



Proposed 2025 **Vaughan Official Plan**

October 2025

vaughan.ca/OfficialPlan

Land Acknowledgment

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation.

We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee. The City of Vaughan is currently home to many First Nations, Métis, and Inuit people today.

As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.



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Chapter 1 Introduction

The city of Vaughan (Vaughan) is one of the fastest growing cities in Canada and will welcome a considerable number of people and jobs by the year 2051. It is important that the Municipality of Vaughan (the City) plans for this growth in a manner rooted in environmental integrity, social wellbeing, and economic vitality, and reflects the needs and values of its diverse communities through the Vaughan Official Plan (this Plan).

The City recognizes that a healthy balance of housing supply is needed, including low-rise, mid-rise, and high-rise options for residents. The City also recognizes that Vaughan's existing **Community Areas** are characterized predominantly by low-rise housing stock largely in the form of **Single-Detached Houses**, with local-serving amenities. While incremental change is expected as a natural part of maturing neighbourhoods, this change should be sensitive to, and respectful of the existing character of the area.

This Plan emphasizes policies that support the planning and delivery of a robust range of **Housing Options** to meet community needs. The policies of this Plan are rooted in guiding principles that support the 2051 Vision for Vaughan's long-term evolution, developed through extensive engagement and significant background and best-practice research.

1.1 Purpose of this Plan

The Ontario [*Planning Act*](#) provides the basis for considering Provincial interests, such as protecting and managing natural resources, and establishing local planning administration. It also requires that cities have an Official Plan, which sets out goals, objectives, and policies to manage and direct physical change and its effects on the environment. An official plan is a long-range planning policy document that is prepared by the City in consultation with the community. This Plan guides the physical, social, sustainable, and economic development of Vaughan and:

- directs Vaughan's growth and **Development** to implement the 2051 Vision for Vaughan to meet the needs of the present and future community;
- shapes growth, increases housing supply, and protects environmental features and **Prime Agricultural Areas**;
- has regard for Provincial interests, as identified in the *Planning Act*, to be consistent with the Provincial Planning Statement, 2024 and to conform with the relevant Provincial plans; and
- is implemented through the City's **Zoning By-law**, other City by-laws, and planning instruments through land use rights and regulations.

This Plan was crafted as part of a comprehensive review and alignment with several concurrent City studies and Master Plans.

1.2 Structure of this Plan

This Plan is divided into Volume 1 and Volume 2.

Volume 1 contains the text of the city-Wide Official Plan, which is structured into five chapters:

Chapter 1: Introduction: sets the context for this Plan's policies and establishes the vision and guiding principles for land use in Vaughan.

Chapter 2: Shaping Vaughan: contains the City’s growth management strategy, which sets out where and how population, housing, and employment growth will occur in Vaughan. In this chapter, policies are tied to the land use Schedules wherever possible.

Chapter 3: Land Use: establishes **Development** criteria and land use designations that provide specific guidance for how **Development** should occur in specific areas of Vaughan.

Chapter 4: General City-Wide Policies: this chapter contains general policies that apply throughout Vaughan, grouped by various themes.

Chapter 5: Implementation and Monitoring: outlines how this Plan’s policies will be implemented, including detailed planning tools, consultation and engagement, and requirements for **Development** applications.

Volume 1 contains Schedules that illustrate this Plan’s policies in map form:

Schedule 1: Urban Structure

Schedule 1A: Urban Area

Schedule 1B: Strategic Growth Areas

Schedules 1.B.1 to 1.B.5: Protected Major Transit Station Areas

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

Volume 1 also includes appendices that form part of this Plan.

Volume 2 contains the **Secondary Plans**, Area-Specific policies, and Site-Specific policies, as well as their associated schedules, that apply more detailed policies to certain areas of Vaughan.

1.3 How to Read this Plan

This Plan, in its entirety (Volume 1, Volume 2, Schedules, and the Appendices), is the policy of City of Vaughan Council. It is intended that this Plan shall be read in its entirety.

The Plan includes illustrative figures and statutory schedules and appendices. Illustrative figures are provided to guide the interpretation of associated policy and are not part of this Plan. The schedules and appendices form part of this Plan.

1.3.1 General Policies

It is the policy of Council:

- 1.3.1.1 That this Plan is to be read in its entirety and all policies are to be considered and balanced when implementing the Plan.
- 1.3.1.2 That this Plan is in conformity with applicable Provincial policy and where there is conflict between the policies, applicable Provincial policy prevails.
- 1.3.1.3 That this Plan includes both numbered policies and explanatory text. The numbered policies represent the specific direction of Council. The explanatory text provides additional information and support to aid in the interpretation of the policies. Terms that are **bolded and blue** are defined terms as outlined in Chapter 5.
- 1.3.1.4 That all the text, maps, tables, lists, appendices, and numbered figures are considered part of this Plan. Photographs and non-numbered illustrations are not part of the Plan and are intended to provide aesthetic quality and wayfinding to support the ease of reading.
- 1.3.1.5 That the words “will” and “shall” expresses a mandatory requirement(s), and where the words “should”, “may” and “encourage(d)” are used, suitable alternative approaches to meet the City’s intent of the policy may be considered by the City.
- 1.3.1.6 That any Official Plan Amendment approved by Vaughan City Council or the Ontario Land Tribunal between the adoption of this Plan and its approval by the approval authority, which does not require Minister’s approval, shall be incorporated into this Plan without further amendment.
- 1.3.1.7 That the boundaries of land use designations on Schedule 13 are approximate except where delineated by a **Secondary Plan**, Area-Specific policy, or Site-Specific policy, or where they coincide with fixed distinguishable features such as streets, utility corridors, railroads, or **Natural Heritage Features and Areas**. The boundaries of land use designations shall be determined by a review of existing **Zoning By-laws**, prevailing lot depths, orientation of lot frontages, lot patterns, and land use patterns. Where the intent of this Plan is maintained, minor adjustments to the boundaries shall not require amendment to this Plan, and the approved subdivision plans and **Zoning By-law** will reflect the detailed boundaries.
- 1.3.1.8 That where policies of this Plan contain numerical standards, minor variations from those standards may be permitted without amendment to this Plan, noting the exemptions below, provided that such variations respond to the unique conditions or context of a site, and are supported to the satisfaction of the City, through the reports and studies deemed required by the City:
- a. the above policy does not apply to environmental standards set out in this Plan; and
 - b. subject to the policies of 3.1.1.2 and 3.1.1.3 of this Plan, changes to the maximum height and density (**Floor Space Index**) identified on Schedule 13 may be made without an amendment to this Plan.
- 1.3.1.9 That lands subject to policies found in Volume 2 of this Plan are identified on Schedule 14. For the purposes of this Plan, references to Schedule 14 include Schedules 14A through 14C, inclusive. That Volume 2 policies provide more specific direction than that found in Volume 1

policies, and therefore where Volume 1 policies conflict with Volume 2 policies, the Volume 2 policies shall prevail, except where stated in this Plan.

1.3.2 Transition

This section sets out how the Vaughan Official Plan 2010 (VOP 2010) and the York Region Official Plan 2022, as it applies to Vaughan (YROP 2022), shall be transitioned to this Plan, and other relevant matters.

Repeal of Vaughan Official Plan 2010 and York Region Official Plan 2022

It is the policy of Council:

- 1.3.2.1 That on approval of this Plan, pursuant to By-law **XX**, VOP 2010 and the YROP 2022 are repealed, save and except (and until such time as those portions are repealed and replaced pursuant to policies 1.3.2.2 and 1.3.2.3):
- a. Volume 1 and Volume 2 of VOP 2010 remain in force and this Plan shall not apply to the lands shown on Schedule 14A – Areas Subject to Secondary Plans, Schedule 14B – Areas Subject to Area Specific Plans and Schedule 14C – Areas Subject to Site Specific Plans, in Volume 1 of VOP 2010, save and except only the following:
 - i. the “Weston Road and Highway 7” Required Secondary Plan Area shown on Schedule 14A which is repealed;
 - ii. the “Vaughan Metropolitan Centre” area and **Secondary Plan** shown on Schedule 14A, together with Section 11.1.1.11 and Section 11.12 of Volume 2 of the VOP 2010 which are repealed; and
 - iii. despite 1.3.2.1 (a)(ii) the site-specific policies in the Vaughan Metropolitan Centre Secondary Plan set out in section 9.3 of Section 11.12 of Volume 2 of VOP 2010 remain in force for the lands to which they apply together with any portions of Section 11.12 of Volume 2 of VOP 2010 required for interpretation and implementation of those site-specific policies, save and except policies 6.1.2, 6.1.3 and 6.1.4 of Section 11.12 of Volume 2 of VOP 2010 which are repealed on approval of this Plan;
 - b. Volume 1 of VOP 2010, save and except policy 7.3.3 which is repealed on approval of this Plan, which is required for:
 - i. approvals of applications or appeals in process pursuant to policies 1.3.2.4 (a), (b), and (d), and 1.3.2.5; and
 - ii. those portions of Volume 2 of VOP 2010 which remain in effect pursuant to policy 1.3.2.1 (a);
 - c. any policies in respect of highways and public transit rights-of-way and related infrastructure, Map 10 (Rapid Transit Network), and Map 11 (Street Network) of the YROP 2022 required for interpretation and implementation of:

- i. any approvals of applications or appeals in process pursuant to policies 1.3.2.4 (a), (b), and (d), and 1.3.2.5; and
 - ii. those portions of Volume 2 of VOP 2010 which remain in effect pursuant to policy 1.3.2.1 (a);
 - d. For greater certainty, a reference to the policies or schedules of Volume 1 of VOP 2010 in any **Secondary Plan**, Area-Specific or Site-Specific Plan in Volume 2 of VOP 2010 or in an approval arising from an application or appeal in process pursuant to policies 1.3.2.4 (a), (b), (d) and 1.3.2.5 is a reference to Volume 1 of VOP 2010 as it read immediately before it was repealed save and except policy 7.3.3 which is repealed on approval of this Plan.
- 1.3.2.2 That over time the remainder of Volumes 1 and 2 of VOP 2010 may be repealed as updated or replacement policies are adopted. To that end, the City may amend this Plan to incorporate policies and schedules corresponding, and updated as appropriate, to the policies and schedules of Volume 2 of VOP 2010 for the lands shown on Schedule 14A – Areas Subject to Secondary Plans, Schedule 14B – Areas Subject to Area Specific Plans and Schedule 14C – Areas Subject to Site Specific Plans.
- 1.3.2.3 That upon the incorporation of policies and schedules into this Plan, as set out in policy 1.3.2.2, the corresponding **Secondary Plan**, Area-Specific Plan, or Site-Specific Plan in Volume 2 of the VOP 2010 shall be contemporaneously repealed, together with any portions of Volume 1 of the VOP 2010 and the YROP 2022 which remained in force for the purpose of interpretation of those repealed Volume 2 VOP 2010 plans.

Applications and Appeals in Process

It is the policy of Council:

- 1.3.2.4 That development applications:
- a. submitted prior to the date this Plan is adopted (including any appeals of such development applications) shall not be subject to this Plan unless they have been deemed incomplete, and shall be reviewed and assessed under the appropriate Official Plan policies and schedules prior to this Plan save and except in respect of parkland dedication in which case this Plan shall apply;
 - b. deemed complete from the date this Plan is adopted to the day this Plan is approved (including any appeals of such development applications) shall not be subject to this Plan and shall be reviewed and assessed under the appropriate Official Plan policies and schedules prior to this Plan save and except in respect of parkland dedication in which case this Plan shall apply;
 - c. which are not within policy 1.3.2.4 (a) or (b) shall be subject to the policies and schedules of this Plan; and
 - d. for lands that are subject to VOP 2010 pursuant to policy 1.3.2.1 shall be reviewed and assessed under the appropriate VOP 2010 and YROP 2022 policies and schedules, save and except in respect of parkland dedication in which case this Plan shall apply.

- 1.3.2.5 Applications under the *Planning Act* or the *Condominium Act*, or Block Plan applications, required for development applications that was reviewed and assessed pursuant to policy 1.3.2.4 (a), (b) or (d) shall also be reviewed and assessed under the appropriate Official Plan policies and schedules prior to this Plan save and except in respect of parkland dedication in which case this Plan shall apply.
- 1.3.2.6 Despite policies 1.3.2.4 (a), (b), (d), and 1.3.2.5, while the review and assessment of the merits of such applications or appeals shall not be subject to this Plan save and except in respect of parkland dedication in which case this Plan shall apply, where such applications or appeals are to be approved, for administrative convenience, where practicable the form of such approvals may be in the form of an amendment to this Plan. Where that is not practicable, then the approval will remain subject to the appropriate prior Official Plan policies and schedules, until the City has amended this Plan to incorporate or update that approval.

1.4 Provincial Planning Framework

This Plan has regard for Provincial interests as identified in the *Planning Act*, is consistent with the Provincial Planning Statement, 2024, and conforms with relevant Provincial plans, including the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

Vaughan is under the **Watershed**-based jurisdiction of the Toronto and Region Conservation Authority (TRCA), as per the Provincial *Conservation Authorities Act*. The TRCA works in partnership with the City on matters regarding stormwater management, bodies of water, and **Natural Hazards**. Additionally, Vaughan must comply with the Source Water Protection Plan as per the *Clean Water Act*.

1.5 2051 Vision

The 2051 Vision for Vaughan reflects the needs and values expressed through an extensive project engagement program, as well as significant best-practice and background research.

By the year 2051:

- Vaughan will offer a robust variety of **Housing Options** for people of different incomes, abilities, and stages of life.
- Woodbridge, Kleinburg, Maple, Thornhill, and Concord will be thriving communities that are adaptable to gentle growth to keep them vibrant.
- Vellore, Carrville, Nashville, and new communities in Vaughan will be **Complete Communities** with excellent parks, **Schools**, and services.
- Enough land in suitable locations will support Vaughan's strong manufacturing, distribution, office, high-tech, and **Retail Commercial** sectors so that jobs are close by.
- Taller buildings will be situated at key locations in the **Strategic Growth Areas** where rapid transit gets people to destinations throughout the Greater Toronto Area.
- Vaughan Metropolitan Centre will be a thriving downtown with theatres, sporting venues, and other cultural attractions.
- Vaughan will have a strong network of beautiful parks and protected natural and agricultural areas.
- The City will be a municipal leader in timely decision-making for **Infrastructure** and **Development**.

Chapter 2 Shaping Vaughan

This chapter establishes the population and employment growth forecasts to the year 2051, as outlined in Table 2.1 below, and how this growth should be allocated throughout Vaughan through the Urban Structure.

2.1 Planning for Growth

2.1.1 Population and Employment Forecasts

It is the policy of Council:

- 2.1.1.1 To plan for an appropriate mix of land uses required to accommodate the population and employment forecasts shown in Table 2.1.

Table 2.1: Population and Employment Data and Forecasts for the City of Vaughan, 2016-2051

	2016	2021	2031	2041	2051
Population	315,700	333,100	398,300	478,900	575,900
Employment	222,200	243,700	280,600	315,800	354,300

2.1.2 Vaughan's Evolution: Key Planning Objectives

It is the policy of Council:

- 2.1.2.1 That the primary objectives of this Plan include:
- identifying and protecting **Natural Heritage Features and Areas**, **Natural Hazards** and the **Agricultural System**, and strengthening environmental **Sustainability**;
 - directing a minimum **Intensification** target of 57%, representing 51,300 new residential units to be developed up to 2051, within the **Built-Up Area** identified on Schedule 1A;
 - supporting a transition to higher-density housing forms in the areas identified in policy 2.1.2.1.h;
 - identifying **Strategic Growth Areas** as the primary locations for accommodating **Intensification**;
 - requiring that the **New Community Areas** and **New Employment Areas** be planned to achieve an average minimum density of 65 combined residents and jobs per hectare in the **Developable Area** by 2051 to meet the growth forecasts set out in Table 2.1 of this Plan;
 - that growth through new **Development** and **Redevelopment** results in **Complete Communities** with a compact, accessible urban form that supports transit service and **Active Transportation**;
 - ensuring a sufficient supply of serviced employment lands is planned for and maintained to bolster economic growth, promote employment uses and meet the employment

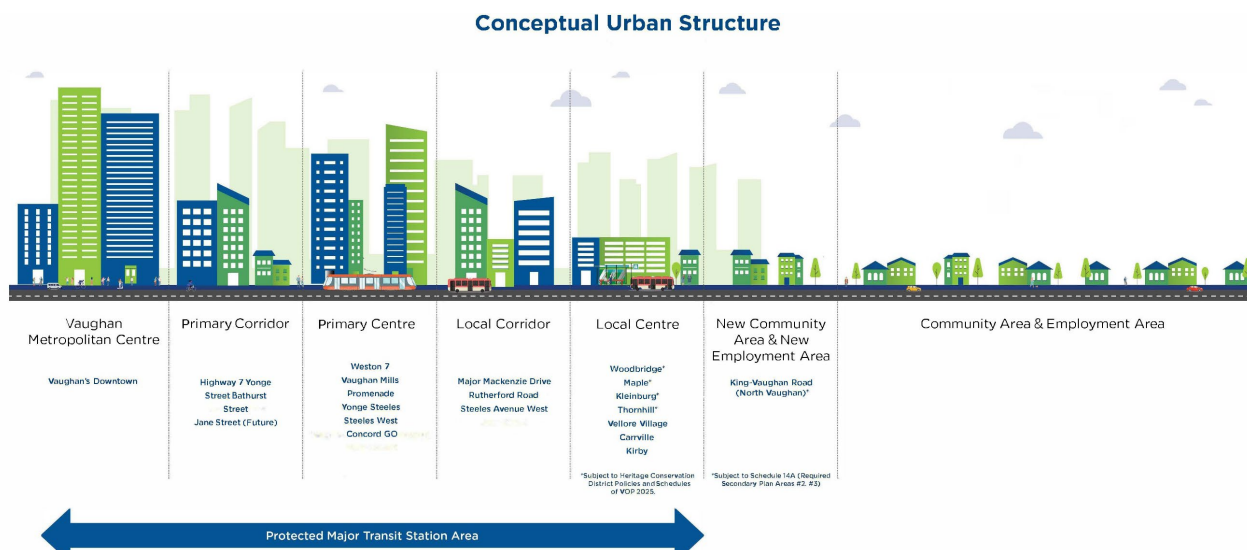
forecast outlined in Table 2.1 of this Plan in Vaughan's **Employment Areas**, and protect the goods movement associated with **Rail Facilities** within Vaughan;

- h. promoting public transit use by encouraging **Transit-Supportive** densities and an appropriate mix of uses along transit routes, particularly within **Protected Major Transit Station Areas** around subway stations, Viva Bus Rapid Transit stations, GO stations, and future rapid transit stations;
- i. promoting **Active Transportation** by encouraging compact, walkable, mixed-use **Developments** and investing in cycling **Infrastructure** City-wide;
- j. providing for a diversity of **Housing Options** in terms of tenure, affordability, size, and form;
- k. establishing a culture of design excellence with an emphasis on providing for a high-quality **Public Realm**, appropriate built form, and attractive architecture through all new **Development** and **Redevelopment**;
- l. developing an Open Space Network of linked, active, and passive parks, public spaces, **Greenways**, and natural areas throughout Vaughan to support the anticipated growth outlined in Table 2.1 of this Plan;
- m. ensuring **Development** is phased in an appropriate manner to allow for the creation of **Complete Communities** and that such phasing is coordinated with **Infrastructure** investments made by the development community, the City, and York Region;
- n. planning and designing communities in a manner that facilitates inclusivity and **Accessibility** for residents, workers, and visitors; and
- o. ensuring a comprehensive approach to financial management that considers economic, environmental, and social costs.

