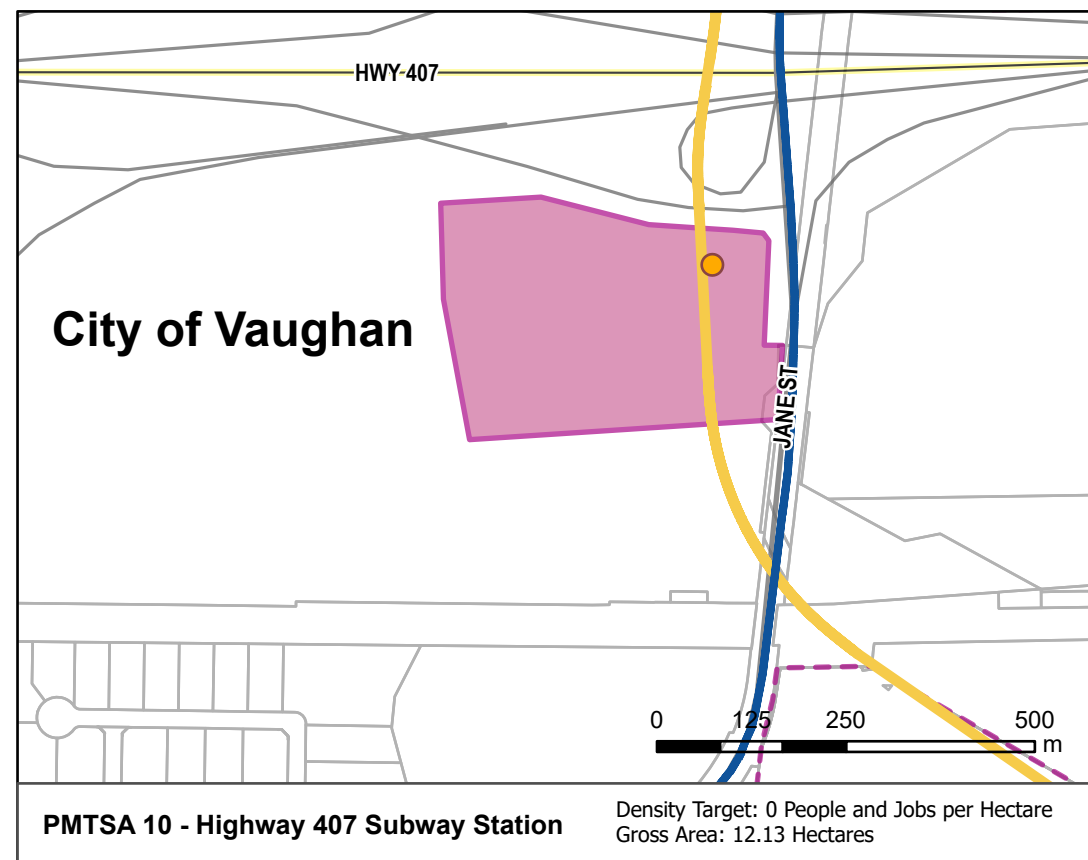
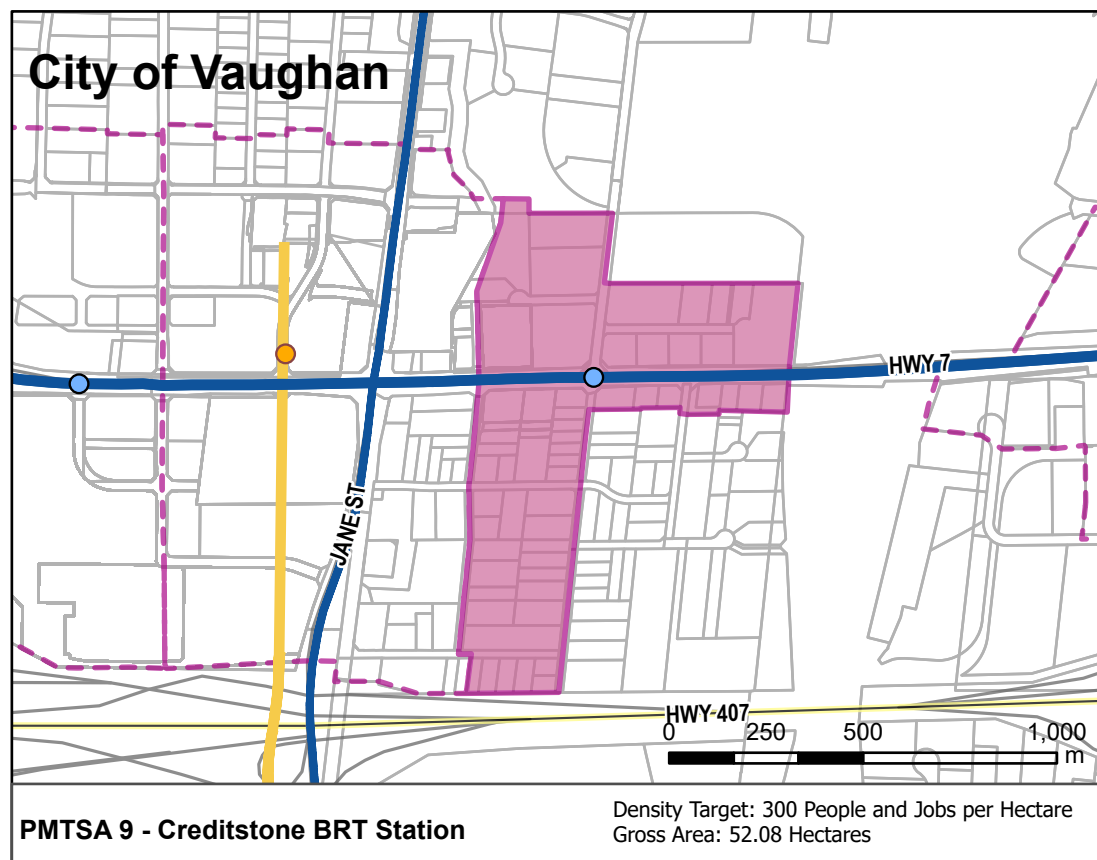
Protected Major Transit Station Areas #5, #6, #7 and #8

- Protected Major Transit Station Area (PMTSA)
- Adjacent PMTSAs
- Transit Station ¹**
 - 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

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Proposed

SCHEDULE 1.B.3



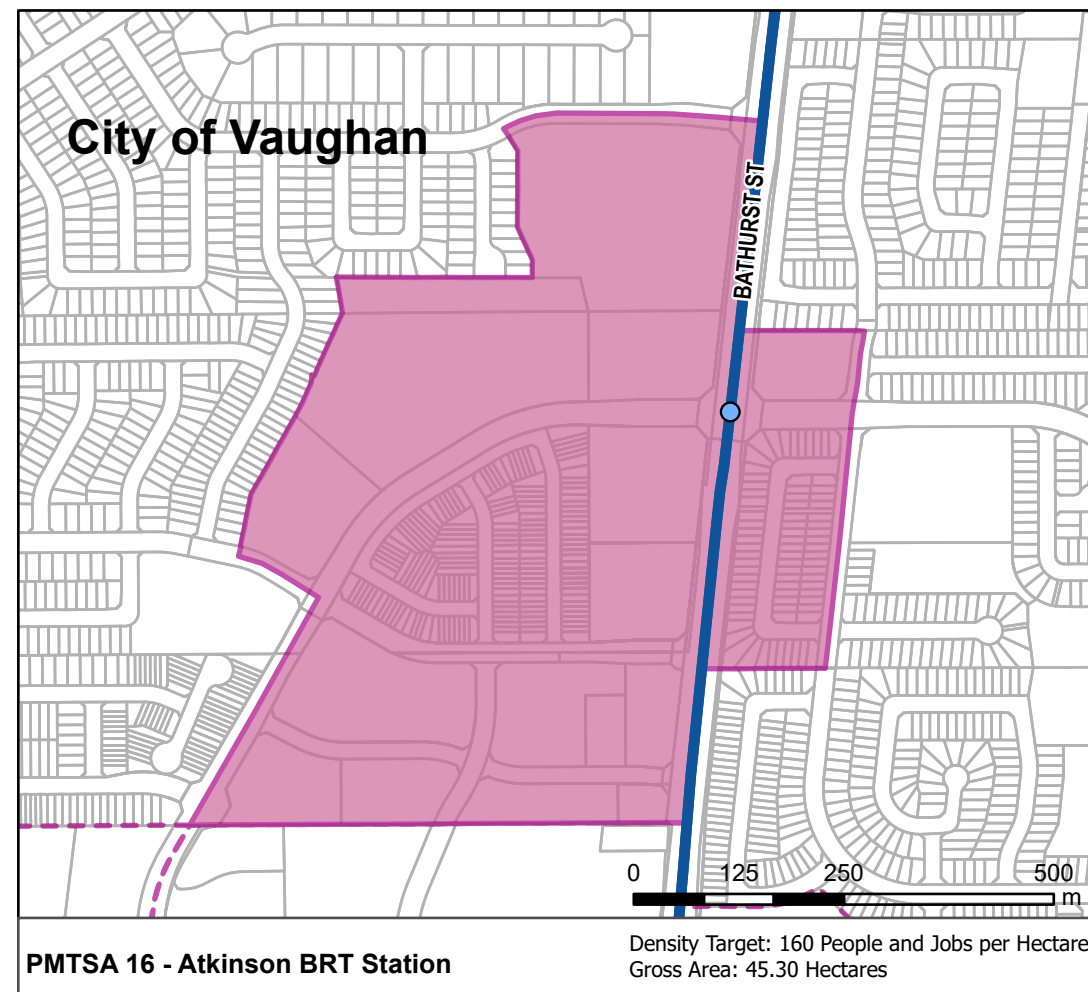
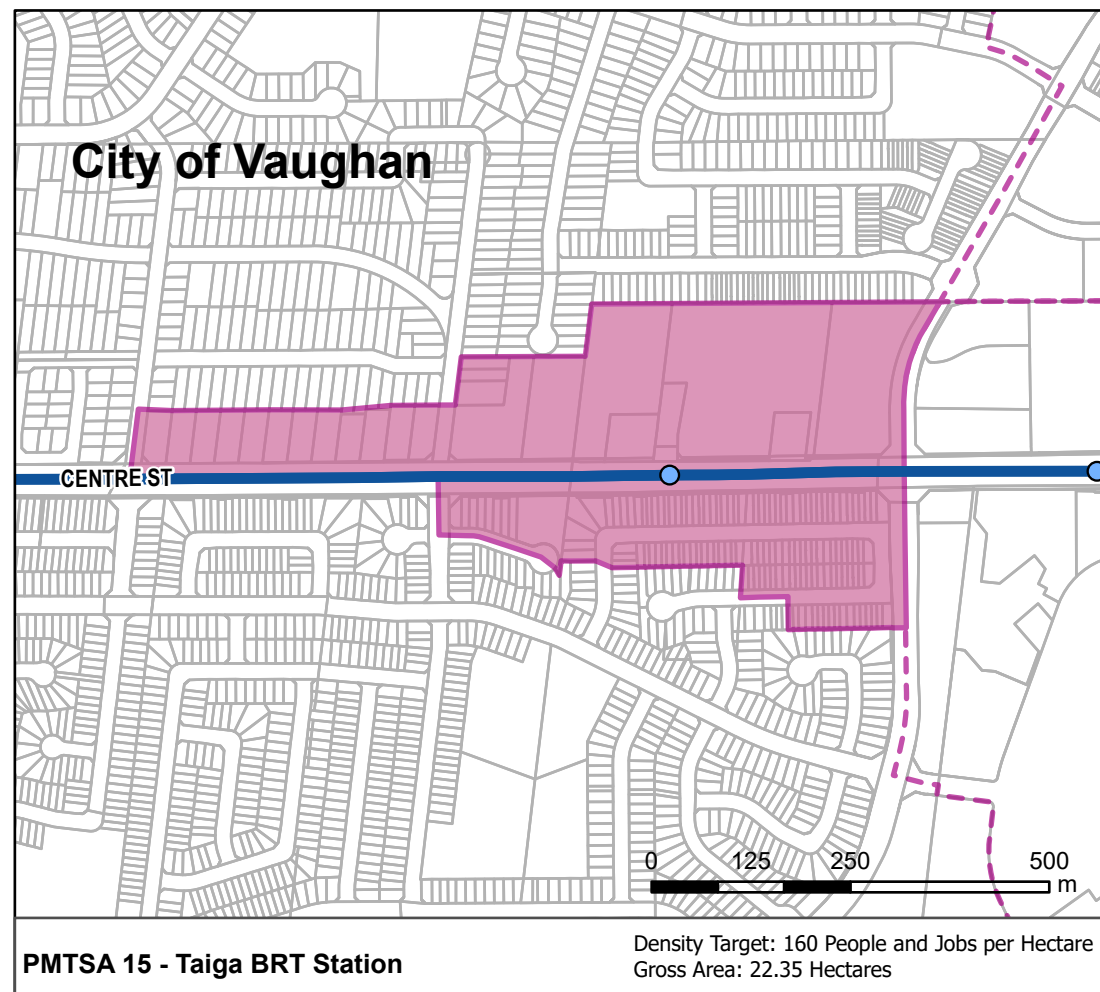
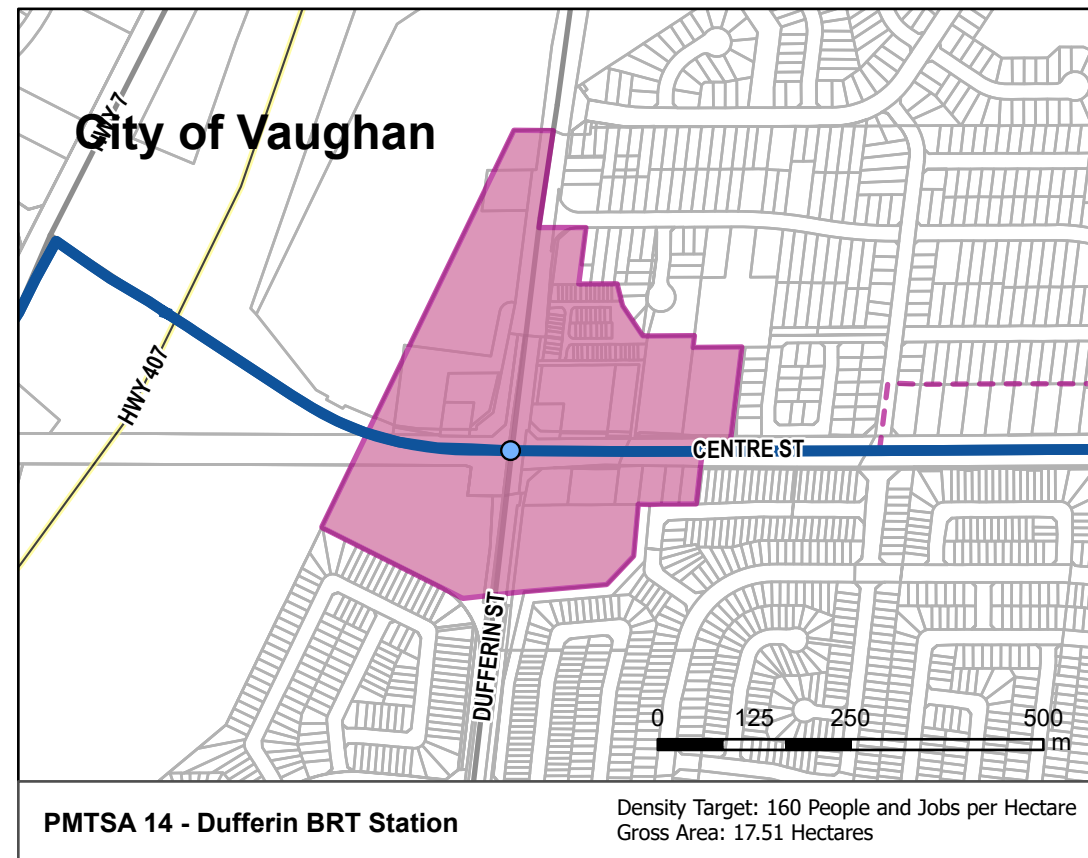
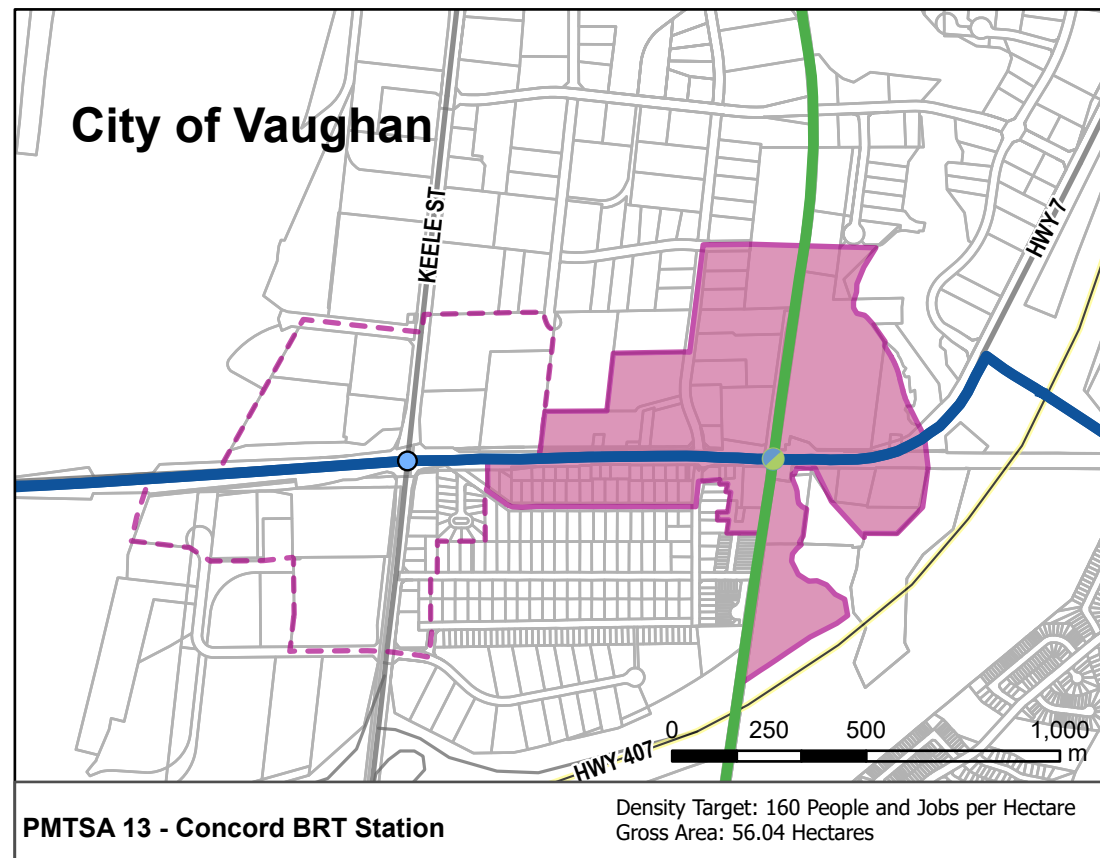
Protected Major Transit Station Areas #9, #10, #11 and #12