2.1.2.2 All policies of this Plan shall be read in conjunction with 2.1.2.1 and all future Official Plan Amendments shall be consistent with 2.1.2.1.

2.2 Urban Structure (Schedule 1)

Figure 1: Conceptual Urban Structure



2.2.1 Urban Structure Components

It is the policy of Council:

2.2.1.1 That Schedule 1, inclusive of Schedules 1A, 1B, 1C, and 1D, shows the planned Urban Structure that:

- a. establishes the following hierarchy of **Strategic Growth Areas** in descending order of density, building height, and intensity of use:
 - i. the Vaughan Metropolitan Centre is Vaughan's downtown, and the largest concentration of Vaughan's tallest and densest buildings, with a wide range of residential, office, **Retail Commercial**, institutional, cultural, civic uses, parks and open spaces, and community gathering places that bring all residents of Vaughan and beyond to its centres, for all ages, abilities and cultures;
 - ii. **Primary Corridors** are a major focus for **Intensification** on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent **Higher Order Transit**. The **Primary Corridors** link the Vaughan Metropolitan Centre with other **Strategic Growth Areas** in Vaughan and across York Region, as well as major centres in Peel Region and the city of Toronto;
 - iii. **Primary Centres** are nodes of predominantly mixed-use **High-Rise Buildings** and **Mid-Rise Buildings**, developed at an intensity that is supportive of transit but less than the Vaughan Metropolitan Centre;

- iv. **Local Corridors** link other **Strategic Growth Areas** on corridors which can support future **Higher Order Transit** and will be places to accommodate **Intensification** in the form of mixed-use **Mid-Rise Buildings**, limited mixed-use **High-Rise Buildings**, and **Low-Rise Buildings**; and
 - v. **Local Centres** provide a mixed-use focus for their respective communities, in a manner that supports local needs at a walkable, neighbourhood scale with an appropriate transition of use and built form to surrounding neighbourhoods. Future **Local Centres** may be identified in **New Community Areas** and **New Employment Areas** through detailed planning;
- b. delineates **Protected Major Transit Station Areas** as areas of **Transit-Supportive**, mixed-use communities throughout Vaughan that may overlap with other **Strategic Growth Areas** and upon full build-out shall achieve the gross minimum density targets identified in Appendix 2 of this Plan;
 - c. delineates **Community Areas**, that are primarily intended for residential uses anchored by secondary supportive uses, including parks, community, institutional and **Retail Commercial** uses;
 - d. preserves lands shown as **Employment Areas** for a variety of industrial, manufacturing, warehousing, **Ancillary**, and **Accessory** uses and parks that support **Higher Order Transit** and Vaughan's two **Rail Facilities**, and provides highway access; and
 - e. conserves the Natural Areas and **Agricultural System** for environmental, agricultural, or rural uses and restricts the encroachment of urban uses into these areas.
- 2.2.1.2 That **Strategic Growth Areas** will be the primary locations for the accommodation of growth and the greatest mix of uses, heights, and densities in accordance with the prescribed hierarchy established in policy 2.2.1.1 of this Plan.
- 2.2.1.3 That where there is overlap between two types of **Strategic Growth Areas**, the policies of the higher level of **Strategic Growth Area** prevail.
- 2.2.1.4 That notwithstanding the hierarchy of **Strategic Growth Areas** established in policy 2.2.1.1, **Development** may proceed concurrently in multiple **Strategic Growth Areas**, subject to the requirements of this Plan, including but not limited to:
- a. the policies of a **Secondary Plan**;
 - b. appropriate provision of **Infrastructure**;
 - c. proper and safe access for vehicles and pedestrians; and
 - d. the type and scale of **Development** is **Compatible** with and provides an appropriate transition of built form to adjacent **Development**.
- 2.2.1.5 That the **Urban Area** of Vaughan includes all lands within the Urban Boundary line as shown on Schedule 1A.

2.2.2 Phasing Growth

It is the policy of Council:

- 2.2.2.1 That population, housing, and employment growth in Vaughan should be phased and aligned with municipal and Regional **Infrastructure** development and the provision of municipal, Regional, and community services and facilities.
- 2.2.2.2 That, notwithstanding the hierarchy described in policy 2.2.1.1 of this Plan, **Development** is encouraged to occur first in those **Strategic Growth Areas** meeting the following criteria:
- a. are currently served by public transit, in the following order:
 - i. subway and GO trains;
 - ii. bus rapid transit; and
 - iii. bus;
 - b. have existing access to high-quality parks and open space;
 - c. have sufficient drinking water and wastewater services to immediately accommodate the planned **Intensification** for the area, or have planned drinking water and wastewater services to accommodate the planned growth of the area, and in areas where this is not in place, ensuring that applicants shall address appropriate services to the satisfaction of the City;
 - d. are currently served, or are forecasted to be served, by publicly funded elementary and secondary **Schools** with the capacity to accommodate the planned growth for the area;
 - e. have existing and diverse **Retail Commercial** services which can be retained or replaced within the **Strategic Growth Area**; and
 - f. are in close proximity to existing or planned community services, such as libraries, community centres, or hospitals.
- 2.2.2.3 That phasing strategies shall be required through the **Development** application process and shall be provided by applicants, pursuant to policies contained in Chapter 5 of this Plan. Phasing strategies may be provided as part of a Terms of Reference for **Development** Concept Reports and Phasing Plans for **Development** applications within **Strategic Growth Areas**.
- 2.2.2.4 That growth in any particular **Strategic Growth Area** shall be supported by the equitable distribution of costs among benefitting landowners through development charges, required cost-sharing agreements, or a combination thereof, to address potential **Infrastructure** upgrades within the **Strategic Growth Area**.
- 2.2.2.5 That **Development** in the **Designated Greenfield Area** shall continue to advance concurrently with **Intensification** efforts but must take place in coordination with **Infrastructure** planning.
- 2.2.2.6 That **Development** in **New Community Areas** and **New Employment Areas**:
- a. shall be supported by water and wastewater expansion undertaken by the City and York Region, as required;

- b. shall be guided by new **Secondary Plans** or updates to existing **Secondary Plans**; and
 - c. shall proceed in a phased manner alongside the **Development of Infrastructure** and provision of services to enable **Complete Communities**.
- 2.2.2.7 That **Development** in **New Community Areas** or **New Employment Areas** shall not occur until adjacent **Community Areas** or **Employment Areas** have achieved their minimum density targets.
- 2.2.2.8 That the provision of municipal servicing to **New Employment Areas** shall proceed prior to or in parallel with servicing to **New Community Areas**.

2.2.3 Community Areas

It is the policy of Council:

- 2.2.3.1 That **Community Areas** shall provide most of Vaughan's low-rise housing stock, as well as local-serving commercial uses and **Community Facilities**, such as **Schools**, parks, community centres, and libraries. They should function as **Complete Communities** and encourage walking, cycling, and transit use.
- 2.2.3.2 To encourage a mix of housing types and land uses in all **Community Areas**, pursuant to policies in Section 4.1 and Chapter 3 of this Plan.
- 2.2.3.3 That new **Development** in **Community Areas** shall respect the form and planned function of the immediate local area, in accordance with the policies in Section 4.3 of this Plan.
- 2.2.3.4 That **Gentle Intensification** should be permitted in **Community Areas**, as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 3 of this Plan, to serve changing needs with **Housing Options**, including a mix of housing types and tenures, for a greater range of people.
- 2.2.3.5 That **Development** proposed in **Community Areas** shall comply with any applicable **Heritage Conservation District** Plans and shall be sensitive to and **Compatible** with the character, form, and planned function of the surrounding context.
- 2.2.3.6 That **Development** immediately adjacent to **Community Areas** shall ensure an appropriate transition in the built forms' scale, intensity, and use, and shall mitigate adverse noise, traffic impacts, and odours, while fulfilling the **Intensification** objectives for **Strategic Growth Areas**, where applicable.
- 2.2.3.7 That **Designated Greenfield Area** lands within **Community Areas** shall be developed to help achieve the average minimum density of 65 residents and jobs per hectare, combined as required in policy 2.1.2.1.e.
- 2.2.3.8 That in fully developed neighbourhoods in **Community Areas**, as shown on Schedule 1 of this Plan, buildings shall be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically:
 - a. the local pattern of lots, streets, and blocks;

- b. the size and configuration of lots and orientation of buildings;
- c. the heights, scale, and architectural character of adjacent and immediately surrounding residential properties;
- d. the setback of buildings from the street;
- e. the pattern of rear and side-yard setbacks;
- f. the presence of mature **Trees** and the general landscape character of the streetscape;
- g. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties; and
- h. the **Conservation** and enhancement of heritage buildings, heritage districts, and **Cultural Heritage Landscapes**.

2.2.3.9 That notwithstanding policy 4.1.2.3 and 4.1.2.4, and to promote **Missing Middle** dwelling types, limited **Intensification** may be permitted in the form of **Semi-Detached Houses**, **Townhouses**, **Stacked Townhouses**, and/or **Back-to-Back Townhouses**, or **Low-Rise Buildings** on lots or parcels composed of multiple lots in designated Low-Rise Residential neighbourhoods within a **Community Area**, that front an **Arterial Street**, minor **Collector Street** or major **Collector Street** as identified in Schedule 9A of this Plan. This does not apply to **Heritage Conservation Districts** and may be subject to the following:

- a. all new dwellings should front and address a public or private street, with the exception of **Additional Residential Units** in **Accessory** buildings, which may front onto laneways and driveways;
- b. parking for units fronting an **Arterial Street** shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. the general pattern of front, side, and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained; and
- d. subject to the policies of this Plan, where future **Intensification** on adjacent lots would be appropriate through a Block Plan or **Development** Concept Report, **Developments** shall protect for future street and/or laneway interconnections with the adjacent properties to minimize accesses to the **Arterial Street** and facilitate the establishment of a rational and efficient street and laneway network over time. Access arrangements on **Arterial Streets** shall be to the satisfaction of the City.

2.2.4 Employment Areas

It is the policy of Council:

- 2.2.4.1 That the planned function of **Employment Areas**, as shown on Schedule 1, is to support economic activity and economic resiliency in Vaughan by supplying land for a range of industrial, manufacturing, warehousing, **Major Facilities** or **Ancillary**, and **Accessory** uses, and should be maintained.

- 2.2.4.2 That, as of October 20, 2024, pursuant to subsections 1(1.1) and 1(1.2) of the *Planning Act*, Vaughan's **Employment Areas** include lands which support lawfully established uses that are not manufacturing, warehousing, or **Ancillary** uses. Pursuant to policies in Section 3.2.3 of this Plan, uses lawfully established before October 20, 2024 shall be permitted to continue.
- 2.2.4.3 That Vaughan's **Employment Areas** are designated as General Employment and Prestige Employment on Schedule 13 of this Plan, pursuant to policies in Section 3.2.3 of this Plan.
- 2.2.4.4 That the conversion of lands in **Employment Areas** to uses other than the uses permitted in Section 3.2.3 of this Plan, may only be permitted through an amendment to this Plan, and only where it has been clearly demonstrated to the satisfaction of the City that:
- the criteria set out in policy 2.8.2.5 of the Provincial Planning Statement is met; and
 - potential **Adverse Effects** to **Sensitive Land Uses** by the existing or planned **Employment Area** uses are avoided, or where avoidance is not possible, minimized and mitigated, in accordance with land use compatibility policies in Section 3.1.1 of this Plan.
- 2.2.4.5 That further to policy 2.2.4.4, where conversions of lands in **Employment Areas** are proposed, it should be shown that the conversion:
- does not impact the configuration, location, and contiguous nature of the **Employment Area**;
 - does not impede access from **Employment Areas** to major transportation corridors;
 - does not impact the City's ability to provide a variety of land types and sizes in the **Employment Area**;
 - does not introduce land use compatibility concerns through potential direct or indirect **Adverse Effects**, such as odour, noise, and other contaminants, to future residents or employees; and
 - does not create risks to public health and safety.

2.2.5 Natural Areas and Agriculture

It is the policy of Council:

- 2.2.5.1 That Natural Areas shall be protected and their **Ecological Functions** preserved through maintenance, restoration, or, where possible, improvement through additional **Linkages** or corridors between features to facilitate the connectivity of the overall network.
- 2.2.5.2 To facilitate public access to major **Natural Heritage Features and Areas** where such access shall not significantly damage **Natural Heritage Features and Areas** or their functions.
- 2.2.5.3 That public ownership of major open spaces and natural features within Natural Areas is preferred, and Council should endeavour to acquire the appropriate lands to contribute to the system and/or establish partnerships for the acquisition and stewardship of such lands. The sale or disposal of publicly owned lands within **Natural Heritage Features and Areas** and the **Agricultural System** is discouraged.

2.2.6 Rail and Goods Movement

Rail Transportation

It is the policy of Council:

- 2.2.6.1 To protect areas near rail **Infrastructure** for industrial and other employment uses and direct industrial **Development** that relies on the rail corridor for business operations, high-volume goods movement, and/or large inputs and outputs to be located adjacent to rail corridors and **Rail Facilities** within **Employment Areas** identified on Schedule 1 of this Plan.
- 2.2.6.2 To protect rail **Infrastructure** from **Development** that may impede operations or long-term viability due to noise, environmental, or land use compatibility concerns. Specifically, **Development** adjacent to a railway right-of-way or in proximity to **Rail Facilities** shall:
- demonstrate appropriate land use compatibility through the submission of a Land Use Compatibility study (railway), where applicable, in conformity with Appendix 4 of this Plan;
 - provide appropriate land use compatibility for **Major Facilities**, including **Rail Facilities**, as may be set out in the **Province's** D-Series Land Use Compatibility guidelines;
 - minimize and mitigate any potential **Adverse Effects** from odour, noise, and other contaminants, and minimize risk to public health and safety, to ensure the long-term operational and economic viability of **Major Facilities**, including **Rail Facilities**, in accordance with federal and Provincial guidelines, standards, and procedures and the Ministry of the Environment, Conservation, and Parks guidelines;
 - achieve appropriate noise and vibration levels for the adjacent **Development**, as may be set out in the **Province's** guidelines on noise and vibration; and
 - include appropriate mitigation measures such as separation distances and/or safety barriers, as may be prescribed by Provincial or federal guidelines or **Rail Facility** operators.
- 2.2.6.3 To require grade separations between the street and rail systems, as needed, at arterial and collector street/rail junctions without amendment to this Plan.

Goods Movement

It is the policy of Council:

- 2.2.6.4 That integrated planning for growth management, including goods movement and transportation planning, shall support and enhance the **Agricultural System** to ensure uses and **Infrastructure** are **Compatible** with **Agricultural Uses**, where possible, in terms of size, scope, and impact.
- 2.2.6.5 To minimize truck activity outside of **Employment Areas** and to reduce **Adverse Effects** from truck traffic on **Community Areas**, **Strategic Growth Areas**, and **Sensitive Land Uses**.

- 2.2.6.6 To designate and protect **Employment Areas** located adjacent to **Major Goods Movement Facilities and Corridors** or in proximity of existing and future major highways and interchanges for manufacturing, warehousing, and logistics, and appropriate associated uses.

2.2.7 Parkway Belt West Lands

It is the policy of Council:

- 2.2.7.1 That the lands identified on Schedule 1 and Schedule 4 as Parkway Belt West Lands are subject to the policies of the Provincial Parkway Belt West Plan, as amended.
- 2.2.7.2 That, at such time as any Parkway Belt West Lands parcels are declared surplus, an amendment to this Plan is required to redesignate the lands and the appropriate studies shall be undertaken to determine their appropriate use.

2.3 Urban Area (Schedule 1A)

2.3.1 Urban Area, New Community Areas and New Employment Areas

It is the policy of Council:

- 2.3.1.1 That the **Urban Area** is lands within the Urban Boundary identified on Schedule 1A as having an urban designation, which includes **Employment Areas**, **Community Areas**, and **Strategic Growth Areas** within the **Built-Up Area** and the **Designated Greenfield Area**.
- 2.3.1.2 That Schedule 1A shows the **New Community Areas** and **New Employment Areas** that have been added to the **Urban Area** and that are intended to support population growth, to allow for a continued mix of **Housing Options**, including housing on larger lots, and to support employment growth to 2051.
- 2.3.1.3 That **Development** in **New Community Areas** and **New Employment Areas** shall occur in a phased manner pursuant to the conditions of subsection 2.2.2 of this Plan. **Development** shall not proceed until water and wastewater services to those areas become available. Permitted uses shall be limited to those uses legally existing at the time this Plan comes into effect.
- 2.3.1.4 That **Development** in **New Community Areas** and **New Employment Areas** is subject to a **Secondary Plan** process, as outlined in Chapter 5 of this Plan.
- 2.3.1.5 That the preparation of **Secondary Plans** for **New Community Areas** and **New Employment Areas** west of Highway 400 shall not proceed for approval until the future route of the proposed Provincial Highway 413 has been confirmed or at the discretion of the **Province**.
- 2.3.1.6 That where **New Community Areas** and **New Employment Areas** are adjacent to Natural Areas or the **Agricultural System**, including those in neighbouring municipalities identified through cross-jurisdictional coordination, the appropriate transition between **Development** and those lands shall be provided.

- 2.3.1.7 That **New Community Areas** shall be compact, vibrant, inclusive, and diverse, and be planned as **Complete Communities** with a mix of uses, that prioritize people, **Sustainability**, and liveability, and shall be developed with high-quality urban design.

2.4 Strategic Growth Areas (Schedule 1B)

2.4.1 Planning Strategic Growth Areas

It is the policy of Council:

- 2.4.1.1 That **Strategic Growth Areas** shall:
- have the highest rate of new residential growth and accommodate most of the forecasted residential growth to support the 57% **Intensification** target;
 - support **Major Office**, Major Institutional, and **Retail Commercial** uses; and
 - facilitate the **Development** of a mix of uses and appropriate densities to support high levels of existing or planned transit and **Active Transportation**.
- 2.4.1.2 That in **Strategic Growth Areas**, new **Development** shall be designed to:
- have buildings front onto a public street with generally consistent setbacks and built form along sidewalks;
 - provide active ground-floor uses and grade-related amenity spaces and avoid blank facades;
 - mass new buildings to frame adjacent streets, parks, open spaces, and **Natural Heritage Features and Areas** in a way that provides for a pedestrian-scaled environment;
 - create appropriate transitions in scale to areas of lower density while fulfilling the **Intensification** objectives for the **Strategic Growth Areas**; and
 - demonstrate that there are no **Adverse Effects** on **Sensitive Land Uses** or negative impacts on **Employment Areas** to ensure its long-term protection, in accordance with the land use compatibility policies in Section 3.1.1 of this Plan.
- 2.4.1.3 That in **Strategic Growth Areas**, vehicle parking, loading access, and service areas in new **Development** shall be located and organized to minimize their impact on public transit corridors, surrounding properties, and the **Public Realm** to support safe and accessible pedestrian movement within the public right-of-way by:
- providing underground parking, where appropriate, for all new **Development** in **Strategic Growth Areas**;
 - prohibiting surface parking between the face of a building and the public sidewalk, except in the case of gas stations; and
 - consolidating vehicular access to parking, service, and loading areas to minimize the number of driveways and curb cuts across public sidewalks and locate service and loading areas away from main public frontages.