- Protected Major Transit Station (PMTSA)
- Adjacent PMTSAs
- Transit Station ¹**
 - 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

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Proposed

SCHEDULE 1.B.4



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

Protected Major Transit Station Area (PMTSA)

Adjacent PMTSAs

Transit Station ¹

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

Transit Corridors

- Subway
- Bus Rapid Transit
- GO Rail

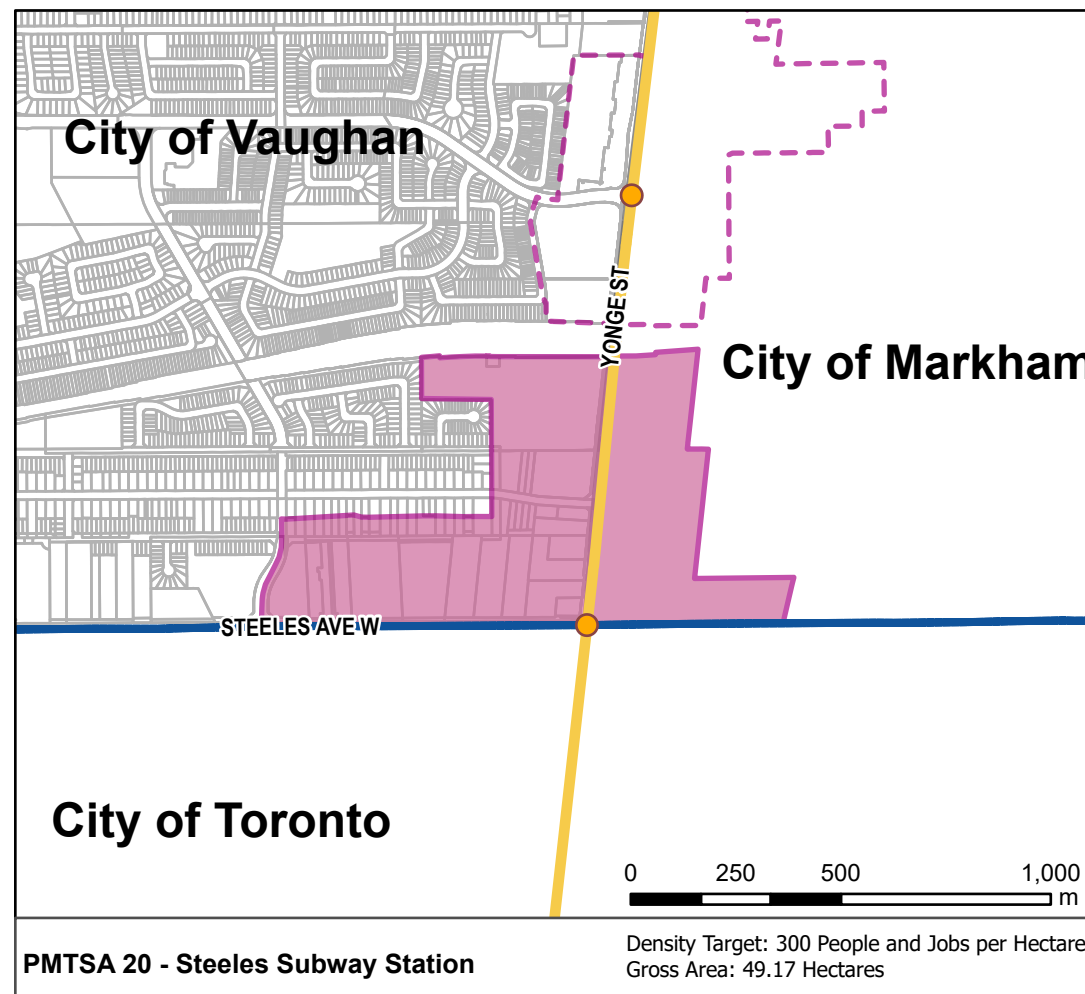
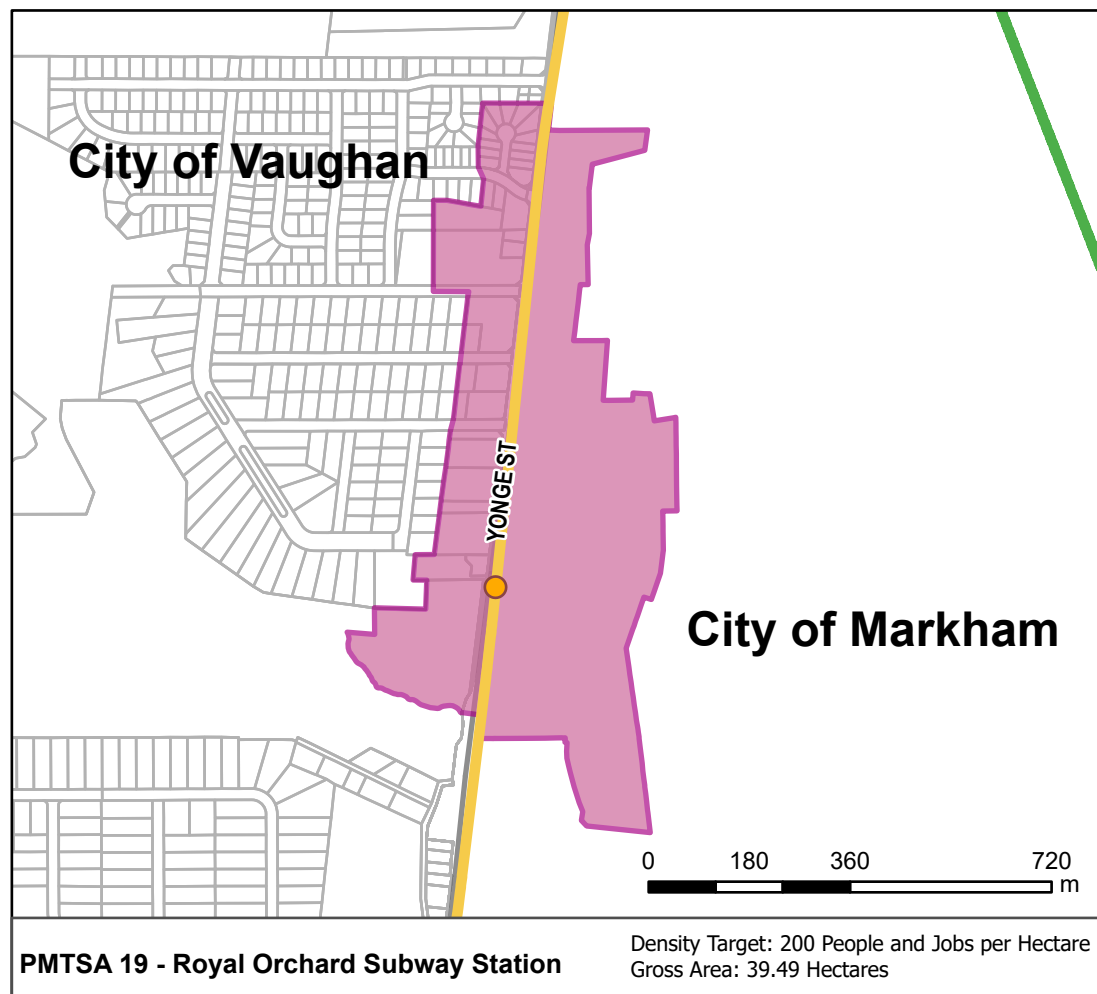
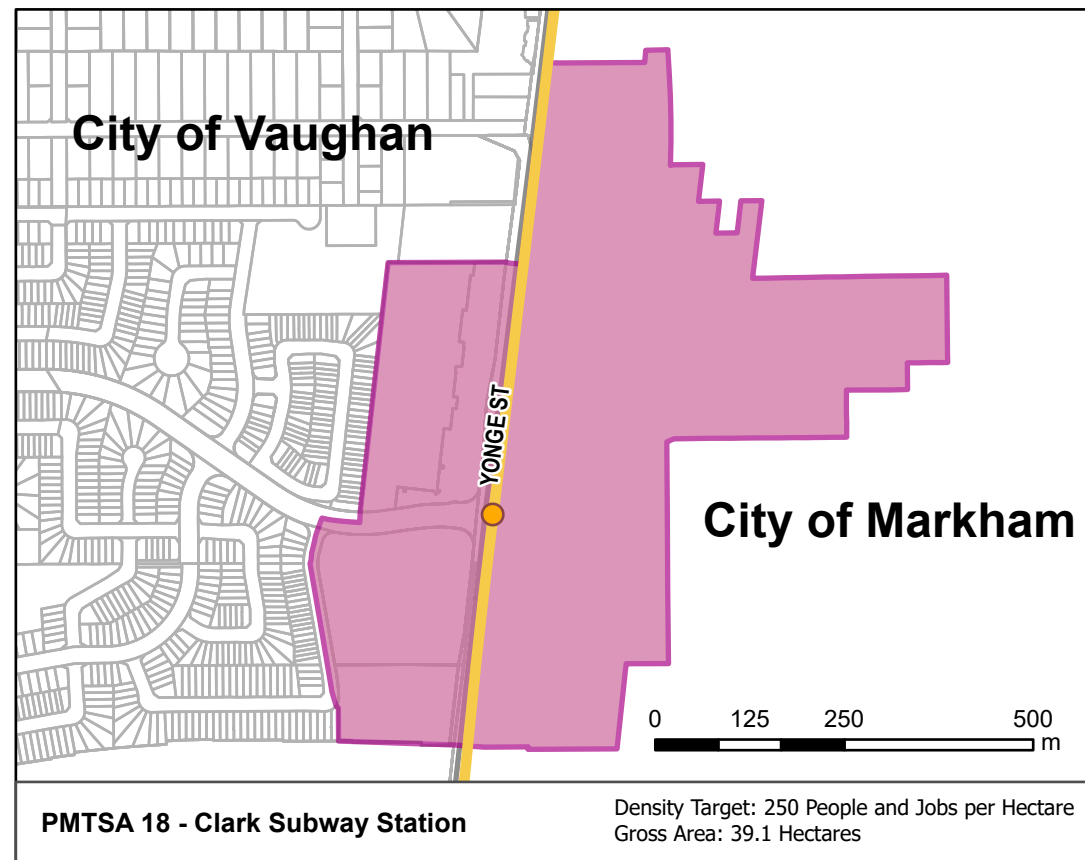
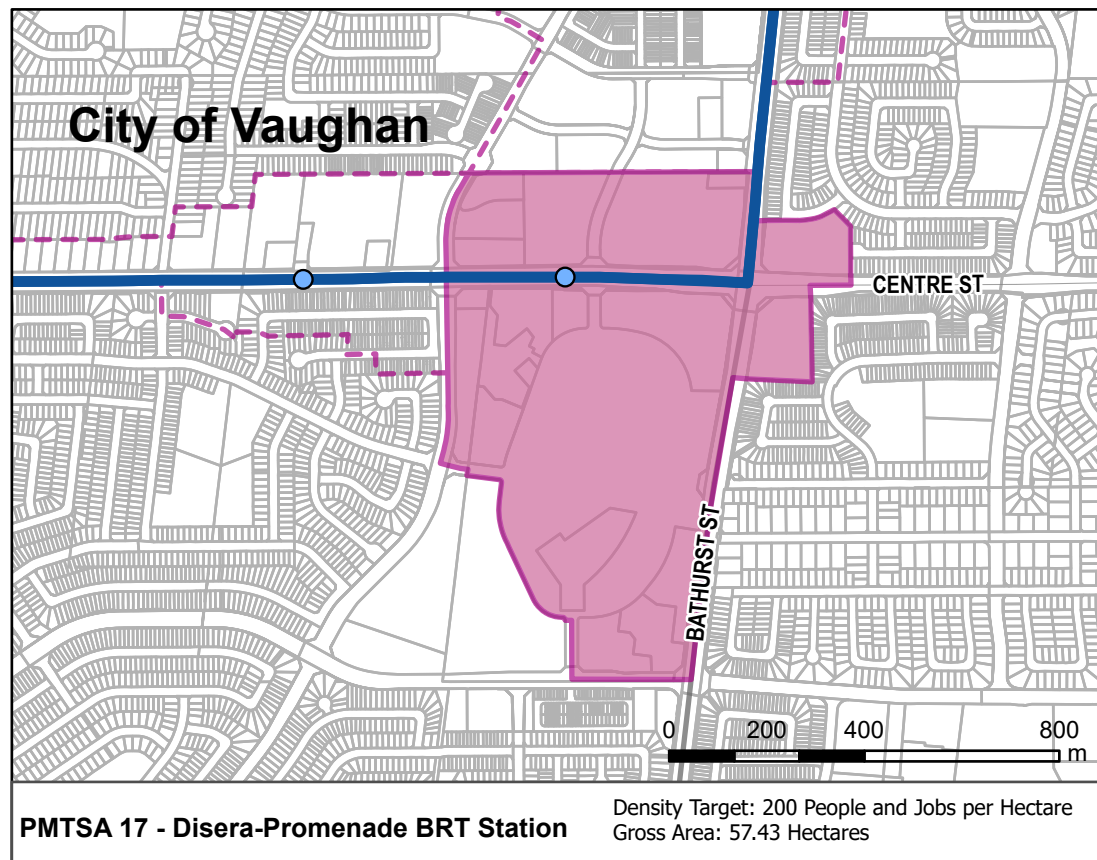
Municipal Boundary