2.4.2 Vaughan Metropolitan Centre

It is the policy of Council:

- 2.4.2.1 That the Vaughan Metropolitan Centre should be comprised of residential neighbourhoods, mixed-use areas, and **Employment Areas** that provide a variety of **Housing Options** and diverse employment opportunities and are linked by a fine-grain street pattern and a robust open space system. The open space system shall be comprised of open spaces and Natural Areas, including the Edgeley Pond and Black Creek system.
- 2.4.2.2 That the Vaughan Metropolitan Centre is subject to the policies of three **Protected Major Transit Station Areas** and shall be planned to be **Transit-Supportive** and walkable.
- 2.4.2.3 That should there be a conflict between the policies of Volume 1 of this Plan and policies of the Vaughan Metropolitan Centre Secondary Plan 2025, the policies of the Vaughan Metropolitan Centre Secondary Plan 2025 shall take precedence.

2.4.3 Primary Centres

It is the policy of Council:

- 2.4.3.1 That Weston 7, Vaughan Mills, Promenade, Yonge Steeles, Steeles West, and Concord GO are **Primary Centres**. Detailed planning guidance for each of the **Primary Centres** shall be provided through **Secondary Plans**.
- 2.4.3.2 That **Primary Centres** shall be planned to:
 - a. evolve as distinct places of major activity around planned subway stations, **Higher Order Transit**, and existing regional shopping destinations;
 - b. develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and **Affordable Housing**;
 - c. include a mix of non-residential uses, including **Retail Commercial**, office, institutional, **Community Facilities**, and **Human and Social Services** intended to serve both the local population and Vaughan as a whole, and attract activity throughout the day;
 - d. develop at densities supportive of planned public transit;
 - e. be transit-oriented, pedestrian-friendly places and include a variety of built forms, such as **Mid-Rise Buildings** and **High-Rise Buildings**;
 - f. have a fine-grain **Multi-Modal** transportation network suitable for pedestrians and cyclists, with appropriate internal links and links to the surrounding **Community Areas** which may take the form of sidewalks and/or **Greenways**;
 - g. include an appropriate amount of well-designed public open spaces appropriate for the local context, including City-owned parks;
 - h. encourage a pedestrian-friendly built form by locating active uses at grade; and

- i. be designed and developed to implement the appropriate transition of built form, density, and land use to surrounding **Community Areas**, and/or be **Compatible** with adjacent **Employment Areas**.

2.4.4 Local Centres

It is the policy of Council:

- 2.4.4.1 That Vellore Village, Carrville, Kirby, and the Historic Villages of Woodbridge, Maple, Kleinburg/Nashville, and Thornhill-Yonge Street are **Local Centres** and the cores of their respective communities. Future **Local Centres** may be identified in **New Community Areas** or **New Employment Areas** through the **Secondary Plan** process.
- 2.4.4.2 That **Local Centres** shall be planned to:
 - a. develop with a mix of housing types and tenures, including housing suitable for seniors and families with children as well as **Affordable Housing**;
 - b. be predominantly residential in character but include a mix of uses, such as **Retail Commercial**, office, and **Community Facilities**, intended to serve the daily needs of the local population to attract activity throughout the day and be the preferred location for the locally delivered community services;
 - c. have high-quality urban design and be the focal points for expression of community heritage and character;
 - d. consist of predominantly **Low-Rise Buildings** and **Mid-Rise Buildings** and develop at densities supportive of planned or potential public transit, considering the local urban fabric of each **Local Centre**;
 - e. have a fine-grain **Multi-Modal** transportation network suitable for pedestrians and cyclists with appropriate internal links, such as sidewalks and **Greenways**, through the **Local Centre** and links to the surrounding **Community Areas**;
 - f. include well-designed public open spaces that are either landscaped parks, public plazas, or both in a manner that is appropriate to the local context;
 - g. encourage a pedestrian-friendly built form by locating active uses at grade; and
 - h. implement the appropriate transition of intensity and use to surrounding neighbourhoods, and/or separation from adjacent **Employment Areas**.

2.4.5 Primary Corridors and Local Corridors

It is the policy of Council:

- 2.4.5.1 That **Primary Corridors** are prioritized for a higher intensity of uses and accommodating more short-term growth than **Local Corridors**.
- 2.4.5.2 That the portion of Jane Street identified as a **Local Corridor** on Schedule 1B shall be identified as a **Primary Corridor** once the boundaries of the Jane Street Future **Major Transit Station Areas** and the location of the **Higher Order Transit** stations have been established, in accordance with policy 2.4.6.17 of this Plan.

- 2.4.5.3 That where a **Primary Corridor** or **Local Corridor** overlaps with an existing or planned **Secondary Plan** Area or **Protected Major Transit Station Area** that defines minimum density targets, the higher target shall apply.
- 2.4.5.4 That **Primary Corridors** and **Local Corridors** shall be planned to:
- develop with a mix of housing types and tenures, including housing suitable for seniors and families with children as well as **Affordable Housing**;
 - include a mix of non-residential uses, including **Retail Commercial**, office, institutional, **Community Facilities**, and **Human and Social Services** intended to serve both the local population and Vaughan as a whole, and attract activity throughout the day;
 - develop at **Transit-Supportive** densities;
 - include well-designed public open spaces that complement the local context;
 - include **Development** that creates an active street wall along the corridor and encourages a pedestrian-friendly built form by locating active uses at grade; and
 - be designed and developed to implement the appropriate transition of **Intensification** and use to surrounding **Community Areas**, and/or separation from adjacent **Employment Areas**.

2.4.6 Major Transit Station Areas (Schedules 1.B.1 to 1.B.5)

- 2.4.6.1 That **Major Transit Station Areas**, consisting of **Protected Major Transit Station Areas** and Future **Major Transit Station Areas**, are **Strategic Growth Areas** located within an approximate 500 to 800 metre radius of a **Higher Order Transit** station or stop representing an approximate 10-minute walk. **Major Transit Station Areas** may be located fully or partially within the **Strategic Growth Areas** listed in Section 2.4 of this Plan and shown on Figure 1.

Protected Major Transit Station Areas

It is the policy of Council:

- 2.4.6.2 That the **Protected Major Transit Station Areas** identified on Schedule 1B, including Schedule 1.B.1 through 1.B.5, are Vaughan's Provincially approved **Protected Major Transit Station Areas**.
- 2.4.6.3 That **Protected Major Transit Station Areas** should be the focus of higher densities with a mix of land uses and amenities to support transit-oriented **Development**.
- 2.4.6.4 That each **Protected Major Transit Station Area** includes a minimum gross density target in number of people and jobs per hectare in Appendix 2 of this Plan to be accommodated within that **Protected Major Transit Station Area**.
- 2.4.6.5 That gross minimum density targets and gross minimum populations and jobs per **Protected Major Transit Station Area** in Appendix 2 of this Plan shall be calculated based on the entirety of the buildings and/or structures within each **Protected Major Transit Station Area**.

- 2.4.6.6 That minimum **Floor Space Index** in Appendix 2 of this Plan shall apply to buildings and/or structures on each site within the **Projected Major Transit Station Area**.
- 2.4.6.7 The City may consider a lower **Floor Space Index** for individual sites as identified below without an amendment to this Plan, where it can be demonstrated that the minimum **Floor Space Index** identified in Appendix 2 of this Plan has been achieved within the **Protected Major Transit Station Area**:
- a. a minimum **Floor Space Index** of 0.25 for sites within the Low-Rise Residential designation;
 - b. a minimum **Floor Space Index** of 0.25 for sites within the Low-Rise Mixed-Use designation; and/or,
 - c. a minimum **Floor Space Index** of 0.25 for sites within the Prestige Employment and/or General Employment designations.
- 2.4.6.8 That within a **Protected Major Transit Station Area**, any applicable delineation of a **Strategic Growth Area** on Schedule 1B and related policies shall apply.
- 2.4.6.9 That on lands where a **Protected Major Transit Station Area** overlaps with an existing or planned **Strategic Growth Area**, **Secondary Plan** Area, or Area-Specific policy that defines minimum density targets, the higher of the gross minimum density target applies.
- 2.4.6.10 That within a **Protected Major Transit Station Area**, the applicable schedules, policies, and designations of this Plan, including any **Secondary Plan** forming part of Volume 2 of this Plan, shall apply and shall determine the permitted land uses and built form in the area, including the minimum required and maximum permitted heights and densities with respect to buildings and/or structures.
- 2.4.6.11 That further to policy 2.4.6.10, a **Protected Major Transit Station Area** where further guidance is needed to determine the appropriate land use and built form including the minimum required and maximum permitted heights and/or densities with respect to buildings and/or structures, will be subject to a **Secondary Plan** or Area-Specific Policy exercise as outlined in Chapter 5 of this Plan.
- 2.4.6.12 That **Protected Major Transit Station Areas** are to be developed as **Transit-Supportive** neighbourhoods with a diverse mix of residential uses, including a range of housing types and tenures (including **Affordable Housing**), and/or transit-supportive non-residential land uses, and have sufficient community services and facilities and amenities to support these uses.
- 2.4.6.13 To prioritize growth in those **Protected Major Transit Station Areas** which have existing or planned water, wastewater, and stormwater services.
- 2.4.6.14 To prioritize **Development** and **Redevelopment** in those **Protected Major Transit Station Areas** with the strongest market opportunities and growth potential.
- 2.4.6.15 That within **Protected Major Transit Station Areas**:
- a. the built form and **Public Realm** shall be oriented around the transit station or stop;

- b. there shall be the appropriate provision of open space and parkland to meet the needs of the anticipated growth within the **Protected Major Transit Station Area** and consideration for parkland adjacent to the transit station or stop; and
- c. **Development** shall be planned to maintain view corridors and direct access to the transit station or stop and shall result in a high-quality and vibrant **Public Realm**.

Future Major Transit Station Areas

It is the policy of Council:

- 2.4.6.16 That Future **Major Transit Station Areas**, identified conceptually on Schedule 1B, represent a preliminary general location for a future **Higher Order Transit** station or stop planned in the long term. The areas around Future **Major Transit Station Areas** are not identified as **Protected Major Transit Station Areas**. There is no guarantee that a station and/or stop shall be constructed at the identified location.
- 2.4.6.17 That once there is a financial commitment to build the **Higher Order Transit** line and station, the location of the station and the boundary of the **Major Transit Station Area** shall be established through comprehensive integrated planning through a City-initiated amendment.
- 2.4.6.18 That since these stations or stops are not approved by the relevant transit authority and there is no financial commitment regarding a future **Higher Order Transit** station, planning applications to increase density within the vicinity of a Future **Major Transit Station Area** (500 to 800 metres) cannot use a Future **Major Transit Station Area** as justification to support the higher density.
- 2.4.6.19 That applications to amend this Plan to reduce the density within 500 to 800 metres of a Future **Major Transit Station Area** are discouraged to protect existing density permissions within the vicinity of a Future **Major Transit Station Area**.

2.5 Established Large-Lot Neighbourhoods (Schedule 1C)

2.5.1 Maintaining the Character of Established Large-Lot Neighbourhoods

It is the policy of Council:

- 2.5.1.1 That **Established Large-Lot Neighbourhoods** are generally identified on Schedule 1C, and that the policies of this Plan prevail over the Schedule 1C mapping. In addition to areas identified on Schedule 1C, the policy in subsection 2.5.1 shall also apply to other areas where the subdivision and **Redevelopment** of a large lot or multiple large lots would not respect and reinforce the elements identified in policy 2.2.3.8.
- 2.5.1.2 That to maintain the character of **Established Large-Lot Neighbourhoods**, the following policies apply to all **Developments** within these areas (e.g. land severances, **Zoning By-law**

Amendments, and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area-specific or implementing **Zoning By-laws** affecting these areas:

- a. for lot creation, new lots shall be equal to or exceed the frontages of the adjoining lots or the average of the frontages of the adjoining lots where they differ;
- b. the area of new lots shall be consistent with the area of adjacent lots;
- c. the configuration of new lots shall respect the existing lotting fabric in the immediately surrounding area and demonstrate building heights and massing that respect the scale of adjacent residential buildings;
- d. buildings shall maintain the established pattern of setbacks for front yards and exterior side yards to maintain a consistent streetscape;
- e. buildings shall maintain the established pattern of setbacks for rear yards to minimize vision intrusion on the adjacent residential lots;
- f. a new dwelling replacing an existing one shall be of the same type, except on a lot fronting an **Arterial Street**, as identified in Schedule 9A where a **Semi-Detached House** or **Townhouse** replacing a **Single-Detached House** may be permitted except in **Heritage Conservation Districts**, subject to policy 2.2.3.9 and Section 4.3 of this Plan; and
- g. to maintain the low-density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with **Development** in the area and as provided for in the **Zoning By-law** is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the City's **Zoning By-law**.

2.6 Protecting the Agricultural System and Food Production (Schedule 1D)

2.6.1 Agricultural System

It is the policy of Council:

- 2.6.1.1 That the **Agricultural System** shown on Schedule 1D of this Plan is an overlay to the Prime Agriculture and Rural land use designations. Schedule 1D establishes the **Prime Agricultural Lands** and **Rural Lands** land use designations. Policies for these designations are contained in Section 3.2.8 of this Plan.
- 2.6.1.2 That notwithstanding policy 2.6.1.1, Oak Ridges Moraine Conservation Plan and Greenbelt Plan land uses shall prevail.
- 2.6.1.3 The policies of Section 2.7 shall apply where lands in the **Agricultural System** are also part of the **Natural Heritage Network** to maintain the integrity of the **Natural Heritage Network**.
- 2.6.1.4 That within the **Agricultural System**, the **Redevelopment** or **Development** of lands designated Prime Agriculture for uses other than **Agricultural Uses**, **Normal Farm Practices**, **Agriculture-**

Related Uses, and **On-Farm Diversified Uses** shall be prohibited, except where the following criteria can be demonstrated:

- a. the use on-site is a legally existing use;
- b. the proposed **Redevelopment** shall comply with applicable Provincial plans and policies;
- c. there is no change to the land use designation, as identified on Schedule 13 to this Plan;
- d. no new parcels shall be created, unless expressly permitted in accordance with Provincial plans and policies;
- e. the **Redevelopment** does not hinder surrounding agricultural operations and complies with the Provincial **Minimum Distance Separation Formulae**;
- f. an **Agricultural Impact Assessment** is submitted to the satisfaction of the City; and
- g. the **Natural Heritage Network's Ecological Integrity** is preserved.

2.6.1.5 That an application for the **Development** of new or expanding **Infrastructure** in the **Agricultural System** shall:

- a. demonstrate the need for the project;
- b. demonstrate that there is no reasonable alternative that could avoid or minimize impacts and demonstrate how impacts will be mitigated on lands designated Prime Agriculture on Schedule 13;
- c. measures for mitigation and conservation are implemented to preserve ecological integrity; and
- d. undertake an **Agricultural Impact Assessment**, or equivalent analysis, by a licensed agrologist or another relevant agricultural professional.

Prime Agricultural Areas

It is the policy of Council:

2.6.1.6 That **Prime Agricultural Areas** shall be protected and maintained for **Agricultural Uses** by:

- a. prohibiting uses other than **Agricultural Uses**, **Normal Farm Practices**, **Agriculture-Related Uses** and **On-Farm Diversified Uses**, and lot creation, except where permitted in accordance with the Provincial Planning Statement and Provincial plans;
- b. applications for new aggregate operations shall be supported by an **Agricultural Impact Assessment** and, where possible, shall seek to maintain or improve connectivity of the **Agricultural System**;
- c. in **Prime Agricultural Areas** on **Prime Agricultural Land**, extraction of **Mineral Aggregate Resources** is permitted as an interim use, provided that the site shall be rehabilitated back to an **Agricultural Condition** and subject to policy 2.10.1.4.c. of this Plan; and
- d. applying the Provincial **Minimum Distance Separation Formulae** I and II to ensure an adequate separation distance for new land uses, consents, and new and expanding livestock operations in **Prime Agricultural Areas**.

- 2.6.1.7 That lawfully existing, non-**Agricultural Uses** shall be permitted to continue on lands designated Prime Agriculture. Conversion or expansion of these uses shall only be permitted through an amendment to this Plan and in accordance with the Provincial Planning Statement, applicable Provincial plans, and policy 2.6.1.4 of this Plan.

Rural Lands

It is the policy of Council:

- 2.6.1.8 To provide for additional economic opportunities for existing and new **Agricultural Uses** through **On-Farm Diversified Uses**, and by limiting non-**Agricultural Uses** and non-agricultural consents for severance on **Rural Lands**.
- 2.6.1.9 To ensure that proposed uses are designed and sited to be **Compatible** with surrounding land uses such that the rural character of the area is maintained and that the proposed use does not further fragment **Rural Areas**.
- 2.6.1.10 That on **Rural Lands**, as per Schedule 1D, that are within the Greenbelt Protected Countryside, as per Schedule 4, the permitted uses are limited to the following:
- a. environmental management, restoration, and enhancement;
 - b. **Compatible** urban agricultural uses; and
 - c. recreational and parklands uses in accordance with the Greenbelt Plan and local municipal **Secondary Plans** on the basis of appropriate technical studies and natural systems planning.

Agricultural Uses

It is the policy of Council:

- 2.6.1.11 That **Agricultural Uses** are to remain the principal activity permitted in **Prime Agricultural Areas**.
- 2.6.1.12 That farm parcels should be large enough to facilitate flexible and viable farm operations over the long-term while providing for flexibility as the nature of farm operations evolves and should be of sufficient size to permit **Agricultural Uses**.

Agriculture-Related Uses

It is the policy of Council:

- 2.6.1.13 To permit **Agriculture-Related Uses** that are **Compatible** with and do not hinder surrounding agricultural operations, subject to limitations on the size, scale, and location on the property as determined by the **Zoning By-law** in accordance with Provincial guidance.
- 2.6.1.14 To ensure compatibility and appropriateness, proposed **Agriculture-Related Uses** shall demonstrate that the use shall:
- a. be supportive of the agricultural community;

- b. be in close proximity to farm operations;
- c. avoid Class 1 to 3 soils, as defined in the Canada Land Inventory;
- d. use the minimal amount of agricultural land required for the purpose of the use;
- e. have no **Adverse Effects**; and
- f. have adequate service levels for **Rural Areas**, landscaped areas and buffers, and site access.

2.6.1.15 That existing **Agriculture-Related Uses** that require an expansion may be permitted to expand, subject to satisfying the applicable criteria noted in policy 2.6.1.14.