Parcels

¹Transit 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.5



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

- Protected Major Transit Station Area (PMTSA)
- Adjacent PMTSAs
- Transit Station ¹**
 - 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

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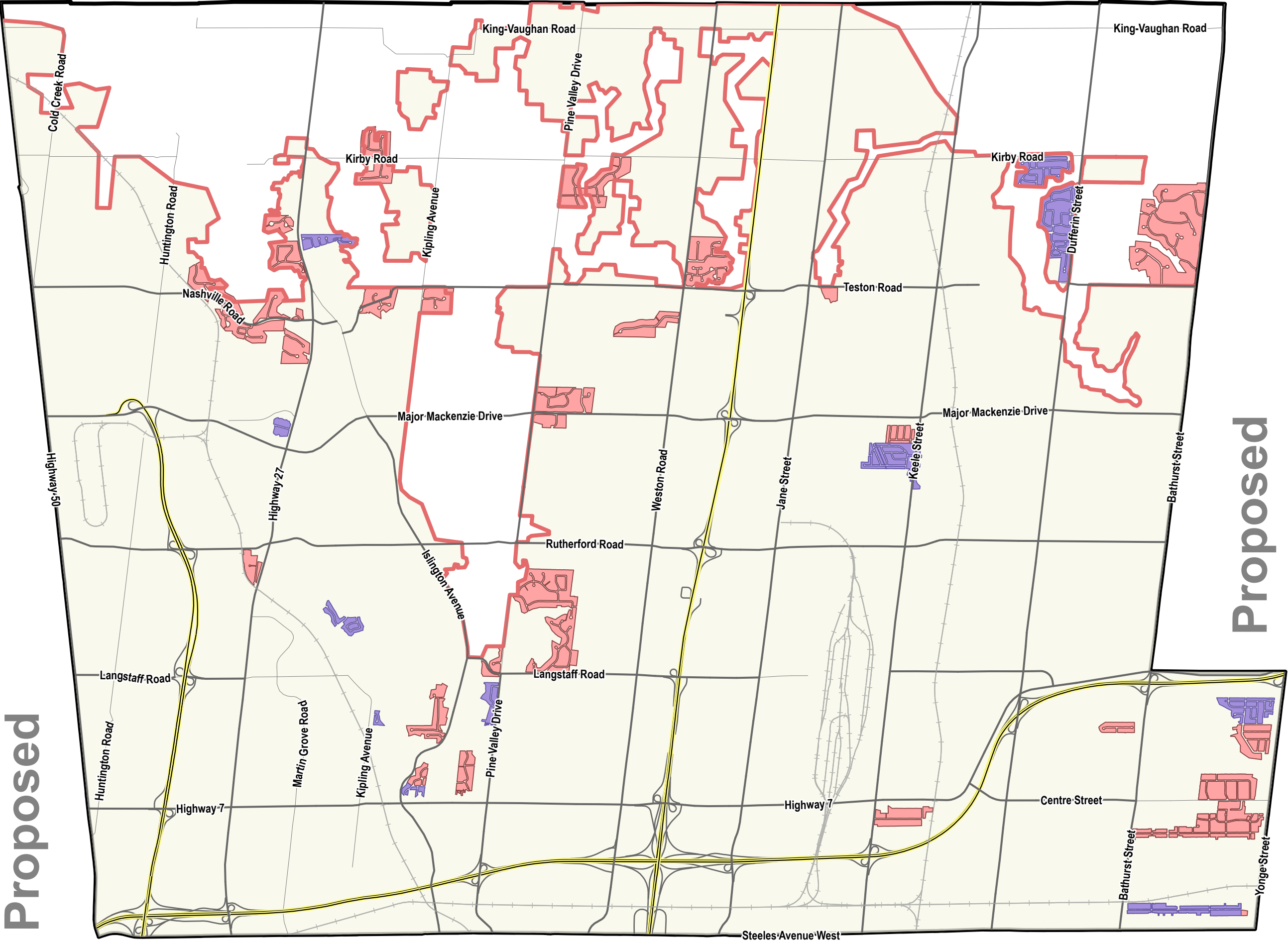
SCHEDULE 1C



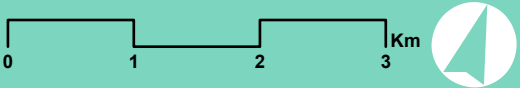
Established Large-Lot Neighbourhoods

- Urban Boundary
- Lot Frontages
 - 30m+ (100ft+)
 - 21m to 29m (70ft to 95ft)
- Base Map
 - Municipal Boundary
 - Urban Area
 - Road Network
 - Railway

Proposed



October 2025



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SCHEDULE 1D

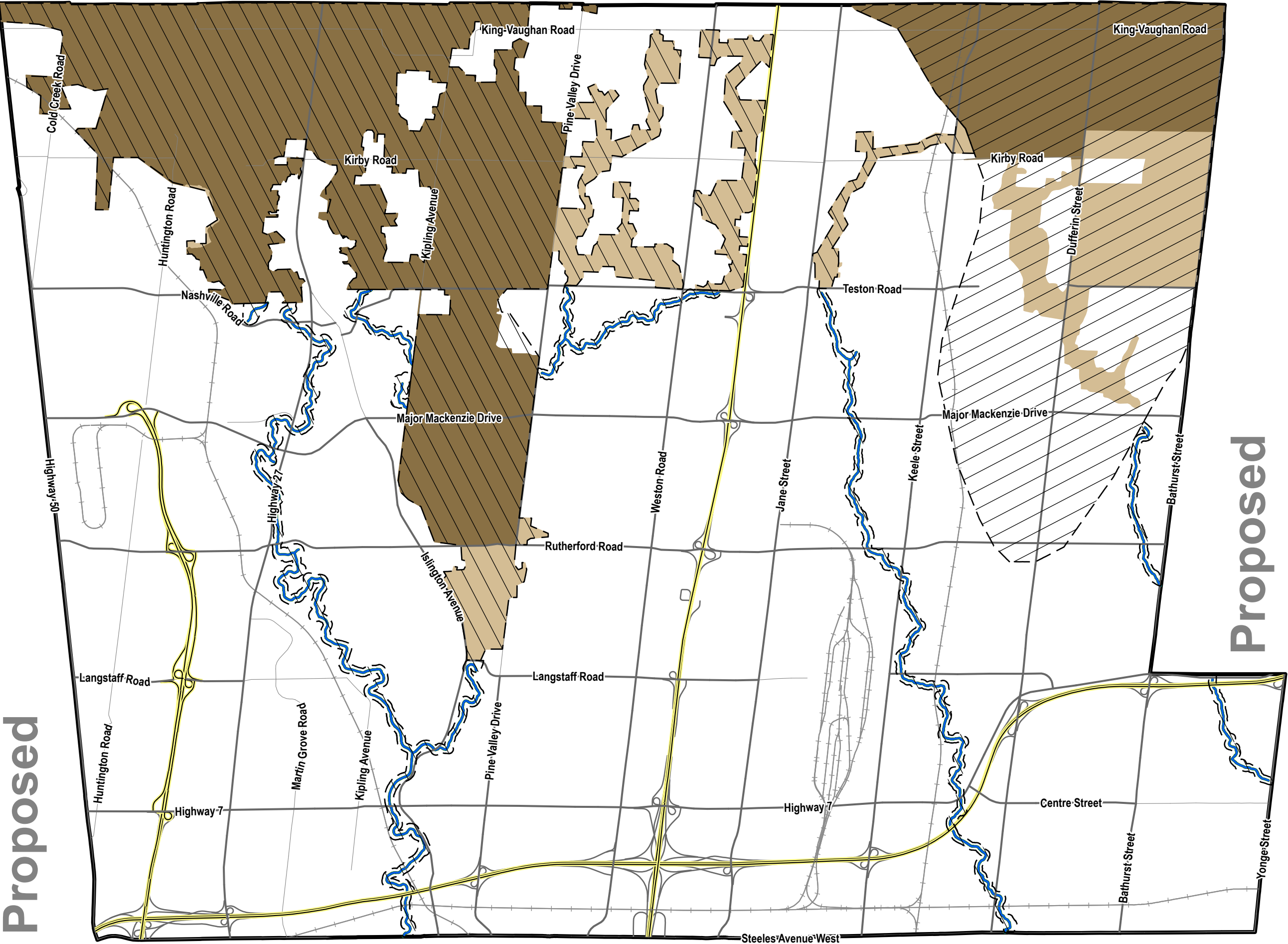


Agricultural System

- Prime Agricultural Lands
- Rural Lands
- Urban River Valley Designation

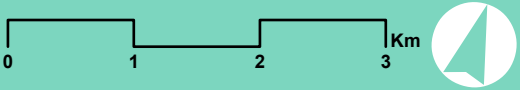
Base Map

- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area¹
- Greenbelt Plan Area¹
- Road Network
- Railway



October 2025

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

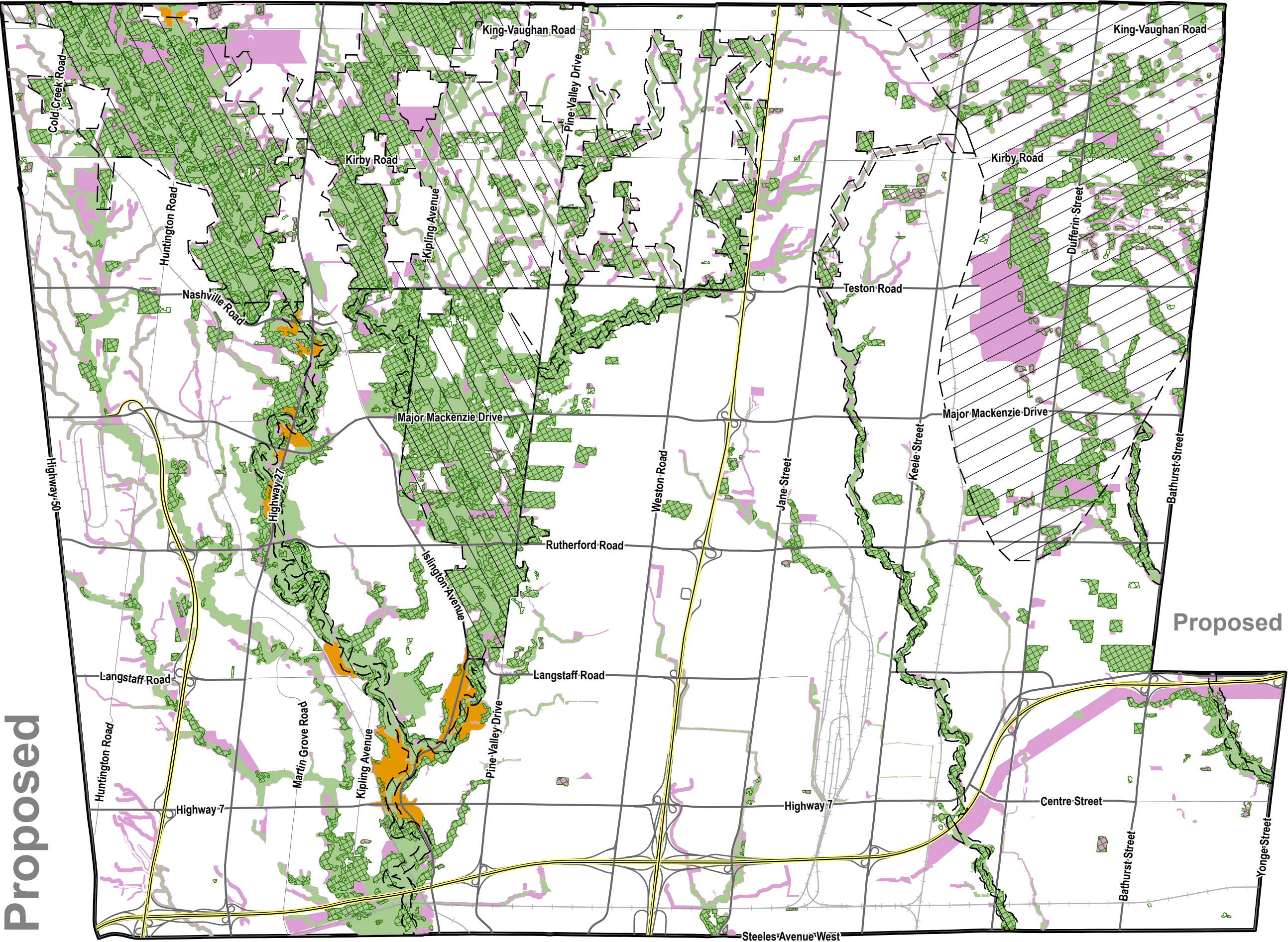


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Natural Heritage Network

-  Core Features
-  Built-Up Valley Lands ¹
-  Woodlands
-  To be Determined Through Future Studies

- Base Map
-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Area²
-  Greenbelt Plan Area and Natural Heritage Network²
-  Road Network
-  Railway



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.

¹ 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.

² 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

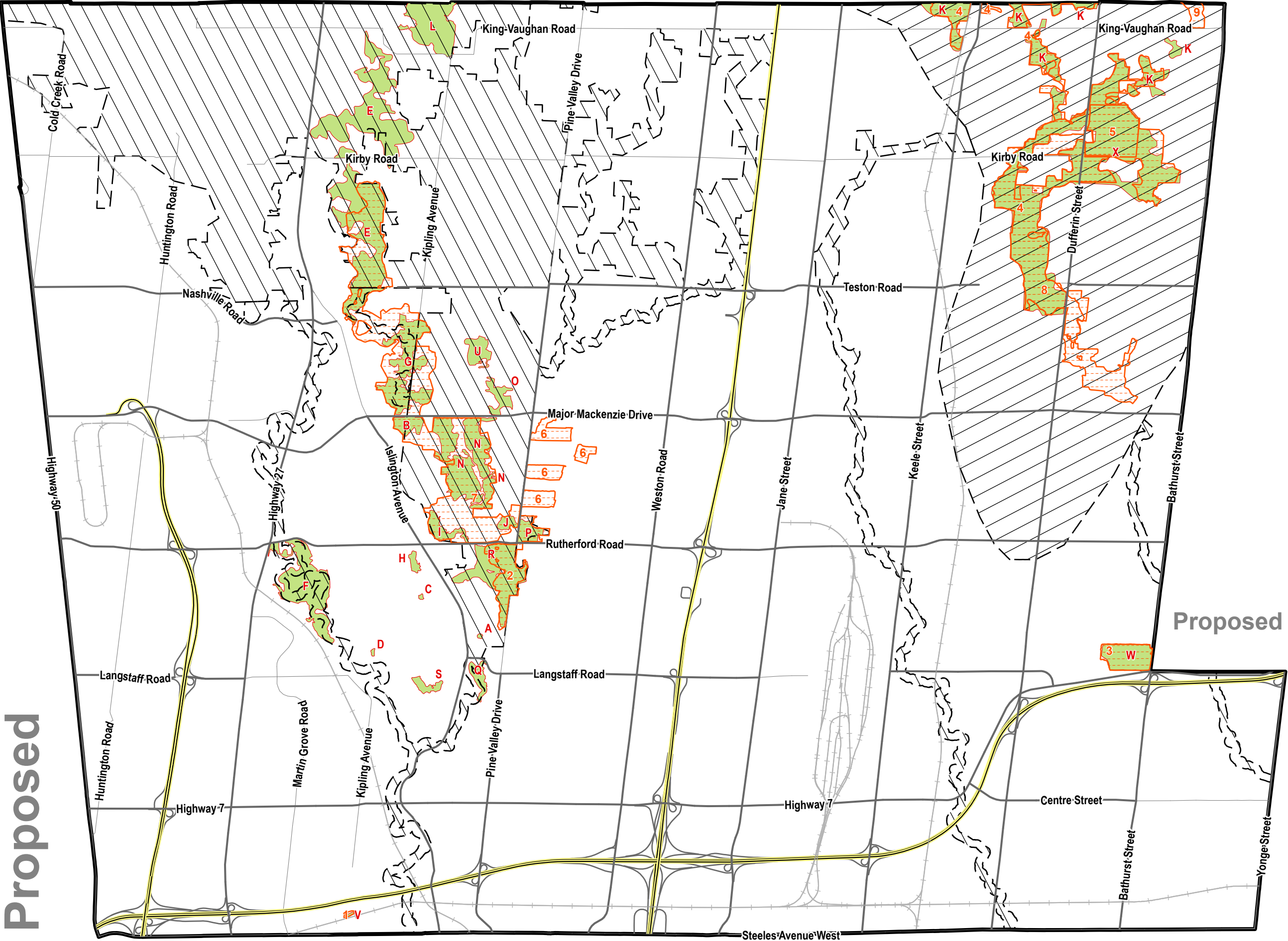
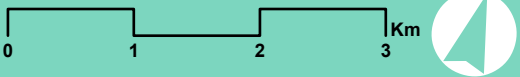
-  Environmentally Significant Areas
-  Areas of Natural and Scientific Interest

- Base Map
-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Area¹
-  Greenbelt Plan Area¹
-  Road Network
-  Railway

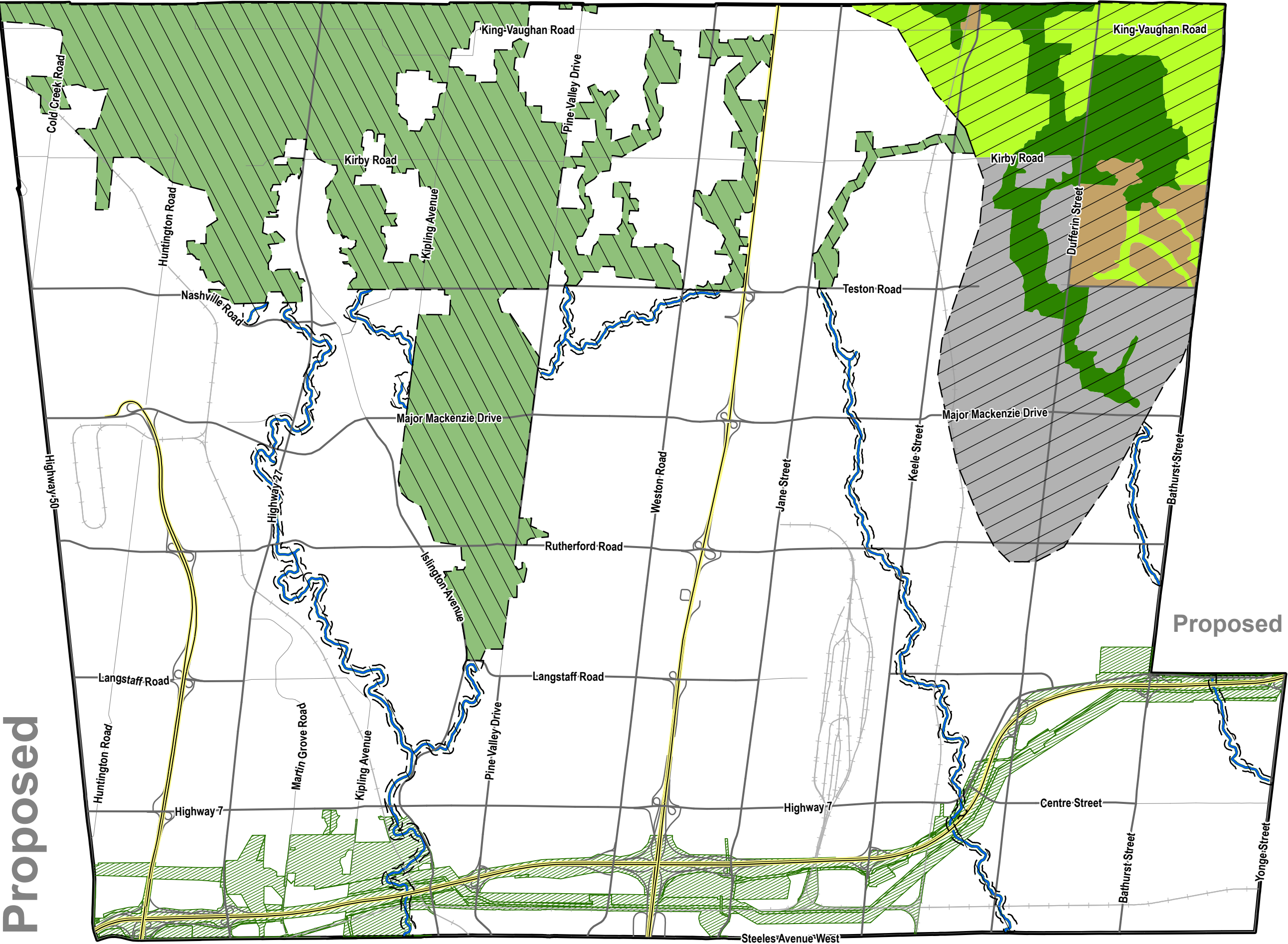
Index of Environmentally Significant Areas			
Area	Area Name	ESA #	Watershed
A	Boyd's Rock Cross	20	Humber River
B	Boyd Forest	29	Humber River
C	Carex Peckii Area No. 2	23	Humber River
D	Clarence Street Forest	16	Humber River
E	East Humber River	127	Humber River
F	Elder Mills Forest	17	Humber River
G	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

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



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Provincial Plans and Designations

- Greenbelt Protected Countryside
- Urban River Valley
- 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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SCHEDULE 5