On-Farm Diversified Uses

It is the policy of Council:

2.6.1.16 To permit **On-Farm Diversified Uses** within the **Agricultural System**.

2.6.1.17 That to ensure compatibility and no **Adverse Effects**, permitted **On-Farm Diversified Uses** shall meet the following conditions:

- a. be located on a **Farm Property**;
- b. be secondary to the principal **Agricultural Use** of the property and not hinder surrounding agricultural operations;
- c. be limited in area and reuse existing buildings, wherever possible;
- d. can be serviced with appropriate water supply and means of sewage disposal and shall not have an **Adverse Effect** on neighbouring wells;
- e. have adequate on-site parking facilities, in addition to the parking required for the principal use on the property, and such parking is provided in locations **Compatible** with surrounding land uses;
- f. ensure that access to the site shall not have a negative effect on local traffic;
- g. ensure that the proposed use enhances the agriculture and rural character and preserves historic buildings and structures and/or the establishment of a built form that is **Compatible** with the rural surroundings; and
- h. ensure that setbacks from existing livestock facilities, manure storage, and anaerobic digesters are in accordance with the Provincial **Minimum Distance Separation Formulae**.

2.6.1.18 That the City may require applicants to prepare a scoped **Agricultural Impact Assessment**, inclusive of a **Minimum Distance Separation Formulae** Report, to the satisfaction of the City to address the requirements listed in policy 2.6.1.17.

2.7 Natural Heritage Network (Schedule 2)

2.7.1 A Systems Approach to Environmental Stewardship

It is the policy of Council:

- 2.7.1.1 That any change to Schedule 2 of this Plan that affects the boundary of a **Wetland** or an **Area of Natural and Scientific Interest** (life science), or which confirms the boundaries of a feature not included on Schedule 2, such as **Habitat of Endangered and Threatened Species** or **Fish Habitat**, shall only be made after consultation with the **Province**, and in the case of **Fish Habitat**, with the TRCA as the delegate for the Department of Fisheries and Oceans.
- 2.7.1.2 To protect, restore, and, where possible, enhance **Natural Heritage Features and Areas** by creating stronger connections in Vaughan's **Natural Heritage Network** in a manner that increases overall biodiversity and resilience in the system. This approach shall identify areas for enhancing and linking the **Natural Heritage Network** while allowing for flexibility in how that is achieved.
- 2.7.1.3 To increase natural environment features and functions in the **Urban Area** by:
- enhancing, maintaining, restoring, and protecting existing natural features;
 - expanding **Woodlands**;
 - enhancing and protecting **Valley and Stream Corridors**;
 - restoring and protecting **Wetlands** and **Watercourses**;
 - creating habitat **Linkages**;
 - naturalizing stormwater ponds; and
 - incorporating elements of **Low Impact Development** into streetscapes, rooftops, gardens, and parks.
- 2.7.1.4 To increase natural environment features and functions in the **Agricultural System**, where it does not impact existing agricultural activities, by:
- expanding **Woodland** remnants;
 - protecting and restoring **Wetlands** and **Watercourses**;
 - maintaining pasture for grassland species; and
 - ensuring contiguous habitat that allows for the protected movement of wildlife through agricultural land to natural environment areas.

2.7.2 Developing and Maintaining a Natural Heritage Inventory

It is the policy of Council:

- 2.7.2.1 That the City shall continue to use environmental data to maintain and update Vaughan's Natural Heritage Inventory and Schedule 2 of this Plan, as appropriate.
- 2.7.2.2 To evaluate Vaughan's Natural Heritage Inventory from time to time to ensure that effective natural heritage management is being achieved. Such a review may be coordinated with a comprehensive review of this Plan.

2.7.3 Defining Vaughan's Natural Heritage Network

It is the policy of Council:

- 2.7.3.1 To protect and enhance the **Natural Heritage Network** by:
- a. restricting **Development** or **Site Alteration** in accordance with the policies of this Plan within the following components of the **Natural Heritage Network**:
 - i. **Core Features**;
 - ii. open space; and
 - iii. lands within the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area;
 - b. seeking opportunities to expand and better link the **Natural Heritage Network**;
 - c. seeking the dedication of **Core Features** and their associated minimum **Vegetation Protection Zones** through the **Development** approval process to the City or an appropriate public agency at no public expense; and
 - d. securing new **Core Features** and open space for improved connectivity of the **Natural Heritage Network** through the **Development** approval process, conservation easements, donations, or purchases.
- 2.7.3.2 That the policy text of Section 2.7.3 prevails over the mapping shown on Schedule 2 in determining the **Natural Heritage Network**. The precise limits of mapped **Natural Heritage Features and Areas**, and any modifications to the mapped network, shall be determined through an appropriate study undertaken in consultation with the **Province**. This may occur on a site-by-site basis through the **Development** process or through studies carried out by the City or other government agencies. Unmapped features identified through fieldwork and appropriate technical studies via the planning process, including those for **Natural Hazard** management, are part of the **Natural Heritage Network** and, as such, are subject to applicable policies prior to mapping refinement.
- 2.7.3.3 That any use lawfully existing within the **Natural Heritage Network** on the date this Plan comes into effect is permitted to continue as a legally non-conforming use recognized in Section 5.3 of this Plan. Minor alterations or additions to such existing uses are permitted if it is demonstrated through applicable technical studies approved by the City or other respective approval authorities, as required, that there shall be no **Negative Impact** on existing **Natural Heritage Features and Areas** and functions or the control of flooding, erosion, or unstable soil or bedrock, and that the activity is not likely to create conditions or circumstances that, in the event of a **Natural Hazard**, might jeopardize the health or safety of persons or result in the damage or deconstruction of property. Where past **Development** has occurred and buildings currently exist within features of the **Natural Heritage Network**, these uses may continue with minor alterations, and no new such uses shall be permitted to maintain the integrity of the **Natural Heritage Network**.

- 2.7.3.4 That the boundaries of lands within the **Natural Heritage Network** on Schedule 2 shall be used as guidelines for the preparation of **Zoning By-law** provisions that shall implement the policies of this Plan. The boundaries may be refined through consultation with the City and other approval authorities, where necessary. The Official Plan and the implementing **Zoning By-law** shall be amended to incorporate more detailed mapping when it becomes available.
- 2.7.3.5 That the **Zoning By-law** shall include general setbacks for lot lines, buildings, structures, parking areas, and similar facilities from lands within the **Natural Heritage Network**, consistent with the extent and sensitivity of the **Natural Heritage Features and Areas, Ecological Functions**, and **Natural Hazards** of the area. The general setbacks shall be reviewed by the City for **Development** applications to identify the specific setbacks needed to protect the area from the impacts of that **Development**, and by TRCA where **Development** is proposed within or adjacent to TRCA-regulated **Natural Hazards** and features (e.g. **Valley and Stream Corridors** and **Wetlands**).

Core Features

- 2.7.3.6 That **Core Features** are identified on Schedule 2 and consist of the key **Natural Heritage Features and Areas** and **Key Hydrologic Features** and their associated minimum **Vegetation Protection Zones** as shown in Appendix 3.
- 2.7.3.7 That the limits of the **Core Features** referred to in Appendix 3 need to also account for the greatest extent of any **Natural Hazard** components, including but not limited to the long-term stable top of slope/bank, stable toe of slope, regulatory floodplain, and/or **Meander Belt** and any contiguous **Natural Heritage Features and Areas**.
- 2.7.3.8 That **Core Features** that are within the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area are subject to policies under this Plan and the applicable Provincial Plan. Where there is a conflict between the Greenbelt Plan or Oak Ridges Moraine Conservation Plan and this Plan, the policy that is more protective of the feature shall apply.
- 2.7.3.9 That **Development** and/or **Site Alteration** in **Core Features** are prohibited.
- 2.7.3.10 That notwithstanding any policy in this Plan to the contrary and subject to meeting the requirements of the Provincial Plans, the following uses may be permitted within the **Core Features** at the discretion of the City:
- a. natural area management, such as forest, fish, and wildlife management, for the purposes of maintaining and enhancing the functions associated with **Core Features**;
 - b. transportation, **Infrastructure** and Utilities, conservation projects, and flood or erosion control projects, as may be authorized through processes such as an **Environmental Assessment** or *Planning Act* approval, where such projects are necessary and deemed in the public interest after all alternatives have been considered, and adhere to the following hierarchy of actions in their impact on any **Core Features**:
 - i. first, avoid **Negative Impacts** on the **Core Features**;

- ii. if avoidance is not feasible, minimize **Negative Impacts** on the **Core Features** and measures shall be identified to maintain habitat area and enhance overall **Ecological Function**;
 - iii. if minimization is not possible, mitigate **Negative Impacts** on the **Core Features**, with every opportunity taken to alleviate the pressure placed on the survival of native species, ecological resources, and spaces because of project activities; or
 - iv. if mitigation is not possible, offset **Negative Impacts** on the **Core Features** by restoring **Core Features** in other areas; and
 - v. may include measures to provide compensation, to the satisfaction of the City, and where **Negative Impacts** to **Core Features** are authorized and regulated by TRCA (e.g. **Valley and Stream Corridors** or **Wetlands**), compensation should also be provided to the satisfaction of TRCA;
 - c. low-intensity and **Passive Recreational Uses** where such activities shall not result in a **Negative Impact** on the **Core Features** and **Ecological Function**;
 - d. such uses as may be permitted by the policies of the Greenbelt Plan or Oak Ridges Moraine Conservation Plan within their respective Plan areas; and
 - e. notwithstanding any other policies of this Plan, outside of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan areas, where **Core Features** are not Provincially **Significant Natural Heritage Features or Areas**, mineral aggregate extraction may be permitted in accordance with applicable Provincial policy.
- 2.7.3.11 That **Development** or **Site Alteration** on **Adjacent Lands** to **Core Features** shall not be permitted unless it is demonstrated through an **Environmental Impact Study** as required through Section 5.4 of this Plan that the **Development** or **Site Alteration** shall not result in a **Negative Impact** on the feature or its functions. **Development** or **Site Alteration** on **Adjacent Lands** to a **Core Feature** within the Oak Ridges Moraine Conservation Plan Area or Greenbelt Plan Area shall be subject to additional policies within those Plans. Nothing in policy 2.7.3.11 shall prevent the extraction of **Mineral Aggregate Resources** where the **Core Feature(s)** in question are not protected by applicable Provincial policies.
- 2.7.3.12 That notwithstanding policy 2.7.3.9 and 2.7.3.10, an **Environmental Impact Study** shall be required for any **Development** or **Site Alteration** proposals in the identified **Natural Heritage Network** on Schedule 2, or other **Natural Heritage Feature or Area** (or **Wetland** within the Greenbelt or Oak Ridges Moraine Conservation Plan areas), or within lands adjacent to the **Natural Heritage Network** or these features or areas (generally 120 metres). The specific requirements of the **Environmental Impact Study** will be outlined in the Environmental Management Guideline.
- 2.7.3.13 To prohibit the removal, in whole or in part, of a **Core Feature** by unauthorized **Development** or **Site Alteration**. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of the Plan as if the feature was still in place. Impacted areas shall be restored to the previous condition or better.

- 2.7.3.14 That **Core Features** and their related **Vegetation Protection Zones** shall be conveyed to the appropriate public agency as a condition of **Development** approval. To enable comprehensive management, such features shall not be fragmented but shall be brought into public ownership to ensure their continued protection and management.
- 2.7.3.15 That **Core Features** shall be delineated on a site-by-site basis using procedures established by the **Province**, where applicable, through the approval of *Planning Act* applications supported by appropriate technical studies. The delineation of the boundaries of **Core Features** shall be confirmed to the satisfaction of the City. Where such delineation refines boundaries shown on Schedules within this Plan, refinements to these Schedules do not require amendment to this Plan.
- 2.7.3.16 Where regulations or standards of other agencies or levels of government exceed the standards related to **Core Features** in this Plan, such as may occur with **Hazardous Lands** under Section 28 of the *Conservation Authorities Act* or with fisheries under the *Federal Fisheries Act*, the most restrictive provision or standard applies.

Lands Designated “To be Determined through Future Studies”

- 2.7.3.17 Lands designated on Schedule 2 as “To be Determined through Future Studies” are undeveloped lands with the potential to:
- enhance form and function of **Watercourses**;
 - maintain and/or enhance water flow;
 - improve **Wildlife Habitat** value;
 - improve species movement and/or dispersal;
 - provide restoration options;
 - improve overall connectivity value; and/or
 - improve the likelihood of maintaining self-sustaining vegetation.
- 2.7.3.18 That a natural heritage evaluation or **Environmental Impact Study** shall be completed as part of the **Development** process, to the satisfaction of the City, for lands designated “To be Determined through Future Studies” that are proposed for **Development** or **Site Alteration**.
- 2.7.3.19 That no new **Development** and/or **Site Alteration** on lands designated “To be Determined through Future Studies” shall be permitted except as permitted by policy 2.7.3.10, or where it has been determined, to the satisfaction of the City, by a natural heritage evaluation or **Environmental Impact Study** that the **Development** or **Site Alteration** shall not negatively impact the area’s function as described in policy 2.7.3.17.
- 2.7.3.20 That a natural heritage evaluation or **Environmental Impact Study**, as required by policy 2.7.3.18, shall evaluate the potential for restoration or re-naturalization as a **Core Feature** and/or designation as open space. Should this potential be confirmed, those areas of land shall be incorporated into the **Natural Heritage Network** and conveyed to the City as **Core Feature**

and/or open space as a condition of **Development** approval. Such changes do not require amendment to this Plan.

- 2.7.3.21 That a natural heritage evaluation or **Environmental Impact Study** shall be completed, to the satisfaction of the City, for lands designated “To be Determined through Future Studies” to evaluate the potential of the lands for restoration or re-naturalization as **Core Features** and/or designation as open space, as a component of an analysis of **Adjacent Lands**:
- a. corridors and/or **Linkages** of an appropriate width and design to facilitate the movement of target species, for the main branch of West Robinson Creek and in the upper Purpleville Creek subwatershed;
 - b. upland habitat of **Wetlands** within which biophysical functions or attributes directly related to the **Wetland** occur, and based on knowledge of species present and their use of habitat types; and
 - c. **Woodland** enhancements to improve forest connectivity, size, shape, and interior habitat.

2.7.4 Protecting Core Features and Ecological Functions

Woodlands

It is the policy of Council:

- 2.7.4.1 To protect and enhance **Woodlands**, as identified on Schedule 2, by:
- a. prohibiting **Development** or **Site Alteration** in **Woodlands** and their minimum **Vegetation Protection Zones**;
 - b. encouraging that minimum **Vegetation Protection Zones** be restored using a diversity of native **Tree** species that are resistant to the **Negative Impact** of invasive species and invasive destructive pests;
 - c. seeking public ownership of **Woodlands** and their **Vegetation Protection Zones** through the **Development** application process;
 - d. supporting the maintenance of important environmental functions, attributes, and **Linkages** of **Woodland** resources to create more stable, resilient systems of vegetation and wildlife;
 - e. using **Woodland** management practices that shall maintain or enhance existing functions, attributes, and **Linkages**, including entering into easement agreements, where **Woodland** resources remain in private ownership; and
 - f. further encouraging the planting of native species that are culturally **Significant** to **Indigenous Peoples**.
- 2.7.4.2 That an application for **Development** or **Site Alteration** on **Adjacent Lands** to **Woodlands** shall not be considered by Council unless:
- a. the precise limits of any **Woodland** within the area of the application have been established to the satisfaction of the City; and

- b. an evaluation is carried out to determine that the required minimum **Vegetation Protection Zone** between the **Woodland** and the proposed **Development** is sufficient to maintain or enhance existing functions, attributes, and **Linkages** of the **Woodland**.

2.7.4.3 That notwithstanding policy 2.7.4.1 and 2.7.4.2, outside of the Natural Areas and Agriculture on Schedule 1, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas, **Development** or **Site Alteration** may be permitted in a **Woodland** if all of the following are met:

- a. the **Woodland** does not meet any of the following criteria defining a **Significant Woodland**:
 - i. is 0.5 hectares or larger and:
 - A. contains **Globally or Provincially Rare Plants, Animals, or Communities** as designated by the Natural Heritage Information Centre;
 - B. contains species designated by the Committee on the Status of Endangered Wildlife in Canada or by the Committee on the Status of Species at Risk in Ontario as **Threatened Species, Endangered Species, or Special Concern Species**;
 - C. is within 30 metres of **Wetlands, Lakes And Their Littoral Zones**, permanent and **Intermittent Streams, Kettle Lakes, Seepage Areas and Springs**;
 - ii. is four hectares or larger in size;
 - iii. is over two hectares and is within 100 metres of another **Core Feature** or occurs within the **Natural Heritage Network**;
 - iv. on the Oak Ridges Moraine the **Woodland** will be evaluated for significance based on the requirements of the Oak Ridges Moraine Conservation Plan and associated technical papers; or
 - v. on lands in the Greenbelt Natural Heritage System, the **Woodland** will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers;
- b. the **Woodland** is considered to be **Early Successional** or the **Woodland** is dominated by invasive non-native tree species as determined by a **Woodland** Dominance Study to the satisfaction of the City;
- c. the **Woodland** does not contain species or communities listed in policy 2.7.4.3.a.i.A. or 2.7.4.3.a.ii.B.;
- d. the **Woodland** is located outside of and is not connected to the **Natural Heritage Network**;
- e. impact to the **Woodland** is unavoidable or the **Woodland** is not suitable for restoration and rehabilitation, as demonstrated through an assessment of **Development** alternatives to the satisfaction of the City; and

- f. a net gain in **Woodland** area can be provided as measured by attributes such as size, habitat condition, and landscape context, to the satisfaction of the City, should all or part of the **Woodland** be modified.

2.7.4.4 That, should policy 2.7.4.3 apply, a **Woodland** determined not to be **Significant** can be modified if:

- a. a **Woodland** evaluation, natural heritage evaluation, or **Environmental Impact Study** identifies on-site **Woodland** features and **Ecological Functions** to the satisfaction of the City;
- b. any **Woodland** retained on-site is protected by an edge management plan and a **Vegetation Protection Zone** that demonstrates that existing functions, attributes, and **Linkages** of the **Woodland** are maintained or enhanced;
- c. any **Woodland** removed from the site is compensated, includes three-year maintenance of the plantings, and demonstrates a net gain in **Woodland** area to the satisfaction of the City;
- d. compensation replaces the ecosystem structure and the land base of the **Woodland**, and final plans are approved by the City;
- e. **Development** and **Site Alteration** include an assessment of **Woodland** retention, restoration, and/or enhancement through sensitive subdivision and site design prepared to the satisfaction of the City; and
- f. restoration areas are incorporated into the **Natural Heritage Network**.

2.7.4.5 That **Development** and **Site Alteration** may be permitted within all or part of an **Urban Forest** if the forest complies with conditions in policy 2.7.4.3 and meets the following conditions:

- a. an assessment of **Woodland** retention, restoration, and/or enhancement through subdivision and site design has been prepared to the satisfaction of the City;
- b. **Trees** removed are compensated using a mix of species native to the area and suited to planting site conditions;
- c. for **Woodlands** outside of the **Natural Heritage Network**, **Tree** replacement is based on a replacement ratio or cash-in-lieu of **Tree** planting determined by and to the satisfaction of the City;
- d. inside the **Natural Heritage Network**, habitat area is replaced through land base compensation determined by and to the satisfaction of the City, to replicate **Ecological Functions** associated with **Woodland** loss;
- e. edge management is conducted for **Trees** exposed by removals; and
- f. **Woodland Compensation Plans** are reviewed and approved by the City.