Mineral Aggregate Resources

Secondary Sand and Gravel Resource Area¹

Aggregate Resource Areas

Oak Ridges Moraine Conservation Plan Area²

Greenbelt Plan Area²

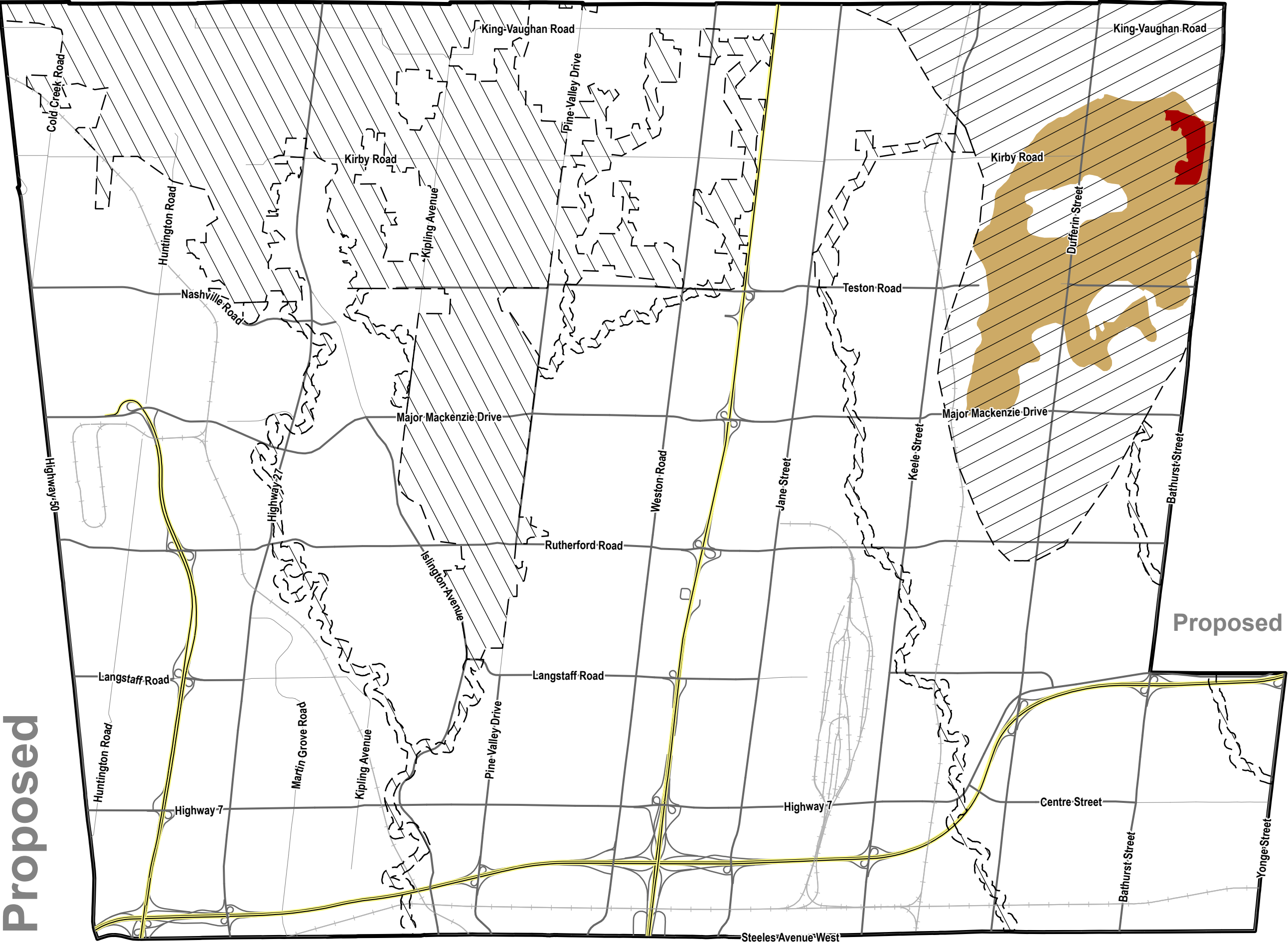
Base Map

Municipal Boundary

Road Network

Railway

Proposed



Proposed

October 2025

¹ Source: The Ministry of Northern Development and Mines

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



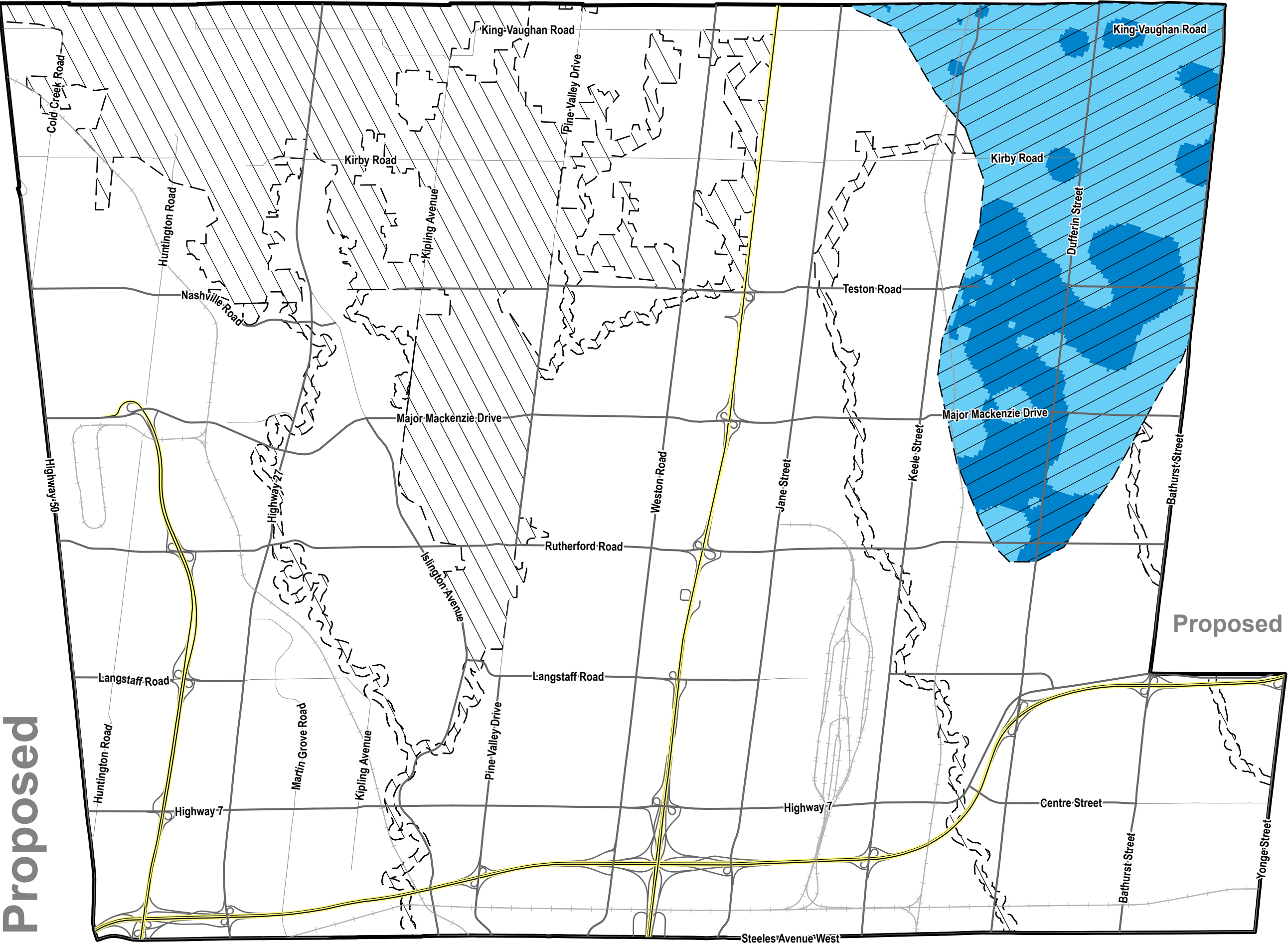
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Aquifer Vulnerability

- Areas of Low Vulnerability
Aquifer
- Areas of High Vulnerability
Aquifer

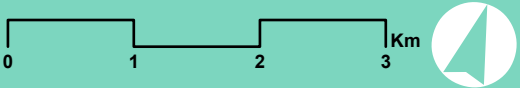
Base Map

- Municipal Boundary
- Oak Ridges Moraine
Conservation Plan Area ¹
- Greenbelt Plan Area¹
- Road Network
- Railway



October 2025

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



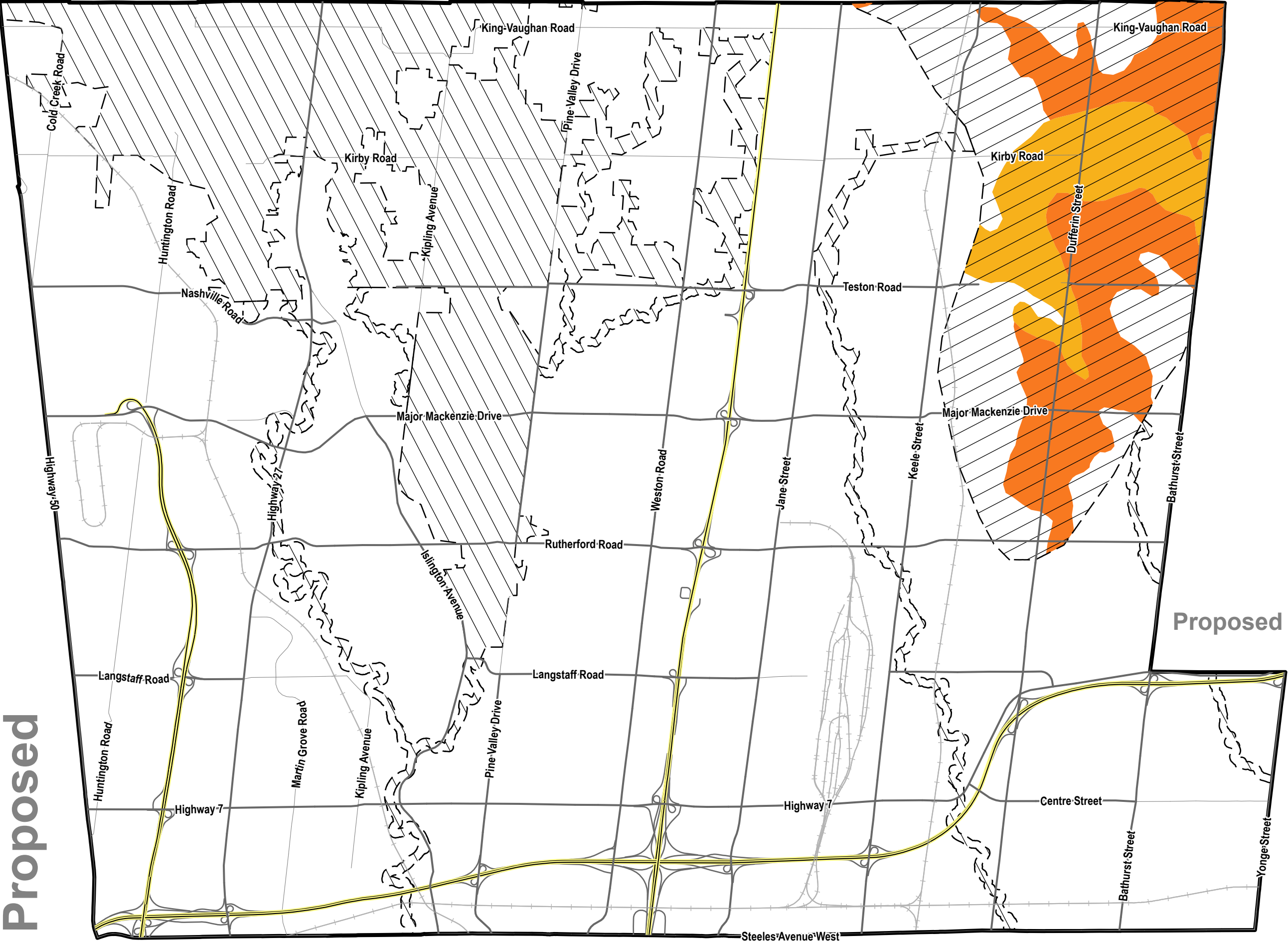
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Landform Conservation

- Category 1
- Category 2

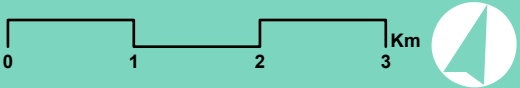
- Base Map
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area¹
- Greenbelt Plan Area¹
- Road Network
- Railway

Proposed



October 2025

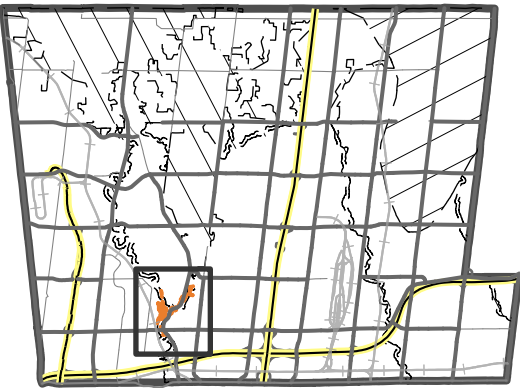
¹ See Schedule 4 for more information on the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.



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Special Policy Areas

-  Special Policy Area
-  Built-Up Valley Lands
-  Watercourse
-  Greenbelt Plan Area¹
- Base Map**
-  Municipal Boundary
-  Road Network
-  Railway



¹ 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.

Proposed

Proposed

October 2025

LANGSTAFF ROAD

KIPLING AVENUE

CLARENCE STREET

ISLINGTON AVENUE

WOODBIDGE AVENUE

HIGHWAY 7

PINE VALLEY DRIVE

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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

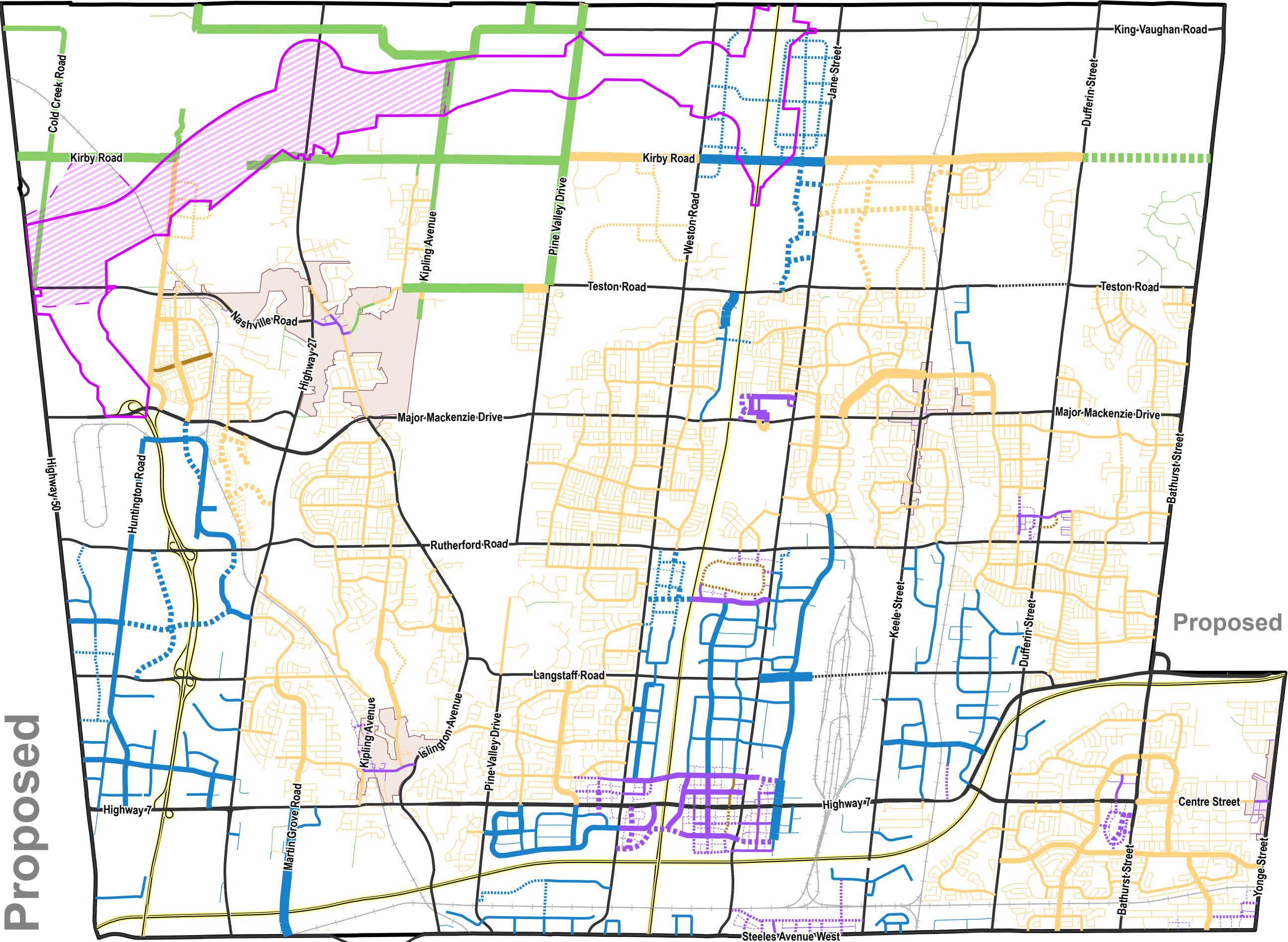
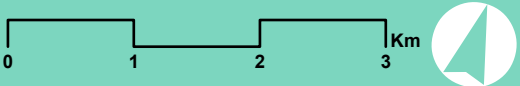
Base Map