Valley and Stream Corridors

It is the policy of Council:

2.7.4.6 To protect and enhance **Valley and Stream Corridors** as critical elements of the **Natural Heritage Network** by:

- a. prohibiting **Development** or **Site Alteration** in **Valley and Stream Corridors** and their required **Vegetation Protection Zones**, except as permitted per the provisions of policy 4.9.1.9 and policy 2.7.4.10 and to the satisfaction of the City and the TRCA (when applicable);
 - b. prohibiting uncontrolled storm sewer discharges into **Valley and Stream Corridors** within Vaughan; and
 - c. requiring that the minimum **Vegetation Protection Zone** adjoining a **Valley and Stream Corridor** be excluded from any proposed **Development** block and shall be restored and revegetated with native species and maintained as part of the **Natural Heritage Network**.
- 2.7.4.7 That an application for **Development** or **Site Alteration** on **Adjacent Lands** to **Valley and Stream Corridors** shall not be considered by Council unless the precise limits of **Valley and Stream Corridors** have been established to the satisfaction of the City and the TRCA, and the **Ecological Function** of the **Adjacent Lands** have been evaluated, as required by policy 2.7.3.12, to ensure no **Negative Impacts** to the feature and its function, and to determine a **Vegetation Protection Zone** of sufficient width, to meet the requirements of Section 3.2.5 of the Greenbelt Plan and Section 22(3) of the Oak Ridges Moraine Conservation Plan, where applicable.
- 2.7.4.8 That public works considered to be generally **Compatible** for location in the **Valley and Stream Corridors** are those associated with flood control, erosion control, reconstruction, repair, or maintenance of existing drains approved under the *Drainage Act, 1990*. Public works that must cross the **Valley and Stream Corridors** are permitted following the completion of necessary **Environmental Assessments**. Where such structures are deemed to be necessary, they will be properly sited and designed and constructed with state-of-the-art erosion and sediment control measures to minimize environmental impacts, and will be identified to maintain habitat area and enhance overall **Ecological Function** according to the stormwater management principles defined in the **Province's** "Stormwater Management Planning and Design Manual", as amended from time to time.
- 2.7.4.9 That **Watercourses** may need to be confirmed by the City and the TRCA through field investigation. Headwater drainage features will be identified and managed to the satisfaction of the City based on the standard practices and procedures for evaluating headwater drainage features set out in TRCA's Evaluation, Classification and Management of Headwater Drainage Features Guidelines.
- 2.7.4.10 To recognize that proposals for modifications to **Watercourses** may occur at the time of proposed **Development** or **Site Alteration**. Such proposals may only be considered provided that all other policies of this Plan are satisfied and that such modification is associated with a permitted **Development**. Where such alterations are proposed, the proponent will satisfy the requirements of the TRCA and demonstrate improvement of the **Ecological Function** of the **Watercourse**. Modifications to **Watercourses** are required to follow all requirements under the *Ontario Water Resources Act, 1990*, including any applicable permit requirements.

- 2.7.4.11 Land conversions or **Redevelopment** in or abutting Urban River Valleys in the Greenbelt Plan Area, including those identified as Built-Up Valley Lands on Schedule 2 of this Plan, will strive to:
- a. establish or increase the extent or width of **Vegetation Protection Zones** in **Natural Self-Sustaining Vegetation**, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable top of bank);
 - b. increase or improve **Fish Habitat** in streams and in the adjacent riparian lands;
 - c. include landscaping and habitat restoration that increase the ability of native plants and animals to use valley systems as both **Wildlife Habitat** and movement corridors; and
 - d. seek to avoid, minimize, and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley systems.

Built-up Valley Lands

- 2.7.4.12 That Built-up Valley Lands, as identified on Schedule 2, recognize existing developed lands located below the physical top of bank and within the area regulated in accordance with the *Conservation Authorities Act*. Pursuant to policies 2.7.3.3 and 5.3.1.22, minor alterations or additions to such legally existing buildings and structures may be permitted, subject to the policies of this Plan and subject to all requirements of the TRCA, York Region, or the **Province**, as required.
- 2.7.4.13 That new **Development** and/or **Site Alterations** on Built-up Valley Lands are prohibited, except in accordance with an approved **Secondary Plan**, within and in accordance with an approved **Special Policy Area** and/or an approved permit under the *Conservation Authorities Act*.

Wetlands

It is the policy of Council:

- 2.7.4.14 To protect and enhance all **Wetlands** by:
- a. prohibiting **Development** or **Site Alteration** on **Wetlands** and their minimum **Vegetation Protection Zones**, except as permitted per the provisions of policy 4.9.1.9 and in accordance with Provincial requirements;
 - b. encouraging the rehabilitation of privately-owned **Wetlands** and the creation of new **Wetlands**, to provide for their continued environmental and natural heritage functions in the landscape;
 - c. encouraging environmental farm programs that would direct livestock grazing areas away from **Wetlands** and seek alternative water sources for livestock; and
 - d. encouraging alternatives to the placement of drains in **Wetland** areas.
- 2.7.4.15 That notwithstanding policy 2.7.4.14.a. of this Plan, prior to **Development** or **Site Alteration** approval, other **Wetlands** that may be impacted will be assessed through detailed studies that

identify their features and **Ecological Functions**. Other **Wetlands** and newly identified **Wetlands**:

- a. determined to be Provincially **Significant** shall be protected according to Provincial requirements and the policies of this Plan;
- b. within the Oak Ridges Moraine and Greenbelt Plan Areas shall be subject to the requirements of those Plans;
- c. evaluated as not Provincially **Significant** shall be protected, including a **Vegetation Protection Zone** determined through an **Environmental Impact Study** to the satisfaction of the City and the TRCA; and
- d. determined by the City and the TRCA to have features to be protected will be maintained in their current location and state, except where it is demonstrated through appropriate technical studies, completed to the satisfaction of the City and the TRCA, that the ecological and **Hydrologic Function** of the **Wetland** area is minimal and all efforts to protect the **Wetland** through the mitigation hierarchy have been exhausted. Where compensation is agreed to by the City and the TRCA, the following criteria shall apply:
 - i. compensation outcomes will fully replace the same level of lost ecosystem structure, function, and land base in proximity to where the loss occurs;
 - ii. the compensation outcome shall achieve an overall net ecological gain;
 - iii. compensation shall be directed to on-the-ground ecosystem restoration and be informed by strategic **Watershed** and restoration planning; and
 - iv. the compensation process shall use an adaptive management approach incorporating monitoring, tracking, and evaluation to gauge success and inform program improvements.

2.7.4.16 That an application for **Development** or **Site Alteration** on lands adjacent to **Wetlands** shall demonstrate that:

- a. there will be no loss of **Wetland** features and functions, including the hydroperiod of the **Wetland** (i.e., timing, volume, and duration of water);
- b. there will be no loss of contiguous **Wetland** area;
- c. subsequent demand for **Development** will not cause increased pressure on the **Wetland** in the future; and
- d. the minimum **Vegetation Protection Zone** between the **Wetland** and the proposed **Development** is sufficient to address policy 2.7.4.16 (a), (b) and (c).

Species at Risk and Significant Wildlife Habitat

It is the policy of Council:

2.7.4.17 That areas where species are found that are considered Species at Risk as determined by the *Federal Species at Risk Act* or *Provincial Endangered Species Act*, or areas with certain

characteristics known to provide habitat for such species, shall be protected to maintain the health of the species.

- 2.7.4.18 To protect and enhance the **Habitat of Endangered and Threatened Species**, and **Special Concern Species**, by:
- prohibiting **Development** or **Site Alteration** within the **Habitat of Endangered and Threatened Species** as identified on the Species at Risk in Ontario List, except in accordance with provincial and federal requirements;
 - ensuring appropriate buffers from this habitat are provided as identified in provincial guidelines;
 - encouraging stewardship measures to protect the **Habitat of Endangered and Threatened Species**; and
- 2.7.4.19 To protect and enhance **Significant Wildlife Habitat** by:
- identifying **Significant Wildlife Habitat** in accordance with criteria provided by the **Province** through the appropriate study, such as a **Watershed** plan or natural heritage or hydrological evaluations, prior to undertaking any **Development** or **Site Alteration**; and
 - prohibiting **Development** or **Site Alteration** within **Significant Wildlife Habitat** in accordance with the Provincial Planning Statement.
- 2.7.4.20 That **Development** or **Site Alteration** are not permitted on **Adjacent Lands** to **Significant Wildlife Habitat** unless it is demonstrated through an **Environmental Impact Study** that there shall be no **Negative Impacts** on the feature or its **Ecological Function**.

Fisheries and Aquatic Habitat

It is the policy of Council:

- 2.7.4.21 To protect aquatic biodiversity outside the Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas by:
- prohibiting **Development** and **Site Alteration** in areas identified as **Fish Habitat**, except in accordance with Provincial and Federal requirements;
 - preserving or remediating natural variation in stream flows to maintain healthy aquatic systems and ensuring any permitted **Development** meets the TRCA stormwater management criteria, to the satisfaction of the City, regarding water balance, groundwater direction, infiltration quantities, surface water quality, and groundwater quality;
 - prohibiting **Development** and **Site Alteration** within sensitive **Surface Water Features**, including **Waterbodies**, **Seepage Areas and Springs**, and their **Vegetation Protection Zone**, unless it is demonstrated through an **Environmental Impact Study**, natural heritage evaluation, or hydrologic evaluation that the **Development** or **Site Alteration** shall not result in a **Negative Impact** to the ecological and/or **Hydrologic Functions** of the sensitive **Surface Water Feature**; and

- d. encouraging consistency with the framework for fisheries management outlined in the Humber and Don River **Watershed** Plans and supporting documents, as may be amended from time to time.
- 2.7.4.22 That any **Development** application shall be reviewed by the City and appropriate agencies with respect to its potential impact on **Fish Habitat** to determine if it will result in a reduction of the **Ecological Functions**, attributes, or **Linkages** of the stream which could impair aquatic health. Where **Adverse Effects** are confirmed, authorizations shall be consistent with Ontario's Provincial Fish Strategy and the Fish Habitat Referral Protocol for Ontario, as may be amended from time to time.
- 2.7.4.23 That **Development** and associated servicing **Infrastructure** that has a **Negative Impact** on streams identified as habitat for one or more species at risk shall provide for the protection and enhancement of aquatic habitat that supports these species. **Development** shall be required to adhere to recommendations in the applicable Federal Species at Risk Recovery Strategy.
- 2.7.4.24 That, where permitted by the City and the TRCA, stream restoration or alteration shall be undertaken using natural channel design principles where alterations to stream channels may be required and/or where channel instability is indicated.
- 2.7.4.25 That **Development** or **Site Alteration** are not permitted on **Adjacent Lands** to **Fish Habitat** unless it is demonstrated that there will be no **Negative Impacts** on the feature or its **Ecological Function**.

2.8 Environmentally Significant Areas and Areas of Natural and Scientific Interest (Schedule 3)

It is the policy of Council:

- 2.8.1.1 To protect and enhance **Environmentally Significant Areas** and **Areas of Natural and Scientific Interest**, as identified on Schedule 3, by prohibiting **Development** or **Site Alteration** in both unless it has been demonstrated that there will be no **Negative Impacts** on the **Natural Heritage Features and Areas** or their **Ecological Functions**.
- 2.8.1.2 That an application for **Development** or **Site Alteration** on lands adjacent to **Environmentally Significant Areas** and/or **Areas of Natural and Scientific Interest** shall:
 - a. identify planning, design, and construction practices that will provide for the protection of the ecological attributes for which the **Environmentally Significant Area** or **Areas of Natural and Scientific Interest** was identified;
 - b. determine the appropriate minimum **Vegetation Protection Zone**, specify the dimensions of that zone, and provide for the maintenance and, where possible, improvement or restoration of the natural vegetation within it; and
 - c. assess the potential impact of the **Development** on the **Ecological Functions** and attributes of the **Environmentally Significant Areas** and **Areas of Natural and Scientific Interest** and provide a detailed mitigation strategy.

- 2.8.1.3 An application for **Development** or **Site Alteration** within the Oak Ridges Moraine Conservation Plan Area shown on Schedule 4, and within an earth science **Area of Natural and Scientific Interest** feature shown on Schedule 3 and the related minimum area of influence which includes all lands within 50 metres of any part of the feature, shall be accompanied by an earth science heritage evaluation that:
- identifies planning, design, and construction practices that will ensure the protection of the geological or geomorphological attributes for which the **Area of Natural and Scientific Interest** was identified; and
 - determines whether the minimum **Vegetation Protection Zone** is required, and if so, specifies the dimensions of that zone and provides for the maintenance and, where possible, improvement or restoration of **Natural Self-Sustaining Vegetation** within it.

2.9 Provincial Plans and Designation (Schedule 4)

2.9.1 Oak Ridges Moraine Conservation Plan Area

It is the policy of Council:

- 2.9.1.1 That the use of land within the Oak Ridges Moraine Conservation Plan boundary identified on Schedule 4 is subject to the applicable policies of the Oak Ridges Moraine Conservation Plan, as interpreted throughout this Plan.
- 2.9.1.2 That where there is a conflict between the policies of the Oak Ridges Moraine Conservation Plan and the policies of this Plan, the policies of the Oak Ridges Moraine Conservation Plan shall prevail.
- 2.9.1.3 To implement **Tree** cutting and **Site Alteration** by-laws in accordance with the *Oak Ridges Moraine Conservation Act, 2001*.
- 2.9.1.4 That notwithstanding policy 2.7.3.8, on lands designated Oak Ridges Moraine Settlement Area on April 22, 2002, a minimum **Vegetation Protection Zone** less than that specified in Appendix 3 in accordance with policy 2.7.3.6 and policy 2.7.3.7, may be permitted where it is adopted on the basis of environmental studies or **Infrastructure** planning, including **Environmental Assessments**, **Infrastructure** servicing studies, or through Master Environment and Servicing Plans.
- 2.9.1.5 That no amendment to this Plan is required where minor changes to the boundary of the key **Natural Heritage Features and Areas** or **Hydrologically Sensitive Features** are based on studies provided to the satisfaction of the City, and carried out in accordance with:
- this Plan;
 - the Oak Ridges Moraine Conservation Plan Technical Papers; or
 - updated information from the TRCA, the **Province**, where applicable, and/or the Federal Department of Fisheries and Oceans or their delegate.

- 2.9.1.6 That the presence or absence of **Significant** portions of **Habitat of Endangered and Threatened Species, Fish Habitat, Significant Valley Lands, Significant Wildlife Habitat**, and **Seepage Areas and Springs** on the lands subject to a **Development** or **Site Alteration** application and within 120 metres of the application, shall be confirmed through environmental studies using criteria established by the **Province**. Such confirmation will be undertaken to the satisfaction of the City in consultation with the TRCA, where required.
- 2.9.1.7 That key **Natural Heritage Features and Areas** and **Hydrologically Sensitive Features** identified in the Oak Ridges Moraine Conservation Plan Area, but not shown on Schedules of this Official Plan, are subject to the provisions in Sections 2.7.1, 2.7.3, and 2.7.4 of this Plan respecting key **Natural Heritage Features and Areas** and **Hydrologically Sensitive Features**. **Fish Habitat** in the Oak Ridges Moraine Conservation Plan Area are to include, but are not limited to, all **Hydrologically Sensitive Features** with surface water characteristics.
- 2.9.1.8 That applications for **Development** or **Site Alteration** with respect to land within a key natural heritage feature or **Hydrologically Sensitive Feature** or its area of influence (as defined by the Oak Ridges Moraine Conservation Plan), shall be accompanied by a natural heritage and/or hydrologic evaluation which meets the relevant requirements of the Oak Ridges Moraine Conservation Plan. Conformity with the relevant sections of the Oak Ridges Moraine Plan shall be documented in an Oak Ridges Moraine conformity report.
- 2.9.1.9 That within the Oak Ridges Moraine Conservation Plan Area, no new **Agricultural Uses, Agriculture-Related Uses**, or **Accessory** uses shall be permitted within key **Natural Heritage Features and Areas, Hydrologically Sensitive Features**, and their associated minimum **Vegetation Protection Zone** if the lands were not being used for that use on November 15, 2001.
- 2.9.1.10 That the technical papers associated with the Oak Ridges Moraine Conservation Plan be consulted to provide clarification in implementing the policies related to key **Natural Heritage Features and Areas** and **Hydrologically Sensitive Features**. In the event of a conflict in the interpretation of the provincial technical papers and the policies of this Plan, the policy which is more protective of the feature will apply.
- 2.9.1.11 That the minimum **Vegetation Protection Zone** that applies within the Oak Ridges Moraine Conservation Plan Area is not required to extend beyond the boundaries set out in the Oak Ridges Moraine Conservation Plan, except as follows:
- a. an **Environmental Impact Study** and/or a natural heritage evaluation, prepared to the satisfaction of the City confirms that a minimum **Vegetation Protection Zone** should be extended beyond the Oak Ridges Moraine Conservation Plan boundary; and
 - b. where a **Woodland, Wetland**, or life science **Areas of Natural and Scientific Interest** identified for protection is located both within and outside the Oak Ridges Moraine Plan boundary, and more than 50% of the feature is located within that boundary. In this case, the **Vegetation Protection Zone** that is most protective of the feature shall generally apply to the portion outside of the Oak Ridges Moraine Plan Area, unless an

Environmental Impact Study and/or a natural heritage evaluation demonstrates that a lesser **Vegetation Protection Zone** is appropriate to the satisfaction of the City.

- 2.9.1.12 That all applications for **Development** and **Site Alteration** in the Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, and Oak Ridges Moraine Countryside designations shall identify planning and design construction practices that demonstrate that no buildings or other **Site Alterations** impede the movement of plants and animals among key **Natural Heritage Features and Areas, Hydrologically Sensitive Features**, and **Adjacent Land** within Oak Ridges Moraine Natural Core Areas and Oak Ridges Moraine Natural Linkage Areas.
- 2.9.1.13 That for every application in the Oak Ridges Moraine Conservation Plan Area commenced on or after April 23, 2007, **Major Development** as defined in Section 3(1) of the Oak Ridges Moraine Conservation Plan is prohibited unless:
- a. the **Major Development** conforms with the Humber River **Watershed** Plan and/or Don River **Watershed** Plan; and
 - b. a water budget and conservation plan, prepared in accordance with Section 25 of the Oak Ridges Moraine Conservation Plan and demonstrating that the water supply required for the **Major Development** is sustainable, has been completed.
- 2.9.1.14 That an application for **Major Development** within the Oak Ridges Moraine Conservation Plan Area commenced prior to April 23, 2007 shall not be approved unless a water budget and conservation plan has been completed, or the requirements in policy 24(8)(b) of the Oak Ridges Moraine Conservation Plan are met by the applicant.
- 2.9.1.15 That with respect to land in the Oak Ridges Moraine Conservation Plan Area, except lands designated Oak Ridges Moraine Settlement Area, all **Development** and **Site Alteration** with respect to land in a subwatershed are prohibited if they would cause the total percentage of the area of the subwatershed that has impervious surfaces to exceed 10% or any lower percentage specified in the applicable **Watershed** plan.
- 2.9.1.16 That with respect to land in the Oak Ridges Moraine Conservation Plan Area, except lands designated Oak Ridges Moraine Settlement Area, in considering applications for **Development** or **Site Alteration** with respect to land in a subwatershed, the City will take into account the desirability of ensuring that at least 30% of the area of the subwatershed has self-sustaining vegetation.
- 2.9.1.17 That with respect to land in the Oak Ridges Moraine Settlement Area designation in considering applications for **Development** or **Site Alteration** with respect to land in a subwatershed, the City shall consider the importance of:
- a. ensuring that natural vegetation is maintained and, where possible, improved or restored; and
 - b. keeping impervious surfaces to a minimum.
- 2.9.1.18 That within the Oak Ridges Moraine Conservation Plan Area, any application for **Major Development** shall be accompanied by a stormwater management plan prepared in accordance with Section 46 of the Oak Ridges Moraine Conservation Plan.