- 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

Proposed Highway 413

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

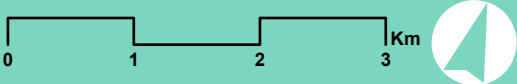
Base Map

- Municipal Boundary
- Railway

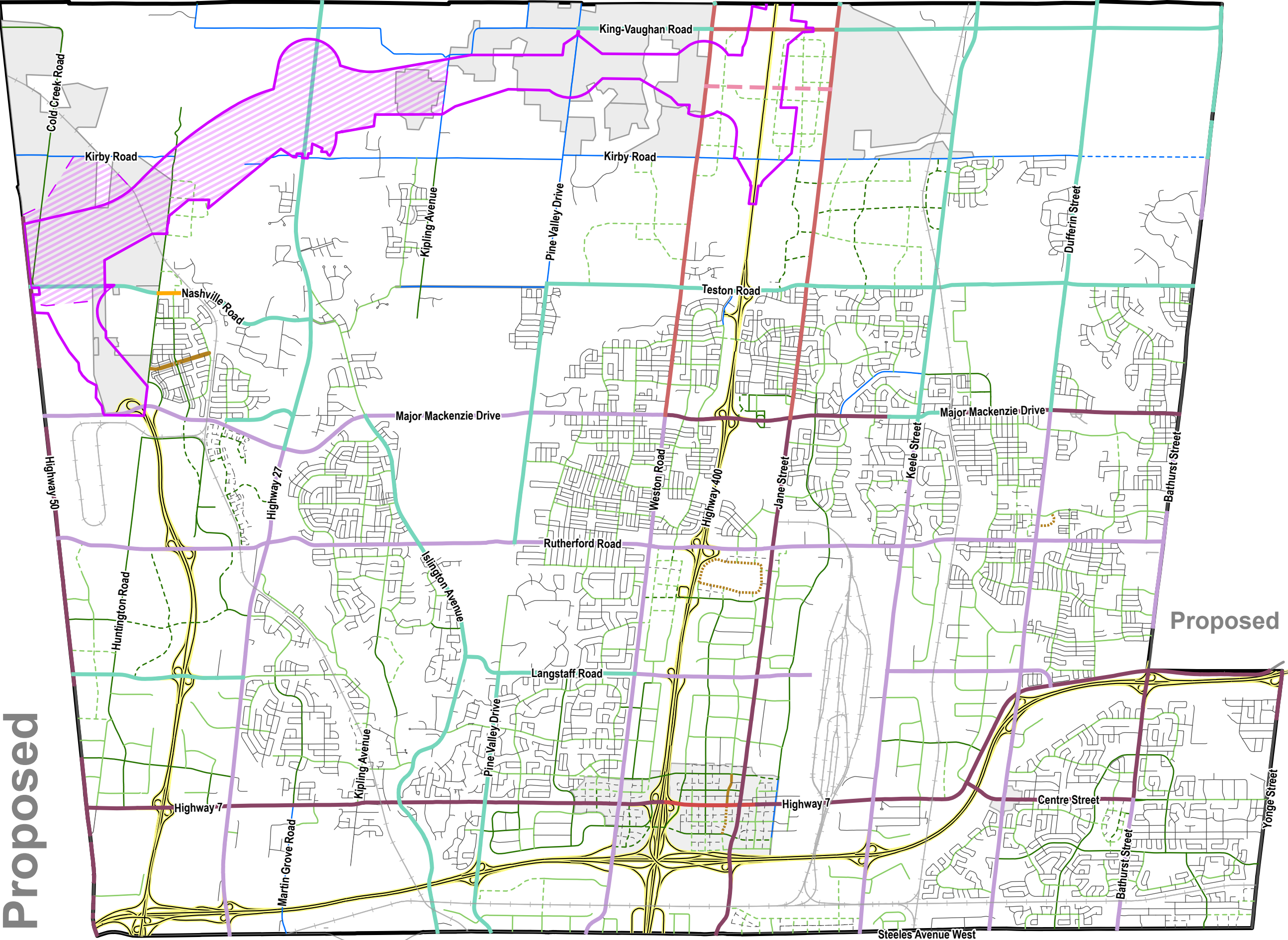
If rights-of-way within Secondary Plan Areas are not consistent between this Schedule and the Secondary Plan or approved Official Plan Amendment, the approved document that is most recent shall apply.

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Proposed



October 2025

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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
-  Active Transportation Bridge Crossing
-  Areas Subject to Secondary Plans

Proposed Highway 413

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

Base Map

-  Municipal Boundary
-  Railway

*Local trails are not depicted on this map.

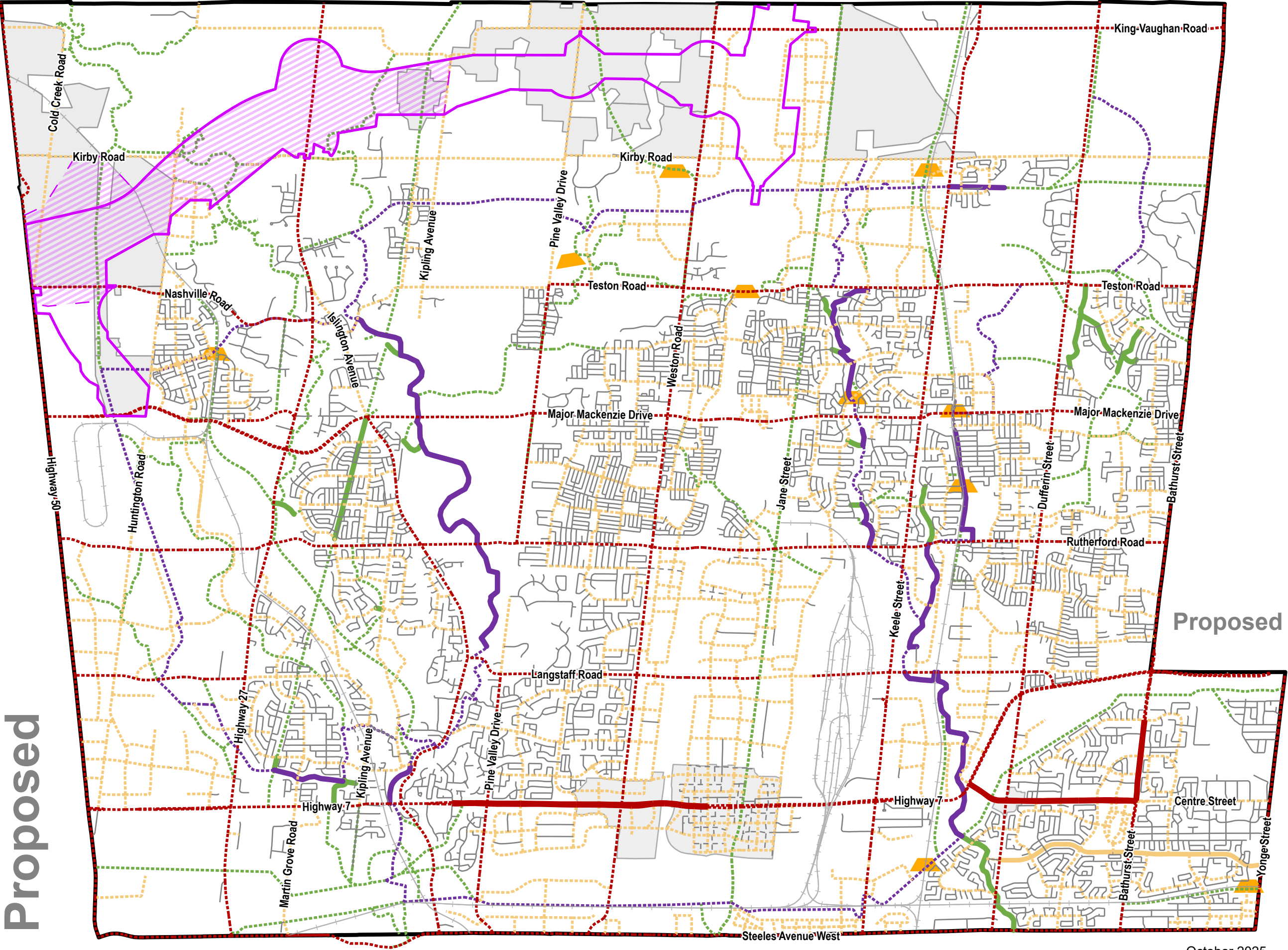
All cycling facilities will be planned as separated facilities.

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.

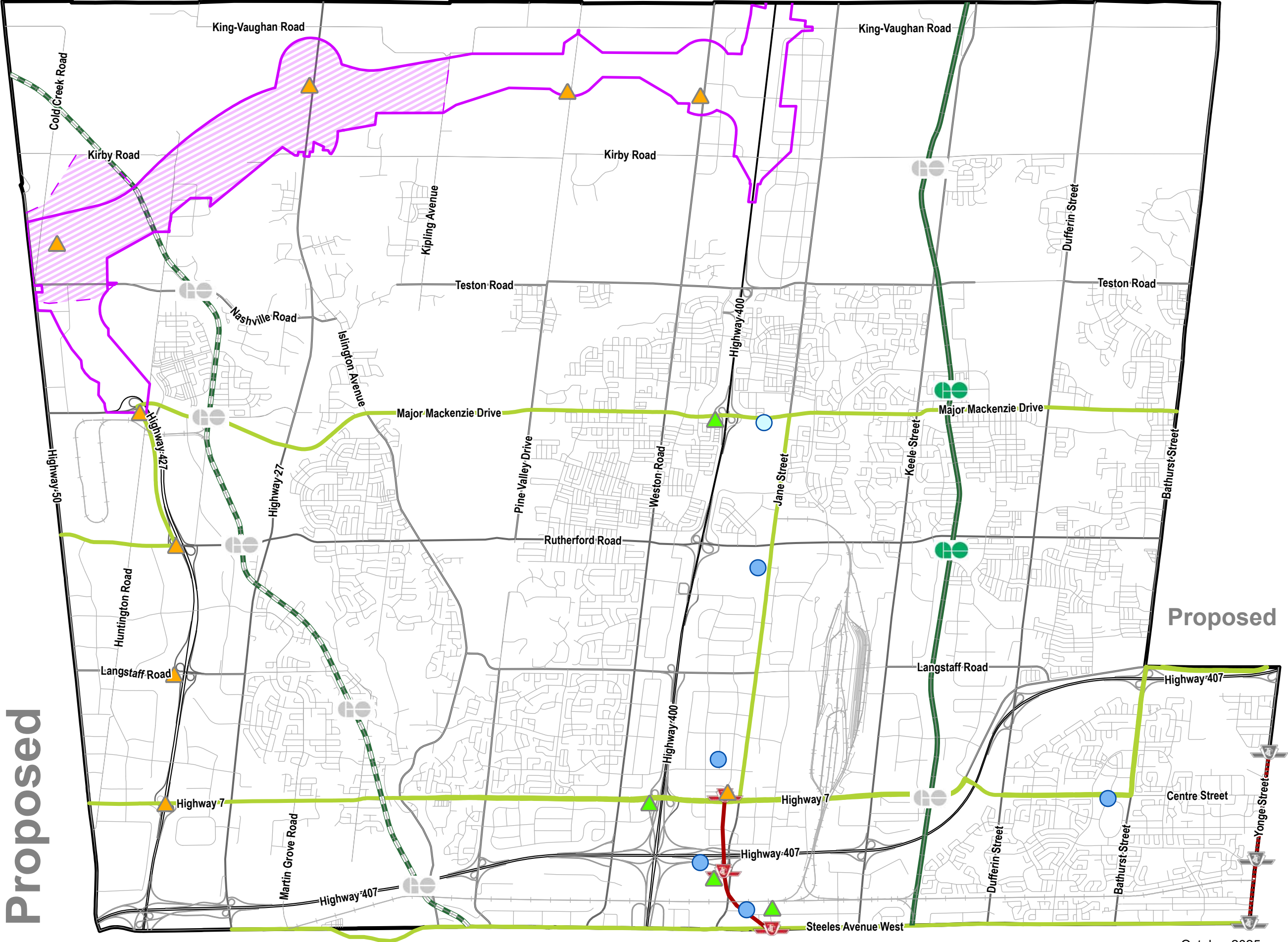
Active transportation projects are implemented using two methods. The first is by leveraging already planned capital projects and opportunities through development applications, which is referred to as "routine accommodation". The second is through the implementation of "standalone projects", through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

Proposed



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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 Corridor¹
- Active Commuter Parking Lot
- Potential Commuter Parking Lot

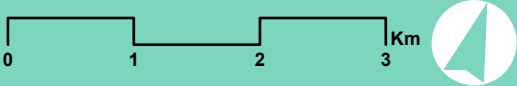
Proposed Highway 413

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

Base Map

- Municipal Boundary
- Road Network
- Railway

¹Regional 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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Source Water Protection
Areas

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

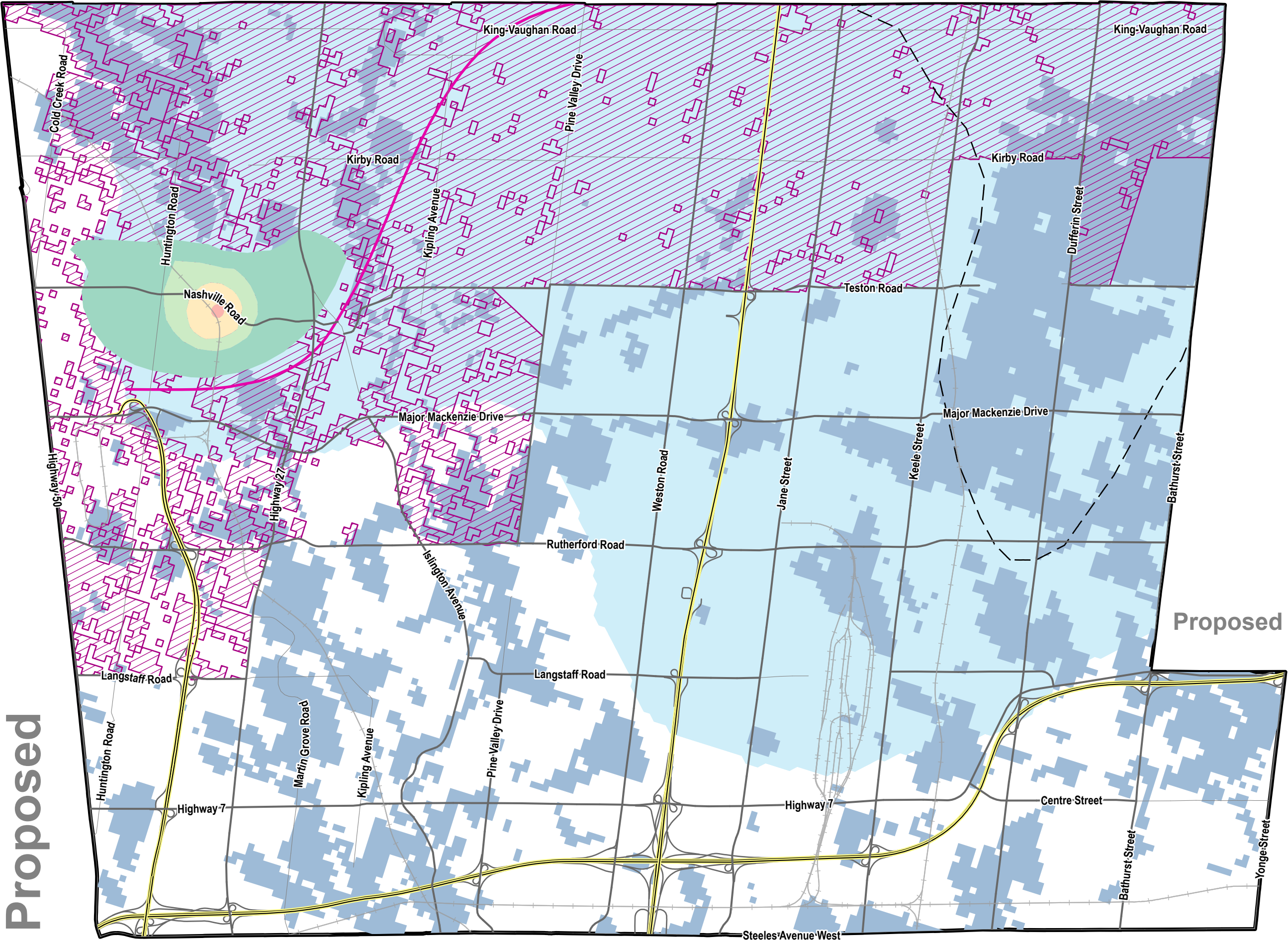
Municipal Boundary

Oak Ridges Moraine Conservation Plan Area¹

Road Network

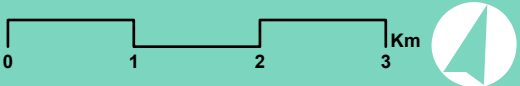
Railway

Proposed



October 2025

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



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SCHEDULE 12



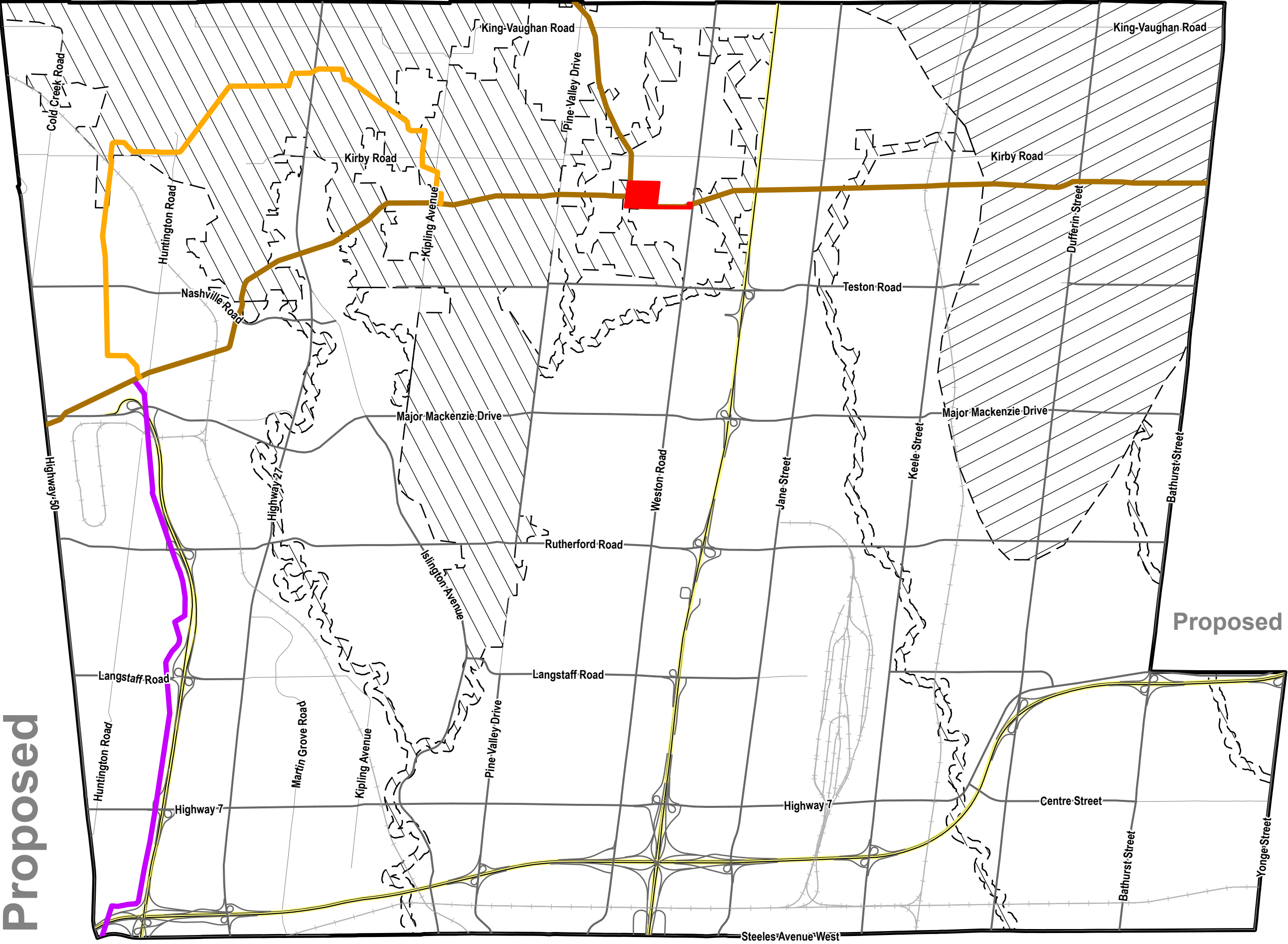
TransCanada
Pipeline Facilities

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

Base Map

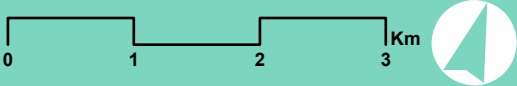
- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area¹
- Greenbelt Plan Area¹
- Road Network
- Railway

Proposed



October 2025

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



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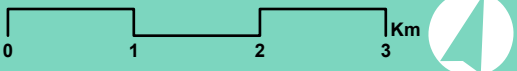
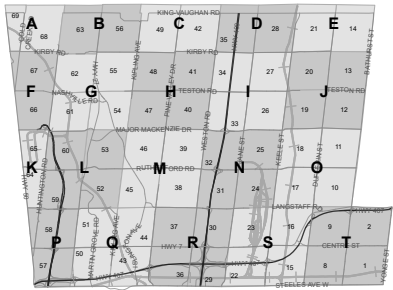
SCHEDULE 13



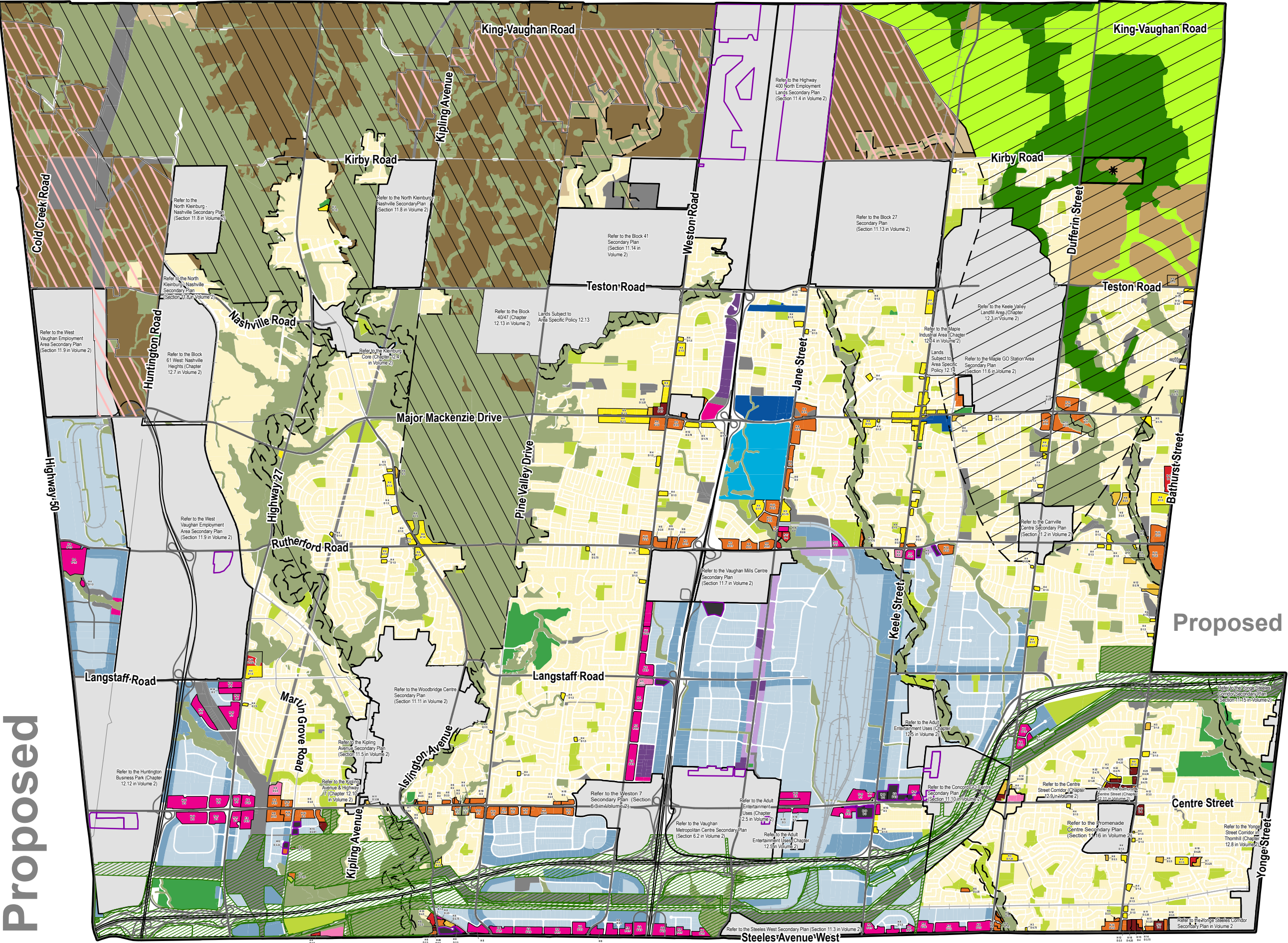
Land Use Designations

- 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 Plans¹
- 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 Area²
- Greenbelt Plan Area²
- Road Network
- Proposed Park³
- Proposed School³

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



Proposed



October 2025

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Areas Subject to
Secondary Plans

Number,Name,Chapter

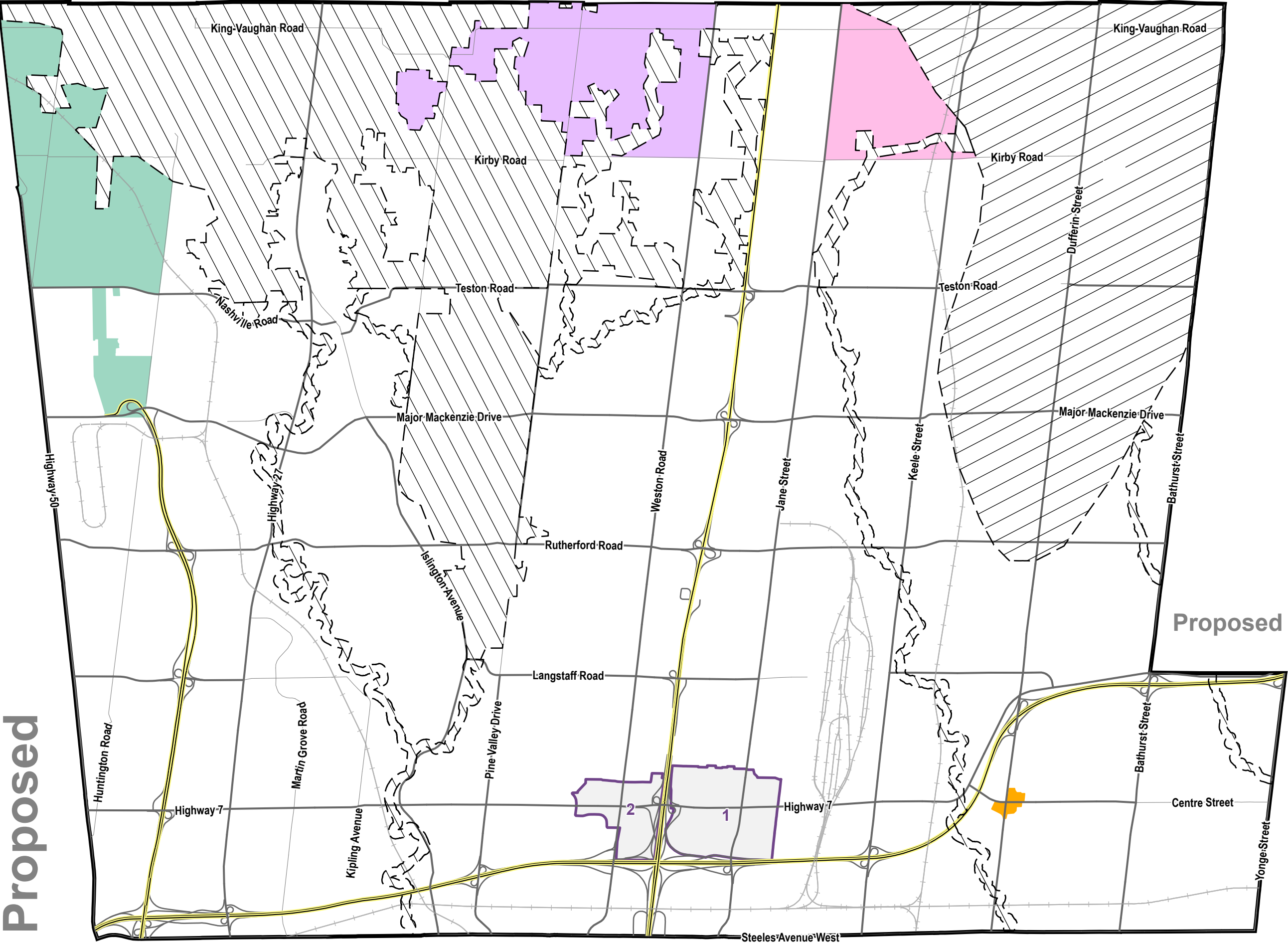
-  1,Vaughan Metropolitan Centre,6.2
-  2,Weston 7 Secondary Plan,6.3

Required Secondary Plan Areas

-  Northwest Vaughan Employment Area
-  North-Central Vaughan
-  Block 28
-  Dufferin Street and Centre Street

Base Map

-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Area¹
-  Greenbelt Plan Area¹
-  Road Network
-  Railway