- 2.9.1.19 That within the Oak Ridges Moraine Conservation Plan Area, any application for **Development** or **Site Alteration** shall demonstrate that planning, design, and construction practices that protect water resources will be used as set out in Section 45 of the Oak Ridges Moraine Conservation Plan.
- 2.9.1.20 That within the Oak Ridges Moraine Conservation Plan Area an application for **Major Development** shall be accompanied by a sewage and water system plan that meets the requirements of Section 43(1) of the Oak Ridges Moraine Conservation Plan.
- 2.9.1.21 That within the Oak Ridges Moraine Conservation Plan Area, the construction or expansion of **Partial Services** is prohibited, except as set out by Section 44 of the Oak Ridges Moraine Conservation Plan.
- 2.9.1.22 That within the Oak Ridges Moraine Conservation Plan Area, policy 2.9.1.21 does not apply to prevent the connection to municipal water for existing lots and for lots in Plan of Subdivision applications which received draft plan approval prior to November 16, 2001, in the Woodland Acres Area, where the lots have been approved for **Development** based on private sewage disposal systems and a municipal water supply.
- 2.9.1.23 That despite anything else in this Plan, new waste disposal sites and facilities and organic soil conditioning sites are prohibited on lands designated Oak Ridges Moraine Natural Core Areas or Oak Ridges Moraine Natural Linkage Areas on Schedule 13 of this Plan, or in key **Natural Heritage Features and Areas** and **Key Hydrologic Features** and related **Vegetation Protection Zones**.
- 2.9.1.24 That notwithstanding anything else in this Plan, new **Rapid Infiltration Basins** and new **Rapid Infiltration Columns** are prohibited in the Oak Ridges Moraine Conservation Plan Area.

2.9.2 Greenbelt Plan Area

It is the policy of Council:

- 2.9.2.1 That the Greenbelt Plan Area in Vaughan is identified on Schedule 4 of this Plan, and is made up of the Protected Countryside, a Natural Heritage System, and the Urban River Valleys and shall be protected for natural heritage and **Agricultural Uses**.
- 2.9.2.2 That lands within the Natural Heritage System of the Protected Countryside and the Urban River Valleys of the Greenbelt Plan are a focus for enhancement and securement initiatives to further support Vaughan's **Natural Heritage Network**.
- 2.9.2.3 That only publicly-owned lands are subject to the policies of the Urban River Valley designation in the Greenbelt Plan. Any privately-owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation. For the purposes of this policy, publicly-owned lands means lands in the ownership of the City, the **Province**, another municipality, or a local board, including TRCA.
- 2.9.2.4 That notwithstanding policy 2.7.3.9 of this Plan, certain types of **Development** or **Site Alteration** may be permitted in **Key Hydrologic Features** and key natural heritage features

within the Natural Heritage System, subject to the policies of Section 4 of the Greenbelt Plan. Conformity with the relevant sections of the Greenbelt Plan shall be documented in a Greenbelt conformity report.

- 2.9.2.5 That the minimum **Vegetation Protection Zone** that applies within the Greenbelt Plan Area is not required to extend beyond the boundaries set out in the Greenbelt Plan, except as follows:
- a. an **Environmental Impact Study** and/or natural heritage evaluation, prepared to the satisfaction of the City and, if needed, the TRCA, confirms that a minimum **Vegetation Protection Zone** be extended beyond the Greenbelt Plan Boundary; and
 - b. where a **Woodland, Wetland**, or life science **Areas of Natural and Scientific Interest** identified for protection is located both within and outside of the boundary of the Natural Heritage System of the Greenbelt Protected Countryside, and more than 50% of the feature is located within that Boundary, the **Vegetation Protection Zone** that is most protective of the feature shall apply to the portion outside of the Greenbelt Plan Area unless an **Environmental Impact Study** and/or a natural heritage evaluation demonstrates that a lesser **Vegetation Protection Zone** is appropriate.
- 2.9.2.6 That a proposal for new **Development** or **Site Alteration** adjacent to a key natural heritage feature within the Natural Heritage System or a **Key Hydrologic Feature** anywhere within the Greenbelt Protected Countryside requires a natural heritage evaluation and hydrological evaluation which meet the requirements of Section 3.2.5(5) of the Greenbelt Plan.
- 2.9.2.7 That within the Greenbelt Plan Area, expansions to existing agricultural buildings and structures and farm and **Non-Farm Residences**, together with **Accessory** uses, are permitted in key natural heritage features, subject to the **Existing Uses** policies of Section 4.5 of the Greenbelt Plan.
- 2.9.2.8 That notwithstanding the **Core Features** policies of subsection 2.7.3 of this Plan, new buildings and structures for **Agricultural Uses, Agriculture-Related Uses, and On-Farm Diversified Uses** will be required to provide a 30 metre **Vegetation Protection Zone** from a key natural heritage feature or **Key Hydrologic Feature**. However, they may be exempted from the requirement of establishing a condition of **Natural Self-Sustaining Vegetation** if the land is and will continue to be used for agricultural purposes. Despite this exemption, **Agricultural Uses, Agriculture-Related Uses, and On-Farm Diversified Uses** should pursue best management practices to protect and/or restore **Key Hydrologic Features** and functions.
- 2.9.2.9 That on lands within the Natural Heritage System of the Greenbelt Protected Countryside, the following policies apply:
- a. **Agricultural Uses, Agriculture-Related Uses, On-Farm Diversified Uses**, and rural uses are permitted, subject to the applicable policies of this subsection and subsection 3.2.8;
 - b. where non-**Agricultural Uses** are contemplated, applicants shall demonstrate that:
 - i. at least 30% of the total developable area of the site, as defined by the Greenbelt Plan, will remain or be returned to **Natural Self-Sustaining Vegetation**, recognizing

that the policies of subsection 2.9.2 of this Plan establish specific standards for the non-renewable resource uses;

- ii. connectivity along the system and between key natural heritage features or **Key Hydrologic Features** located within 240 metres of each other is maintained or enhanced; and
 - iii. buildings or structures do not occupy more than 25% of the total developable area as defined by the Greenbelt Plan and are planned to optimize the compatibility of the project with the natural surroundings;
- c. new buildings or structures for **Agricultural Uses, Agriculture-Related Uses, and On-Farm Diversified Uses** are subject to the policies for key natural heritage features and **Key Hydrologic Features**; and
 - d. new **Development** or **Site Alteration**, as permitted by the policies of this Plan, shall also be subject to subsection 3.2.2(3) of the Greenbelt Plan.
- 2.9.2.10 That **Major Development** may be permitted within key hydrologic areas of the Protected Countryside designation within the Greenbelt Plan where it has been demonstrated that the **Hydrologic Functions**, including groundwater and surface water quality and quantity, of these areas shall be protected and, where possible, improved or restored in accordance with policy 3.2.4.1 of the Greenbelt Plan.
- 2.9.2.11 That **Major Development** may be permitted within key hydrologic areas of the Greenbelt Protected Countryside designation where the total impervious surface does not exceed 10% of the lot.

Renewable Resources in the Greenbelt

It is the policy of Council:

- 2.9.2.12 That for lands within the Greenbelt Protected Countryside, renewable resources are those non-agriculture-based natural resources that support uses and activities, such as forestry, water taking, fisheries, conservation, and wildlife management.
- 2.9.2.13 That activities related to the use of renewable resources are permitted in the Greenbelt Protected Countryside, subject to the policies of the Greenbelt Plan and all other applicable legislation, regulations, and Provincial and municipal planning documents. All such uses shall be undertaken in accordance with the applicable recommendations, standards, or targets of the Humber River **Watershed** Plan, Don River **Watershed** Plan, and/or water budget.
- 2.9.2.14 That within a key natural heritage feature or **Key Hydrologic Feature**, renewable natural resource activities should be carried out in a manner that maintains or, where possible, improves these features and their functions.

Non-renewable Resources in the Greenbelt

It is the policy of Council:

- 2.9.2.15 That for lands within the Greenbelt Protected Countryside, non-renewable resources are those non-agriculture-based natural resources that have a finite supply, including **Mineral Aggregate Resources**.
- 2.9.2.16 That activities related to the use of non-renewable resources are permitted in the area shown on Schedule 4 as Greenbelt Protected Countryside, subject to all other policies of this Plan, applicable legislation, regulations, and by-laws. The availability of **Mineral Aggregate Resources** for long-term use will be determined in accordance with the Provincial Planning Statement, except as provided in subsection 4.3.2 of the Greenbelt Plan.
- 2.9.2.17 That notwithstanding policies of subsection 2.7.3 of this Plan, within the Natural Heritage System of the Greenbelt Protected Countryside, **Mineral Aggregate Operations**, and **Wayside Pits and Quarries** are subject to policy 4.3.2.3 of the Greenbelt Plan.
- 2.9.2.18 That within the Greenbelt Protected Countryside, existing and new **Mineral Aggregate Operations** and **Wayside Pits and Quarries** will comply with the *Aggregate Resources Act* as directed by the **Province** and the provisions of the applicable Provincial Plan.
- 2.9.2.19 To require that all land use activities related to the post extraction rehabilitation of **Mineral Aggregate Operations** are consistent with any relevant approved source protection plan and relevant **Watershed** or **Subwatershed Plan**.

2.10 Mineral Aggregate Resources (Schedule 5)

2.10.1 Managing Mineral Aggregate Resources

It is the policy of Council:

- 2.10.1.1 That Aggregate Resource Areas and Secondary Sand and Gravel Resource Areas in Vaughan, shown on Schedule 5, shall be protected for long-term use.
- 2.10.1.2 That in the Oak Ridges Moraine Natural Linkage Area and the Oak Ridges Moraine Countryside designations:
 - a. **Mineral Aggregate Operations** may be permitted, subject to an amendment to this Plan and the applicable policies of this Plan;
 - b. an application for a **Wayside Pit** may be permitted, subject to an amendment to this Plan and the **Zoning By-law**; and
 - c. **Wayside Pits and Quarries** are licenced pursuant to the *Aggregate Resources Act*.
- 2.10.1.3 That the City, in the review of all applications for **Mineral Aggregate Operations** and **Wayside Pits**, will require that the applications comply with Section 35 and 36 of the Oak Ridges Moraine Conservation Plan, to the extent that the provisions can be addressed under the *Planning Act* and *Municipal Act*, along with all other applicable provisions of this Plan.
- 2.10.1.4 **Mineral Aggregate Resources**, including those known active sites shown on Schedule 5, are to be protected, however the **Development** and rehabilitation of extractive resource areas shall be

controlled so that land use conflicts and environmental degradation are avoided and the aesthetic quality of the City is maintained. Accordingly:

- a. extraction of **Mineral Aggregate Resources** is permitted in **Prime Agricultural Areas**, on **Prime Agricultural Lands**, on an interim basis, provided that impacts to the **Prime Agricultural Areas** are avoided, or where avoidance is not possible, minimized and mitigated as determined through an **Agricultural Impact Assessment** in accordance with the Provincial Planning Statement, and the site shall be rehabilitated back to an **Agricultural Condition**. In the following cases, complete agricultural rehabilitation is not required:
 - i. the depth of the extraction makes restoration to pre-extraction levels unfeasible; and
 - ii. agricultural rehabilitation in remaining areas is maximized;
- b. extractive operations shall be permitted from existing licensed pits, and adjacent land uses shall be controlled to ensure compatibility;
- c. new extractive operations, other than **Wayside Pits and Quarries**, shall require an amendment to this Plan;
- d. in areas adjacent to or in known deposits of **Mineral Aggregate Resources, Development** that would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - i. aggregate extraction would not be economically, socially, or environmentally feasible; or
 - ii. the proposed land use would serve the long-term interest of the public better than aggregate extraction would; and
 - iii. issues of public health, public safety, and environmental impact are addressed;
- e. **Wayside Pits and Quarries**, as well as **Portable Asphalt Plants**, are temporary facilities used only on public authority contracts for specific public street construction projects. These uses shall be permitted without requiring an amendment to this Plan or the City's **Zoning By-law**, except within the Oak Ridges Moraine Conservation Plan Area, in areas of existing **Development**, or in the **Natural Heritage Network**, where these uses are prohibited; and
- f. abandoned **Wayside Pits and Quarries** shall be rehabilitated, and the progressive rehabilitation of operating **Wayside Pits and Quarries** shall occur in a manner that is in conformity with the other policies of this Plan.

2.11 Aquifer Vulnerability (Schedule 6)

2.11.1 Low Aquifer Vulnerability and High Aquifer Vulnerability

It is the policy of Council:

- 2.11.1.1 That Areas of Low Aquifer Vulnerability and Areas of High Aquifer Vulnerability identified on Schedule 6, are based on mapping provided by the **Province** and the TRCA and are subject to policies of this Plan respecting groundwater. Notwithstanding other policies in this Plan, the following uses are prohibited with respect to land in Areas of Low Aquifer Vulnerability and Areas of High Aquifer Vulnerability:
- a. generation and storage of hazardous waste or liquid industrial waste;
 - b. waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - c. underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and
 - d. storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) of *Regulation 347 of the Revised Regulations of Ontario, 1990*.
- 2.11.1.2 To take a systems approach to the identification, improvement, and restoration of **Water Resource Systems** within Vaughan and to provide long-term protection of **Key Hydrologic Features** and areas and their functions in collaboration with the TRCA, as appropriate.

2.12 Landform Conservation (Schedule 7)

2.12.1 Landform Conservation Measures

For the lands designated as Category 1 or 2 on Schedule 7, it is the policy of Council:

- 2.12.1.1 That landform conservation planning shall be undertaken to ensure that the landform character of the site where **Development** is being proposed is maintained to the satisfaction of the City. Landform conservation planning shall demonstrate that the landform character of the site shall be maintained.
- 2.12.1.2 That landform conservation measures will be addressed in planning, design, and construction, including:
- a. demonstrating approaches to land use planning, siting, and design which shall be **Compatible** with existing landform character and the existing settlement landscape;
 - b. the specific planning, site design, grading, construction, and restoration of landform character of the site shall be addressed to the satisfaction of the City and other appropriate agencies; and
 - c. site design and construction practices shall minimize mass grading and the disturbance of steep slopes.
- 2.12.1.3 To preserve **Significant** landform features and landscape character by:
- a. allowing increased flexibility in design standards for subdivision layout and building setback requirements;
 - b. ensuring the appropriate implementation of the built form and urban design policies of this Plan; and

- c. considering modifying engineering and design standards to achieve the objective of landform conservation.
- 2.12.1.4 To prohibit **Site Alteration** prior to the approval of **Development** applications and implementation the **Site Alteration** by-law in conformity with the *Municipal Act* to prevent runoff, sedimentation, or the removal of topsoil or vegetation and to control erosion.
- 2.12.1.5 That an application for **Development** or **Site Alteration** on lands designated Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, and Oak Ridges Moraine Countryside, except an application for a **Mineral Aggregate Operation**, in the area identified on Schedule 7 as Landform Conservation Area, shall identify planning, design, and construction practices that shall keep disturbance of the landform character to a minimum, as set out by subsections 30(5) and 30(6) of the Oak Ridges Moraine Conservation Plan.
- 2.12.1.6 That an application for **Development** or **Site Alteration**, that does not constitute **Major Development** on lands designated Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, and Oak Ridges Moraine Countryside, in a Landform Conservation Area of either Category 1 or Category 2 shall, with the exception of applications for **Mineral Aggregate Operations**, be accompanied by a Site Plan that conforms with the requirements set out by subsection 30(10) of the Oak Ridges Moraine Conservation Plan.
- 2.12.1.7 That an application for **Major Development** or **Site Alteration** on lands designated Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, and Oak Ridges Moraine Countryside in a Landform Conservation Area of either Category 1 or Category 2 as identified on Schedule 7, shall be accompanied by a landform conservation plan.

2.13 Special Policy Areas (Schedule 8)

2.13.1 Planning Special Policy Areas

It is the policy of Council:

- 2.13.1.1 That, in accordance with the **Special Policy Area** provisions of the Provincial Planning Statement, certain lands within the Regulatory Floodplain of the Humber River have been identified as a **Special Policy Area** on Schedule 8 of this Plan. The prevailing land use designations and policies within the **Special Policy Area** boundaries are in the Woodbridge Centre Secondary Plan in Volume 2.
- 2.13.1.2 Flood proofing measures and all other requirements within the Woodbridge Centre Secondary Plan for the **Special Policy Area** shall be implemented for **Development** approval by the City and the TRCA.

2.14 Street Classification and Planned Street Rights-of-Way (Schedules 9A and 9B)

2.14.1 The Street Network

It is the policy of Council:

- 2.14.1.1 That Vaughan's street classification is identified on Schedule 9A and planned street rights-of-way are identified on Schedule 9B of this Plan. The network includes a hierarchy of street types including **Provincial Highways**, **Arterial Streets** or **Arterials**, **Collector Streets** and **Local Streets**.
- 2.14.1.2 To design streets in accordance with the Vaughan Complete Streets Guide.
- 2.14.1.3 To protect for and implement the **Multi-Modal** Transportation Network and its associated right-of-way requirements, as shown on Schedules 9A and 9B to this Plan.
- 2.14.1.4 That where planned street widths shown on Schedule 9B are greater than a 41m right-of-way, the street widths shall include exclusive left and/or right turn lanes.
- 2.14.1.5 That, in general, street widenings will be taken equally from the existing or approved **Environmental Assessment** centre line of construction; however, unequal or reduced widenings may be required where constraints or unique conditions such as topographic features, historic buildings, or other **Cultural Heritage Resources** necessitate taking a greater widening or the total widening on one side of the existing street right-of-way.
- 2.14.1.6 To require an appropriate **Environmental Assessment** study and/or process for transportation **Infrastructure** related to crossings of **Watercourses**, and/or entering into the Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area.
- 2.14.1.7 That on emerging infill areas within secondary, block, and tertiary plans, the City will require new **Local Streets** and shared private roadway systems to:
 - a. consolidate access along Regional roads;
 - b. implement a street network that supports the delivery of **Public Emergency Services**; and
 - c. minimize the use of cul-de-sacs and dead-ends.
- 2.14.1.8 To ensure that privately owned streets and driveways are designed to be consistent with the overall transportation network and City engineering standards.

Complete Streets

It is the policy of Council:

- 2.14.1.9 That streets shall be designed as **Complete Streets** to balance the needs of many different street and road users, prioritizing safety and **Accessibility**, and developed in accordance with

the City's Complete Streets Guidelines, Traffic Calming Policy and Traffic Calming Toolbox Guidelines.

- 2.14.1.10 That the design of all roads will consider the provision of adequate space and safety measures for pedestrians and cyclists in alignment with **Vision Zero** strategies, and for safe transfers on and off transit vehicles. Specific road requirements will be determined through the detailed design stage.

Provincial Highways

It is the policy of Council:

- 2.14.1.11 To recognize that **Provincial Highways** are under the jurisdiction of the Ministry of Transportation (MTO). In addition to all municipal requirements, MTO approvals and permits are required for land **Development**, change in use, access, signs, works, or activities within the MTO's permit control area under the *Public Transportation and Highway Improvement Act*. Direct access to a Provincial **Highway** is discouraged and often prohibited.
- 2.14.1.12 That all applicants proposing new **Development** or changes to existing **Development** on lands within the MTO's permit control area are advised to consult with the MTO prior to making formal applications under the *Planning Act*.

Arterial Streets

It is the policy of Council:

- 2.14.1.13 That **Arterial Streets** be designed to accommodate all modes of travel through the provision of sidewalks, separated cycling facilities, and automobile lanes, and where necessary and feasible, to accommodate **High-Occupancy Vehicle Lanes** or bus lanes, in accordance with the policies of this Section.
- 2.14.1.14 To increase connections from **Collector Streets** to **Arterial Streets**, where feasible. The City will seek to secure land for such purposes, where warranted, through the **Development** approval process.
- 2.14.1.15 That direct access of individual residential lots to City **Arterial Streets** shall be considered only in instances where other feasible alternatives do not exist or where it is required to support planning objectives, including increased access to transit, higher **Development** density, and reduced walking distances. Access to Regional and City **Arterial Streets** from blocks for mid- and high-rise **Developments**, parks and open space, institutional, industrial, office, and **Retail Commercial** uses will be controlled but not prohibited.

Collector Streets

It is the policy of Council:

- 2.14.1.16 To plan for the development of a **Collector Street** network that provides for short to medium distance trips within Vaughan to support and augment the capacity of the **Arterial Street** network. Access to **Collector Streets** from abutting properties is permitted and controlled.

2.14.1.17 That major **Collector Streets** shall:

- a. serve as primary connections and prioritize the movement of pedestrians, cyclists, **Micromobility** devices, and transit;
- b. generally have a maximum of four through-travel lanes, and projected traffic volumes will generally be in the range of 5,000 to 8,000 vehicles per day during peak periods; and
- c. be designed to include sidewalks, separated cycling facilities, and automobile lanes.

2.14.1.18 That minor **Collector Streets** shall:

- a. serve as secondary connections to and from **Arterial Streets**, and as primary connections from **Local Streets** to other **Collector Streets**;
- b. generally have a maximum of two travel lanes, and projected traffic volumes will be less than 5,000 vehicles per day;
- c. accommodate all modes of travel through the provision of sidewalks, separated cycling facilities, and automobile lanes; and
- d. avoid direct car access to individual dwelling units.

2.14.1.19 That building frontage on minor **Collector Streets** is encouraged. Where direct frontage is not feasible, lots may be arranged so that side yards face the minor collector street. Rear yards of residential lots shall not face onto a minor collector street.

2.14.1.20 To provide a minimum of two north/south and two east/west **Collector Streets** in new block **Development**, where feasible, including grade-separated crossings of 400-series highways and rail corridors.

2.14.1.21 That all **Collector Streets** are considered potential transit routes and planned to be able to accommodate conventional bus-based transit service consistent with York Region's transit service planning process and with approved York Region Transit service standards and guidelines.

2.14.1.22 That the ultimate rights-of-way for **Collector Streets** that traverse through **Heritage Conservation Districts** and/or have impacts on heritage properties may require deviation from Schedule 9B in this Plan.

Local Streets

It is the policy of Council:

2.14.1.23 That **Local Streets** are oriented to the collector street system in a grid-like manner to:

- a. provide convenient connections to **Collector Streets**, shopping, transit stops, **Schools**, parks, and other community amenities;
- b. promote navigation within concession blocks that is clear and understandable; and
- c. minimize through-traffic on **Local Streets**.

- 2.14.1.24 That **Local Streets** may accommodate community-oriented transit service, where required, consistent with York Region's transit service planning process and with approved York Region Transit service standards and guidelines.
- 2.14.1.25 To design **Local Streets** for lower traffic speeds and volumes that enable safe sharing of the road right-of-way for all road users. Separated cycling facilities should be prioritized on **Local Streets**.
- 2.14.1.26 To discourage the elimination or privatization of **Local Streets**, especially where the **Local Street** strengthens the overall connectivity, continuity, and grid-like form of the street network.
- 2.14.1.27 That the City may permit public or private **Mews** and laneways to serve **Development** and support the establishment of a fine-grain network of streets. The need for them, and their location, function, and character, will be determined during the preparation and review of **Development** applications.

Road Safety

It is the policy of Council:

- 2.14.1.28 To design streets for speeds appropriate for their context to avoid the need for secondary traffic calming measures.
- 2.14.1.29 That traffic calming measures be identified, designed, and implemented in accordance with the City's Traffic Calming Policy and Traffic Calming Toolbox and Guidelines.
- 2.14.1.30 That any implementation of traffic calming measures will:
 - a. seek to minimize impacts on emergency, transit, and maintenance vehicles; and
 - b. adhere to the latest version of all applicable design and construction standards and specifications of the City and pertinent Provincial legislation.

2.14.2 Walking and Cycling Facilities and Trails (Schedule 9C)

The Active Transportation Network

It is the policy of Council:

- 2.14.2.1 That **Active Transportation** including, walking and cycling facilities as shown on Schedule 9C to this Plan shall be supported as viable modes of transportation for commuter, recreational, and other travel required to meet daily needs through:
 - a. the provision of appropriate facilities and **Infrastructure**, available year-round through improved maintenance, such as sidewalks, trails, and bicycle lanes, that may be secured through the **Development** approval process, and to plan for universal **Accessibility** for such facilities and **Infrastructure**;

- b. maximizing connections to significant destinations, including **Strategic Growth Areas**, employment clusters, **Schools** and institutions, parks and open spaces, and other key public places;
- c. supporting safe travel for vulnerable users, including children and seniors, by providing safe **School** routes and accessible roads and intersections through the use of enhanced signage and traffic calming measures;
- d. ensuring safe and convenient pedestrian and bicycle travel within the street network and other rights-of-way, such as Hydro corridors and mid-block connections, to facilitate movement and contribute to healthy communities; and
- e. enhancing wayfinding strategies to support **Active Transportation** facilities.

2.14.2.2 To maximize the connectivity of the Street Network for pedestrians and cyclists by:

- a. ensuring that gaps in the street network are minimized, especially within subdivision **Developments** where there are opportunities to connect new and existing sidewalks;
- b. ensuring that the design of large **Development** sites supports multi-use pathways and access points on-site and maximizes connectivity to the surrounding pedestrian and bicycle networks;
- c. ensuring convenient and direct connections to transit stops and stations, especially in **Strategic Growth Areas**, including **Protected Major Transit Station Areas**; and
- d. ensuring the provision of grade-separated pedestrian and bicycle crossings of controlled access highways and rail lines.

2.14.2.3 To support first and last kilometre connections to the Transportation Network by:

- a. enhancing **Active Transportation** connections to and from transit stations and stops through direct pedestrian routes and appropriate cycling facilities;
- b. providing enhanced and secure bicycle and **Micromobility** parking at local and regional transit stops; and
- c. encouraging transit connections as part of all new **Developments** near **Protected Major Transit Station Areas** and other **Strategic Growth Areas**.

A Walkable and Accessible Vaughan

It is the policy of Council:

- 2.14.2.4 That to promote increased pedestrian activity and enhance access to transit services and **Community Facilities**, all sidewalks shall be designed and provided in accordance with City guidelines and engineering requirements and in compliance with Provincial requirements under the *Accessibility for Ontarians with Disabilities Act*.
- 2.14.2.5 That within areas in proximity to **Schools**, parks, transit stops and stations, and other public facilities, sidewalks on both sides of the street will be required through the Block Plan or Plan of Subdivision approval process.

- 2.14.2.6 That where sidewalks are currently not provided on both sides of the street, sidewalks will be required during major **Redevelopment** or substantial reconstruction of the right-of-way.
- 2.14.2.7 To encourage a comprehensive network of connected parks and multi-use trails within utility and abandoned rail corridors to support pedestrians and cyclists and augment the on-street network.

A Safe and Comprehensive Active Transportation Network

It is the policy of Council:

- 2.14.2.8 To implement the **Active Transportation** Network in coordination with the appropriate agencies and adjacent municipalities to secure funds and lands for such purposes, and prioritize its implementation in **Strategic Growth Areas**.
- 2.14.2.9 To plan for dedicated separated bicycle lanes along **Arterial Streets** and **Collector Streets**, at a minimum one-way travel of at least 1.5 metres wide or wider in the **Urban Area**, and with physical buffers.
- 2.14.2.10 To minimize restrictions to bicycle flow and consider the specific needs of cyclists in street design and traffic safety measures through the development or adoption of a **Multi-Modal** level of service standards.
- 2.14.2.11 To increase the supply of bicycle parking spaces in existing areas, with a priority being focused in **Strategic Growth Areas**, **Protected Major Transit Station Areas**, and other areas where **Active Transportation** Network and Transit Network intersect.
- 2.14.2.12 To provide convenient locations for bicycle parking within the right-of-way of a street and at public facilities, and to establish annual targets for the installation of public bicycle parking facilities. Public bicycle parking is encouraged to be provided in **Strategic Growth Areas** and at other public gathering places.
- 2.14.2.13 To require safe and secure bicycle parking at all public **Schools**, community centres and libraries.

2.15 Major Transit Network (Schedule 10)

2.15.1 Transit-Oriented Development

It is the policy of Council:

- 2.15.1.1 To facilitate the planning of a comprehensive transit system for Vaughan in consultation and cooperation with all appropriate agencies.
- 2.15.1.2 To encourage, on a city-wide basis, the provision of transit service within 500 metres of at least 90% of residences and the majority of jobs, consistent with approved York Region Transit service standards and guidelines, and within 200 metres of at least 50% of residents in the **Urban Area**.

- 2.15.1.3 That applications for new **Development** are required to prepare a **Mobility Plan** and identify the proposal's approach to transit.

Local and Regional Transit

It is the policy of Council:

- 2.15.1.4 To support the implementation of the Major Transit Network shown on Schedule 10 of this Plan, and to work with York Region and other transit authorities to secure lands, where appropriate, through the **Development** approval process for facilities such as:
- transit stations, including intermodal terminals, mobility hubs, subways, bus and light rail stations, and related passenger drop-off and commuter parking areas;
 - related **Infrastructure**, including vent shafts, **Transit Operation and Maintenance Facilities**, passenger standing pads and passenger pick-up and drop-off areas, electrical and electronic **Infrastructure**, and passenger safety facilities; and
 - pedestrian and cycling facilities.

2.16 Source Water Protection Areas (Schedule 11)

2.16.1 Protecting Vaughan's Water

It is the policy of Council:

- 2.16.1.1 To protect Vaughan's **Water Resource Systems** and their **Ecological Functions**.
- 2.16.1.2 That key hydrologic areas shall be updated periodically through revisions to this Plan without the need for an amendment, to implement the policies of the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Plan as required by the *Clean Water Act*.
- 2.16.1.3 To recognize **Significant Groundwater Recharge Areas**, **Highly Vulnerable Aquifers**, and **Wellhead Protection Areas** identified on Schedule 11 as vulnerable areas that exist in Vaughan, as defined by the *Clean Water Act*.
- 2.16.1.4 That the location and boundaries of the vulnerable areas listed in policy 2.16.1.3 shall be updated periodically in consultation with the TRCA and York Region, as well as through the **Development** process, and shall not require amendment to this Plan.
- 2.16.1.5 That threats to the vulnerable areas listed in policy 2.16.1.3 include but are not limited to:
- the storage or application of commercial fertilizers and pesticides;
 - the storage or application of agricultural source materials such as manure;
 - the use of road salt;
 - an activity that takes water from an aquifer or a surface **Waterbody** without returning the water taken to the same aquifer or surface **Waterbody**; and
 - an activity that reduces the recharge of an aquifer.

- 2.16.1.6 That all **Development** shall comply with policy SAL-3 of the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Plan where the application of road salt to roads and parking lots would be a significant drinking water threat.
- 2.16.1.7 That where an activity requires a **Risk Management Plan** under the *Clean Water Act*, inspections will be conducted on a basis deemed appropriate by the York Region Risk Management Official and Risk Management Inspector.
- 2.16.1.8 To direct **Compatible** land uses to areas with low imperviousness to protect **Significant Groundwater Recharge Areas** through the **Development** process. These areas will be determined in consultation with the TRCA and the City during the **Development** process.
- 2.16.1.9 That, where **Development** occurs in **Significant Groundwater Recharge Areas**, the Master Environment and Servicing Plan will include a hydrogeological study to define the local water balance, establish site-specific water balance criteria that maintains infiltration functions, and demonstrate how the appropriate proportion of infiltration and evaporation/reuse measures for stormwater management will achieve the water balance objectives established through the Master Environment and Servicing Plan.
- 2.16.1.10 That significant groundwater infiltration functions of a **Development** be maintained or enhanced, where practical, particularly in those areas identified as sensitive hydrogeological areas. In such areas, appropriate source and conveyance controls may be required by the City to maintain or enhance groundwater infiltration.
- 2.16.1.11 That transportation and **Infrastructure** projects should minimize interference with **Significant Groundwater Recharge Areas** and should be located in the least sensitive locations for **Infrastructure**.
- 2.16.1.12 That **Development** located in areas of groundwater discharge, including many valley corridors, shall maintain significant discharge functions. Buildings and structures that require substantial below-ground excavation will not be permitted in areas where there is a high potential for groundwater interference and removal of groundwater. The City, in consultation with the TRCA, may approve a mitigation plan where it can be demonstrated that interference and dewatering can be mitigated.
- 2.16.1.13 To recognize the Intake Protection Zones, as shown on Schedule 11, which are based on **Time of Travel** zones as follows:
- a. a 100-metre Zone/WHPA-A around each wellhead; and
 - b. **Time of Travel** zones of: 0 to 2 years (WHPA-B), 2 to 5 years (WHPA-C), and 5 to 25 years (WHPA-D).
- 2.16.1.14 That in **Wellhead Protection Areas** outside of the Oak Ridges Moraine Conservation Plan Area, a **Risk Assessment** shall be conducted, as prescribed by the *Clean Water Act*, and a **Source Water Impact Assessment and Mitigation Plan** shall be developed and approved prior to the establishment of new land uses that involve the storage or manufacture of:
- a. petroleum-based fuels and/or solvents;

- b. pesticides, herbicides, fungicides, or fertilizers;
- c. construction equipment;
- d. inorganic chemicals;
- e. chlorinated solvents;
- f. tailings from mines;
- g. dense non-aqueous phase liquids;
- h. road salt and contaminants as identified by the **Province**;
- i. hazardous waste or liquid industrial waste and waste disposal sites and facilities;
- j. storage of sewage;
- k. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and
- l. snow storage and disposal facilities.

- 2.16.1.15 That notwithstanding policy 2.16.1.14, new land uses which involve the storage, manufacture of materials, or uses detailed in policy 2.16.1.14 are prohibited within **Wellhead Protection Areas** where they pose a **Significant Drinking Water Threat** in accordance with the requirements of the Credit Valley – Toronto and Region - Central Lake Ontario Source Protection Plan.
- 2.16.1.16 That outside the Oak Ridges Moraine Conservation Plan Area, where existing land uses in **Wellhead Protection Areas** and areas with high potential for groundwater contamination involve the storage, manufacture, or use of materials detailed in policy 2.16.1.14, a **Risk Assessment** and a **Source Water Impact Assessment and Mitigation Plan** be required.
- 2.16.1.17 That the storage or use of pathogen threats by new land uses, including the siting and **Development** of stormwater management ponds and **Rapid Infiltration Basins** or **Rapid Infiltration Columns**, except for the storage of manure for personal or family use, is prohibited within the 100-metre Zone around each active wellhead shown on Schedule 11, and may be restricted within the 100-metre Zone and within the 0-2 year Zone.
- 2.16.1.18 That the expansion of existing incompatible land uses within the 100-metre Zone is prohibited, and the expansion of existing incompatible land uses within the 100-metre Zone, the 0-2 year Zone, and the 2-5 year Zone shall be discouraged, unless a **Risk Assessment** and **Risk Management Plan**, as defined by York Region, has been undertaken. Redevelopment of incompatible land uses to more **Compatible** uses is encouraged, subject to an appropriate **Risk Assessment** and **Risk Management Plan**.
- 2.16.1.19 That the restrictions in policy 2.11.1.1 do not apply to lands designated Prime Agriculture if the owner or operator of the agricultural operation is carrying out operations that are regulated under the *Nutrient Management Act*, and complies with all the standards established under that Act.

- 2.16.1.20 That **Redevelopment** of incompatible land uses to more **Compatible** uses within **Wellhead Protection Areas** and Intake Protection Zones is encouraged, subject to an approved **Source Water Impact Assessment and Mitigation Plan**.
- 2.16.1.21 That proposed geothermal systems are subject to the following:
- geothermal systems are prohibited within WHPA-A and WHPA-B with a vulnerability score of 8 or higher;
 - only horizontal closed-loop geothermal systems are permitted within WHPA-B where the vulnerability score is 6 or less, subject to Regional approval;
 - notwithstanding policies 2.16.1.21 a. and b., within **Wellhead Protection Areas**, the entirety of the geothermal systems shall be above the municipal aquifer;
 - notwithstanding policies 2.16.1.21 a. and b., geothermal systems are permitted in **Wellhead Protection Areas** and future planned municipal water systems where potable drinking water site condition standards can be demonstrated to the satisfaction of York Region; and
 - notwithstanding policies 2.16.1.21 a. and b., within **Wellhead Protection Areas** and where future planned municipal water systems have been identified by York Region, proposed geothermal systems as part of a *Planning Act*, *Condominium Act*, and/or *Building Code Act* application, will only be permitted if approved by York Region.