¹ 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

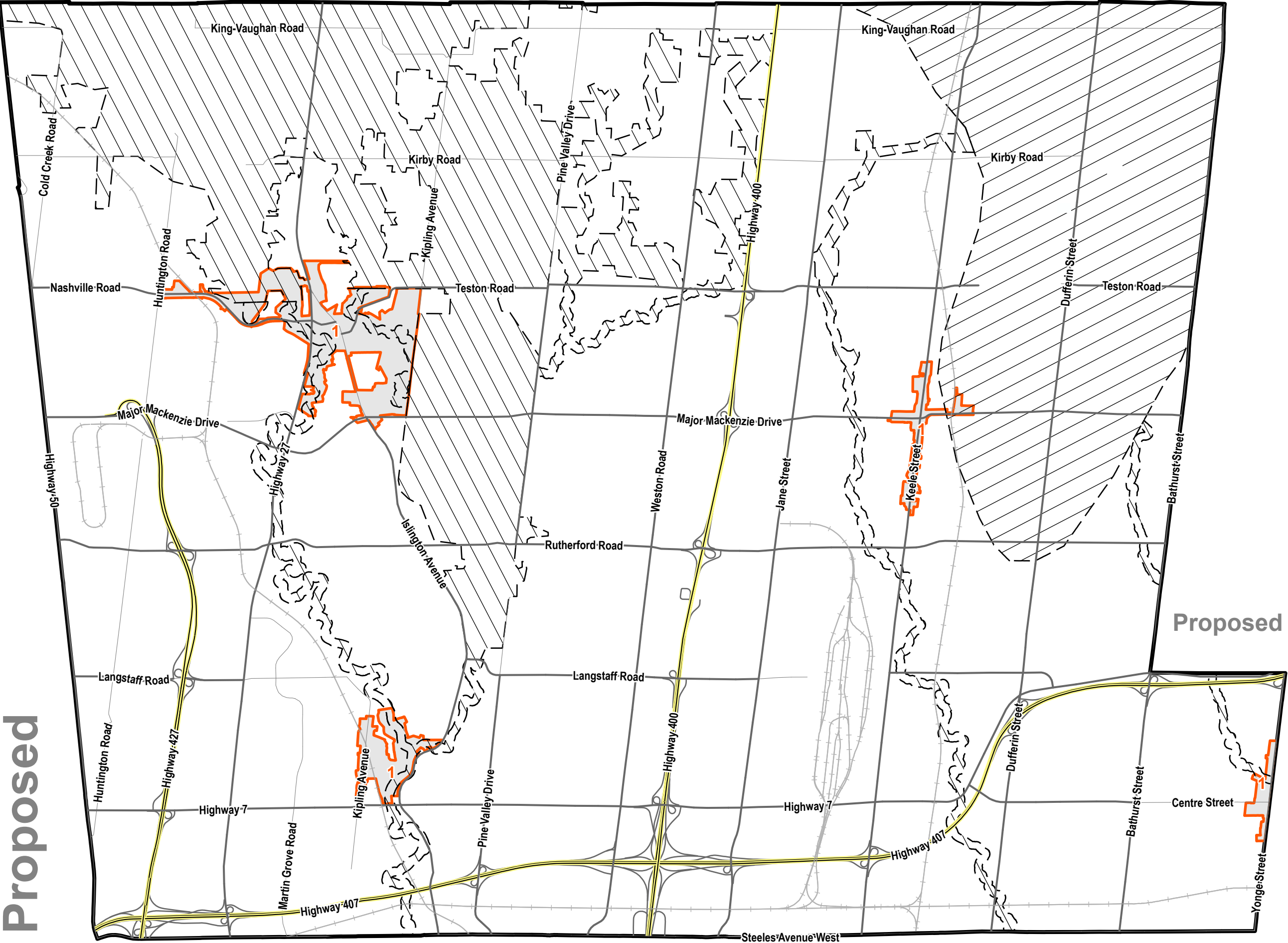
Site #, Name, and Chapter

-  1, Heritage Conservation
Districts, as per policy 4.10.8.1

Base Map

-  Municipal Boundary
-  Oak Ridges Moraine
Conservation Plan Area¹
-  Greenbelt Plan Area¹
-  Road Network
-  Railway

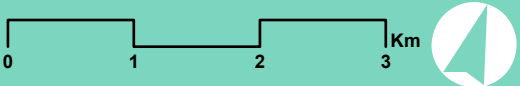
Proposed



Proposed

October 2025

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

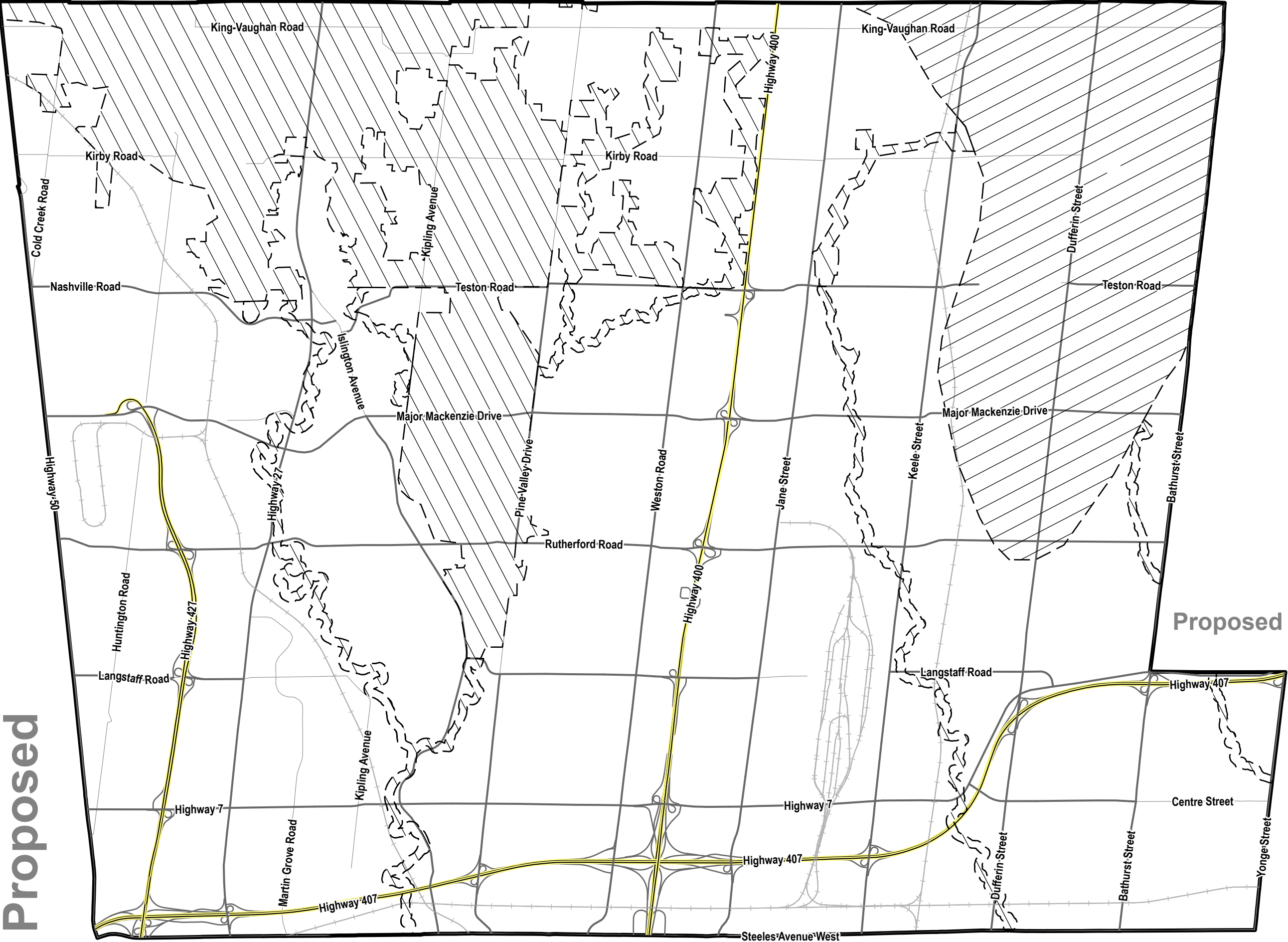


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Areas Subject to
Site Specific Plans

- Base Map
- Municipal Boundary
 - Oak Ridges Moraine Conservation Plan Area¹
 - Greenbelt Plan Area¹
 - Road Network
 - Railway

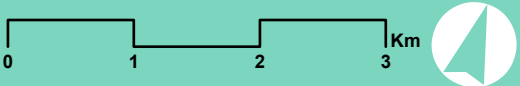
Proposed



Proposed

October 2025

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



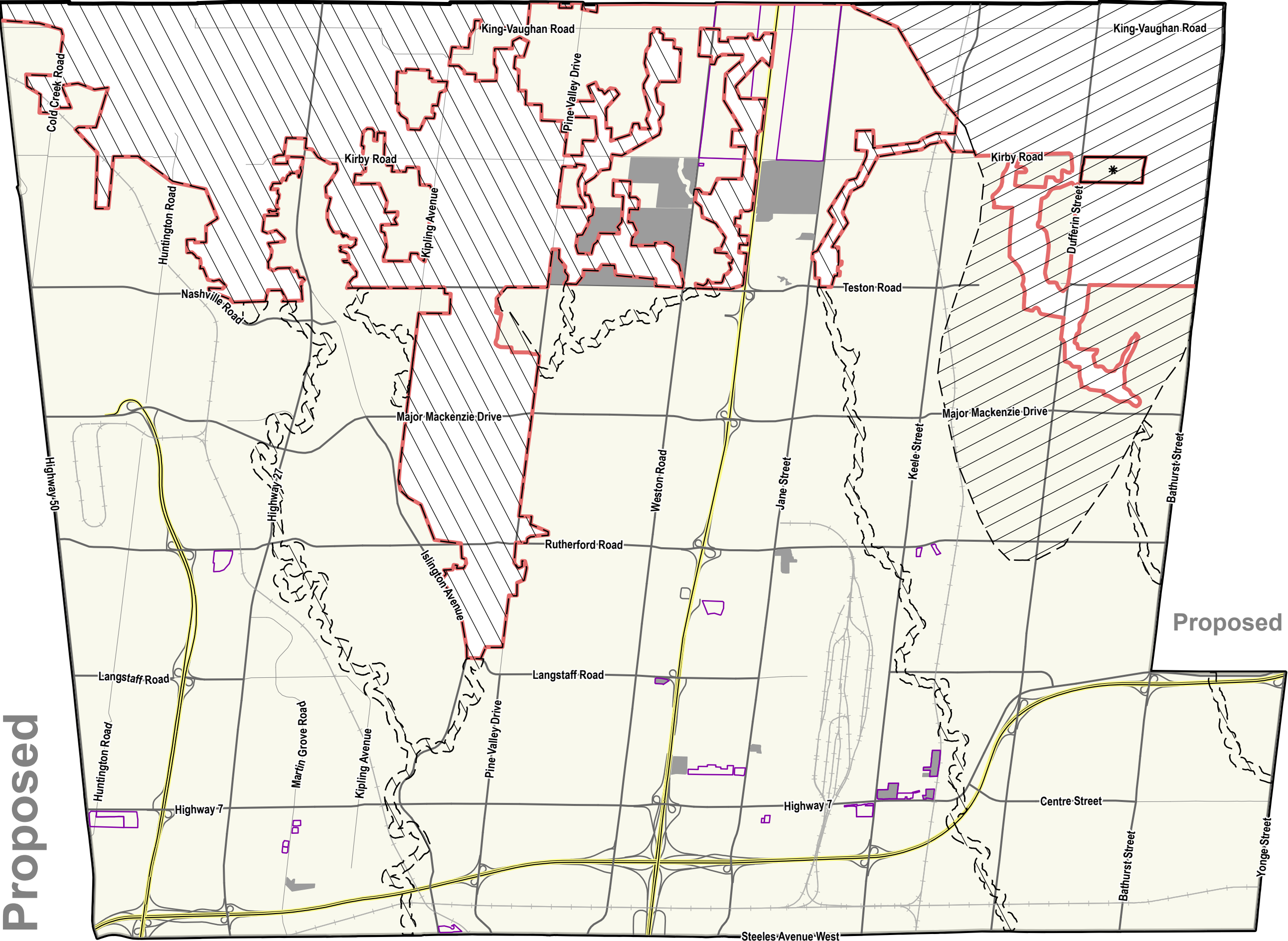
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Provincial Decisions

- Areas subject to a Minister Decision¹
- Approved Regional Employment Conversion²
- 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 Area³
 - Greenbelt Plan Area³
 - Urban Area
 - Road Network
 - Railway

Proposed



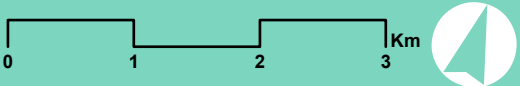
Proposed

October 2025

¹Notwithstanding anything in this Plan, the permissions included in the Minister's Zoning Order or Ontario Regulation in-effect on the date this Plan was approved (including but not limited to permitted uses and zoning requirements) are permitted on the subject land. Additional studies may be required at future application stages.

² Regional Council Approval of Employment Conversion application boundaries submitted through York Region's Municipal Comprehensive Review, 2022.

³ 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) ¹	Gross Minimum Combined Population and Jobs per PMTSA	Minimum Floor Space Index per site within PMTSA ³
PMTSA 1 – Maple GO Station	38.96	150	5,844	1.0
PMTSA 2 – Rutherford GO Station	34.76	100	3,476	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 ²	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

¹ Gross Minimums are to be achieved at Full Buildout of the **Protected Major Transit Station Area**.
² 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.
³ 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

Information, Reports, Studies and Materials that may be required as a complete application

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
- 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
- Edge Management/ Restoration Plans/ Planting Plan
- Environmental Constraints Map - 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 Chapter 2.7 of VOP 2025 (if applicable)
- **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)
- **Archaeological Assessment**
- Architectural Control Architect Approved Drawings (where applicable)
- Architectural Design (control) Guidelines
- Architectural Material Palette
- Architectural Perspective Rendering
- Cool Roof/Green Roof Plans
- Conservation Plan for Heritage Resources
- Computer Generated Building Mass Model (VMC)
- Cultural Heritage Impact Assessment
- Cultural Heritage Management Plan
- Cultural Heritage Survey
- 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
- **Heritage Conservation District** Conformity Report

Appendix 4

Information, Reports, Studies and Materials that may be required as a complete application

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

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

- BLEVE (Boiling Liquid Expanding Vapour Explosion) Models
- Community Energy Plan
- Executed Pre-application Understanding
- Flood Risk Assessment Plan
- Geodetic Elevations (NAV Canada requirements)
- Market Impact Study
- Payment of all Applicable Fees
- Plume Study
- Real Estate Appraisal Report
- Title Opinion (Freehold Semi-detached & Freehold Townhouse Proposals)
- Waste Collection Design Standards

Appendix 4

Information, Reports, Studies and Materials that may be required as a complete application

Other Continued

- Additional Studies as required
- **Agricultural Impact Assessment**
- Completed and signed **Development** Application Form
- Copy of the GIS submission confirmation approval email
- Heritage Vaughan Committee approval
- Rail Safety and Risk Mitigation Study
- Site Walks or Site Visits
- Source Protection Plan
- Subsequent Environmental Site Assessments
- Vaughan Design Review Panel review

Additional Requirements and Specifications

- All drawings and reports shall be submitted to the City in a format both hard and electronic form to City standards and signed and/or stamped by a qualified professional
- All PDFs shall be layered and unlocked, and shall not be password protected
- 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
- Digital copies shall be submitted via One Drive and all files shall be labelled in accordance with the City's standard nomenclature
- Other agencies, municipalities, or corporations shall be contacted by the applicant as identified by the City
- When rendering drawings to PDF, options for saving text as comments shall not be selected and all text shall be flattened