2.17 TransCanada Pipelines Limited Facilities (Schedule 12)

2.17.1 New Development Near TransCanada Pipelines Limited Facilities

It is the policy of Council:

- 2.17.1.1 To recognize that TransCanada Pipelines Limited operates high-pressure natural gas pipelines within its rights-of-way in Vaughan, as identified on Schedule 12. Canada Energy Regulator regulates **Development** in proximity to these pipelines, including approvals for activities on or within 30 metres of the rights-of-way, such as excavation, blasting, and any movement of heavy equipment.
- 2.17.1.2 That early consultation with TransCanada Pipelines Limited, or its designated representative, shall be required for **Development** proposals within 200 metres of the pipeline rights-of-way or 750 metres of a compressor station.
- 2.17.1.3 That regard shall be given to noise levels where **Development** is proposed in close proximity to the TransCanada Pipelines Limited compressor station. A noise and vibration study, to be carried out by the proponent, may be required for **Development** proposals within 750 metres of the compressor station. The study will determine if Provincial guidelines can be achieved, and if necessary, recommend appropriate mitigation measures.

- 2.17.1.4 That the use of TransCanada Pipelines Limited rights-of-way for passive open space and trail purposes and an east-west open space link will be encouraged, where appropriate, and subject to TransCanada Pipelines Limited's easement rights.

Chapter 3 Land Use (Schedule 13)

This chapter sets out land use policies that apply to lands in Vaughan, as identified on Schedule 13 of this Plan. The land use designations describe which land uses are permitted in different parts of Vaughan and provide **Development** criteria for those uses.

3.1 General Land Use

3.1.1 General Land Use Policies

It is the policy of Council:

- 3.1.1.1 That the use of land and the permitted building types on any property shall be those identified and described by the designations and their applicable policies set out in subsection 3.2 and shown on Schedule 13 of this Plan. Maximum height and density (**Floor Space Index**) shown on Schedule 13 are addressed in policies 3.1.1.2 and 3.1.1.3.
- 3.1.1.2 That no building or structure shall generally exceed the height in **Storeys** indicated on Schedule 13 by the number following the letter "H", except under the following conditions where an amendment to this Plan is not required to exceed the height in **Storeys**. Following the approval of the site-specific **Zoning By-law**, Schedule 13 shall be changed to reflect the revised maximum site-specific height in **Storeys** without the need for an amendment to this Plan.
- a. the lands are subject to an approved application for **Zoning By-law** Amendment filed after the date on which this Plan is approved, and that the approved **Zoning By-law** Amendment includes a higher maximum height of not more than a 20% increase from the maximum height identified on Schedule 13 as shown on the day of approval of this Plan;
- i. the following chart is to be used as a reference to calculate the number of **Storeys** referenced by policy 3.1.1.2.a.:

Maximum number of Storeys identified within Schedule 13	Additional Storeys that may be permitted without the need for an amendment (partial Storeys are not permitted)*
1 -4	0
5 - 9	1
10	2
27	5
34	6
50	10

* 20% calculation is based on using one decimal point.

- b. the increase in the maximum height considered through the **Zoning By-law** Amendment shall comply with all other applicable policies within this Plan and consider the unique conditions or context of a site, and is supported to the satisfaction of the City, through the reports and studies deemed required by the City;
- c. there is no change in the land use designation;
- d. for lands designated Low-Rise Residential, the maximum height shall not exceed 3 **Storeys**;
- e. for lands designated Low-Rise Mixed-Use, the maximum height shall not exceed 5 **Storeys**;
- f. for lands designated Mid-Rise Residential or Mid-Rise Mixed-Use, the maximum height shall not exceed 12 **Storeys**; and
- g. the lands are not subject to a maximum height established within a **Secondary Plan**, Area-Specific policy, or Site-Specific policy within Volume 2 of this Plan.

3.1.1.3 That no **Development** should generally exceed the density in the **Floor Space Index** indicated on Schedule 13 by the number following the letter “D”, except under the following conditions when an amendment to this Plan is not required to exceed this density. Following the approval of the site-specific **Zoning By-law**, Schedule 13 shall be changed to reflect the revised maximum site-specific density without the need for an amendment to this Plan.

- a. that the lands are subject to a **Zoning By-law** Amendment application filed after the date on which this Plan is approved, and that the **Zoning By-law** Amendment is approved and includes a higher maximum density versus the density identified on Schedule 13;
- b. the increase in the maximum density considered through the **Zoning By-law** Amendment shall comply with all other applicable policies within this Plan and consider the unique conditions or context of a site, and is supported to the satisfaction of the City, through the reports and studies deemed required by the City;
- c. there is no change in the land use designation; and
- d. that the lands are not subject to a maximum density established through a **Secondary Plan** or Area-Specific policy, or Site-Specific policies within Volume 2 of this Plan.

3.1.1.4 That where no height or density (**Floor Space Index**) is indicated on Schedule 13, the maximum height and density shall be established through a **Secondary Plan** or Area-Specific policy and pursuant to the policies of Section 5.1 of this Plan, or through the application of policies of this Plan.

3.1.1.5 That for lands designated Mid-Rise Residential, Mid-Rise Mixed-Use, High-Rise Residential, and High-Rise Mixed-Use, Official Plan and **Zoning By-law** Amendments that would have the effect of reducing the density of a site are not supported unless the need has been identified through a City-initiated **Secondary Plan**, Area-Specific policy, or Site-Specific policy.

3.1.1.6 To permit the following uses in all land use designations except Prime Agriculture, Theme Park and Entertainment, and Infrastructure and Utilities, unless specifically permitted in those

designations, and except in **Core Features** and **Linkages** of the **Natural Heritage Network** and/or **Hazardous Lands** and/or **Hazardous Sites**:

- a. **Schools**, except in **Employment Areas** on lands designated General Employment or Prestige Employment;
- b. parks and open space;
- c. stormwater management facilities;
- d. **Small-Scale Community Facilities**, except on lands designated General Employment or Prestige Employment;
- e. places of worship, except on lands designated Prestige Employment or General Employment, and provided they are located on a public street with a planned right-of-way of 26 metres or greater;
- f. **Day Cares**, except on lands designated General Employment or Prestige Employment; and
- g. public safety services, except on lands designated General Employment or Prestige Employment, and provided they are located on a public street with a right-of-way of 26 metres or greater.

3.1.1.7 That **Public Utilities** are permitted in all land use designations except where **Core Features** of the **Natural Heritage Network** are identified on Schedule 2 and on any **Hazardous Lands** where **Public Utilities** may not necessarily be appropriate. **Public Utilities** that are authorized under the *Environmental Assessment Act*, where applicable, may be permitted in all land use designations of this Plan.

3.1.1.8 To permit secondary land uses coincident with **Public Utilities** in corridors where they are **Compatible** with surrounding land uses and reviewed/approved by the utility provider, including but not limited to:

- a. **Active Recreational Uses** and **Passive Recreational Uses**;
- b. community gardens; and
- c. other utilities and uses, such as parking lots and outdoor storage, that are **Accessory** to adjacent land uses and are subject to the approval of the utility provider.

3.1.1.9 That on lands within the boundary of the Greenbelt Plan Area shown on Schedule 4, the following policies shall apply:

- a. all **Existing Uses** lawfully used for such purpose on the day before December 16, 2004, being the day the Greenbelt Plan came into force, are permitted;
- b. single dwellings are permitted on existing lots of record, provided they were zoned for such purpose as of December 16, 2004, or where an application for an amendment to a **Zoning By-law** is required as a condition of a severance granted prior to December 16, 2003, but the application did not proceed;
- c. an **Additional Residential Unit** is permitted outside of the Natural Heritage System in accordance with policy 4.1.2.8 of this Plan;

- d. expansions to existing buildings and structures, **Accessory** structures and uses, and/or conversions of legally **Existing Uses** which bring the use into closer conformity with the Greenbelt Plan are permitted, subject to a demonstration of the following:
 - i. notwithstanding any policies of this Plan regarding new or expanded partial servicing, new municipal services are not required; and
 - ii. the use does not expand into key **Natural Heritage Features and Areas** and **Key Hydrologic Features** or their associated **Vegetation Protection Zones**, unless there is no other alternative, in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;
- e. expansions to existing agricultural buildings and structures, residential dwellings, and **Accessory** uses to both may be considered within key **Natural Heritage Features and Areas** and **Key Hydrologic Features** or their associated **Vegetation Protection Zones**, if it is demonstrated that:
 - i. there is no alternative and the expansion, alteration, or establishment is directed away from the feature to the maximum extent possible; and
 - ii. the impact of the expansion or alteration on the feature and its functions is minimized and mitigated to the maximum extent possible;
- f. expansion, maintenance, and/or replacement of existing **Infrastructure** is permitted, subject to the **Infrastructure** policies of this Plan which apply to the Greenbelt Plan Area; and
- g. **Active Recreational Uses** and parkland are permitted within the linear river valleys, which may include playing fields and golf courses.

3.1.1.10 That on lands within the boundary of the Oak Ridges Moraine Conservation Plan area shown on Schedule 4, the following policies apply, in addition to those in subsection 3.2.7 of this Plan:

- a. that nothing in this Plan applies to prevent:
 - i. the use of any land, building, or structure for a purpose prohibited by this Plan if the land, building, or structure was lawfully used for that purpose on November 15, 2001, and continues to be used for that purpose; or
 - ii. the erection or use of a building or structure for a purpose prohibited by this Plan for which a permit has been issued under subsection 8(2) of the *Building Code Act*, 1992 on or before November 15, 2001, if:
 - A. the permit has not been revoked under subsection 8(10) of the *Building Code Act*, 1992; and
 - B. the building or structure, when erected, is used and continues to be used for the purpose for which it was erected;
- b. that nothing in this Plan applies to prevent the expansion of an existing building or structure on the same lot, or the expansion of an existing institutional use, if the applicant demonstrates that:

- i. there will be no change in use; and
 - ii. the expansion shall not adversely affect the **Ecological Integrity** of the lands within the Oak Ridges Moraine Conservation Plan Area;
- c. an existing **Mineral Aggregate Operation** or an existing **Wayside Pit** within lands designated Oak Ridges Moraine Natural Core Area on Schedule 4 shall not be expanded beyond the boundary of the area under licence or permit;
- d. that nothing in this Plan applies to prevent the reconstruction, within the same locations and dimensions, of an existing building or structure that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no **Intensification** of the use;
- e. that nothing in this Plan applies to prevent the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion:
 - i. will bring the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan; and
 - ii. will not adversely affect the **Ecological Integrity** of the Oak Ridges Moraine Conservation Plan Area;
- f. that if an existing use has **Adverse Effects** on the **Ecological Integrity** of the Oak Ridges Moraine Conservation Plan area, any application to expand the building, structure, or use, or to convert the existing use to a similar use, shall be considered with the objective of bringing the use into closer conformity with this Plan and the Oak Ridges Moraine Conservation Plan;
- g. that in accordance with Section 7 of the Oak Ridges Moraine Conservation Plan, nothing in this Plan applies to prevent the use, erection, or location of a single dwelling if:
 - i. the use, erection, and location would have been permitted by the applicable **Zoning By-law** on November 15, 2001; and
 - ii. the applicant demonstrates, to the extent possible, that the use, erection, and location will not adversely affect the **Ecological Integrity** of the Oak Ridges Moraine Conservation Plan Area; and
- h. that in accordance with Section 8 of the Oak Ridges Moraine Conservation Plan, nothing in this Plan applies to prevent the use, erection, or location of a building or structure if:
 - i. the use, erection, and location were authorized by the approval of an application that was commenced before November 17, 2001, and approved after that date; or
 - ii. the use, erection, and location were authorized by the approval of an application that was commenced after November 17, 2001, and decided in accordance with subsection 17(1) of the *Oak Ridges Moraine Conservation Act*; and
 - iii. that **Development** be directed away from **Hazardous Lands** and **Hazardous Sites**.

- 3.1.1.11 To protect Vaughan’s manufacturing, industrial, and warehousing sectors from potential impacts, any **Development** or **Redevelopment** of lands where **Sensitive Land Uses** are proposed to be located or are located within 1000 metres of an **Employment Area** or **Major Facility**, the applicant shall be required to undertake a Land Use Compatibility Study and/or the appropriate studies (e.g. noise, dust, vibration, air quality, etc.), to be identified on a case by case basis, to ensure land use compatibility with the surrounding **Employment Area** lands or **Major Facility**. As a result of the studies, on-site and/or off-site mitigation measures may be required prior to **Development**, at the expense of the applicant, for the more **Sensitive Land Use**.

3.2 Land Use Designations

3.2.1 Residential

It is the policy of Council:

- 3.2.1.1 That lands designated Low-Rise Residential, Mid-Rise Residential, and High-Rise Residential are primarily intended for housing and residential-supportive uses such as **Small-Scale Convenience Retail** stores or private **Day Cares**.

Low-Rise Residential

It is the policy of Council:

- 3.2.1.2 That lands designated Low-Rise Residential make up most of the **Community Areas**. The primary intent of this designation is to allow for Low-Rise Residential uses and building types that have individual and direct outdoor access.
- 3.2.1.3 That the following policies apply to lands designated Low-Rise Residential:
- a. building heights shall not generally exceed three **Storeys**;
 - b. the following uses shall be permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. residential units;
 - ii. **Additional Residential Units**, pursuant to subsection 4.1.2 of this Plan;
 - iii. **Home Occupations**;
 - iv. private **Day Care**; and
 - v. stand-alone **Small-Scale Convenience Retail**, provided that the use is located on a corner lot where at least one of the sides is on a **Collector Street** or **Arterial Street** as indicated on Schedule 9B; and
 - c. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:

- i. **Single-Detached House;**
- ii. **Semi-Detached House;**
- iii. **Townhouse;**
- iv. **Stacked Townhouses** including where combined with a **Back-to-Back Townhouse**, up to four **Storeys** in height subject to the provisions of the **Zoning By-law**;
- v. **Back-to-Back Townhouses;**
- vi. **Duplex, Triplex, and Fourplex;**
- vii. **Low-Rise Buildings** generally up to three **Storeys** in height; and
- viii. **Public and Private Institutional Buildings.**

Mid-Rise Residential

It is the policy of Council:

- 3.2.1.4 That lands designated Mid-Rise Residential are intended to allow for the provision of housing at a higher density and height than Low-Rise Residential, but where achieving a broad mix of uses is not feasible (e.g. lands without direct access to a major corridor or **Higher Order Transit** to allow residents to access services on those lands), and where the heights and massing of **High-Rise Buildings** would cause **Adverse Effects** on adjacent low-rise uses.
- 3.2.1.5 That the following policies apply to lands designated Mid-Rise Residential:
 - a. buildings shall generally not exceed 12 **Storeys**, or the height in **Storeys** indicated on Schedule 13 by the number following the letter “H” and subject to exemptions of policy 3.1.1.2.
 - b. the following uses shall be permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. residential units;
 - ii. **Additional Residential Units**, pursuant to subsection 4.1.2 of this Plan;
 - iii. private **Day Care**;
 - iv. **Home Occupations**;
 - v. **Small-Scale Convenience Retail**, provided that the use is located on the ground floor of a **Mid-Rise Building**; and
 - vi. **Community Facilities**;
 - c. the following building types are permitted, pursuant to the policies in subsection 4.3.2 of this Plan:
 - i. **Townhouses, Stacked Townhouses**, and/or **Back-to-Back Townhouses** incorporated into the podium of a **Mid-Rise Building**;

- ii. **Mid-Rise Buildings**; and
- iii. **Public and Private Institutional Buildings**; and
- d. within 70 metres of an area designated as Low-Rise Residential or on streets that are not **Arterial Streets** or major **Collector Streets**, the following building types may be permitted, pursuant to policies in subsection 4.3.2 of this Plan, to provide for an appropriate transition to the Low-Rise Residential area:
 - i. **Townhouses**;
 - ii. **Stacked Townhouses** and/or **Back-to-Back Townhouses**; and
 - iii. **Low-Rise Buildings**.

High-Rise Residential

It is the policy of Council:

- 3.2.1.6 That the High-Rise Residential designation is reserved for lands where high-density residential uses and **High-Rise Buildings** are appropriate and will have minimal impacts on neighbouring uses (e.g. through shadowing) but does not include a broad mix of uses on the lands.
- 3.2.1.7 That on lands designated as High-Rise Residential on Schedule 13, the following policies apply:
 - a. building heights shall be a minimum of three **Storeys** and shall generally not exceed the height indicated on Schedule 13, subject to policy 3.1.1.2;
 - b. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. residential units;
 - ii. **Home Occupations**;
 - iii. **Small-Scale Convenience Retail**, provided that the use is located on the ground floor of a **Mid-Rise Building** or **High-Rise Building**; and
 - iv. **Community Facilities**;
 - c. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **Townhouses, Stacked Townhouses**, and/or **Back-to-Back Townhouses** incorporated into the podium of a **High-Rise Building** or **Mid-Rise Building**;
 - ii. **High-Rise Buildings**;
 - iii. **Mid-Rise Buildings**; and
 - iv. **Public and Private Institutional Buildings**; and
 - d. within 70 metres of an area designated as Low-Rise Residential or on streets that are not **Arterial Streets** or major **Collector Streets**, the following building types may be

permitted, pursuant to policies in subsection 4.3.2 of this Plan, to provide for an appropriate transition to the Low-Rise Residential area:

- i. **Low-Rise Buildings**; and
- ii. **Mid-Rise Buildings**.

3.2.2 Mixed-Use

It is the policy of Council:

- 3.2.2.1 That the Mixed-Use designations are primarily intended to support the evolution of **Strategic Growth Areas** into vibrant **Complete Communities**, with a range of **Housing Options** and employment options, and services such as food stores, pharmacies, financial institutions, and restaurants within walking distance of residents.
- 3.2.2.2 That the following policies shall apply to lands designated Low-Rise Mixed-Use, Mid-Rise Mixed-Use, High-Rise Mixed-Use, and Transitional Mixed-Use:
 - a. both residential and non-residential uses shall be required on the same lot;
 - b. **Development** shall include **Universal Design** principles and be **Transit-Supportive** and walkable, integrating high levels of pedestrian connectivity, including, for example, mid-block connections; and
 - c. the ground floor frontage of buildings along **Arterial Streets** and **Collector Streets** shall face the street and predominantly consist of **Retail Commercial** uses and/or other non-residential uses that animate the street, pursuant to subsection 4.2.3 of this Plan.

Low-Rise Mixed-Use

It is the policy of Council:

- 3.2.2.3 That the Low-Rise Mixed-Use designation is key to achieving **Complete Communities**, especially outside of **Strategic Growth Areas**. Lands designated Low-Rise Mixed-Use are generally located along **Arterial Streets** on the periphery of Low-Rise Residential areas, and provide **Retail Commercial**, community services, and employment opportunities within a short distance of residents of adjacent neighbourhoods. The Low-Rise Mixed-Use designation can also be used in **Strategic Growth Areas** to achieve a gradual transition between higher-density uses and adjacent **Community Areas**.
- 3.2.2.4 That the following policies shall apply to lands designated Low-Rise Mixed-Use:
 - a. **Development** shall consist of an integrated mix of residential, community, and small-scale **Retail Commercial** uses intended to serve the local population;
 - b. the following uses shall be permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. residential units, together with non-residential uses, including:
 - A. one primary residential unit; and

- B. **Additional Residential Units**, pursuant to subsection 4.1.2 of this Plan;
 - C. **Home Occupations**;
 - D. **Hotels**;
 - E. **Retail Commercial** uses, subject to the policies of subsection 4.2.3; and
 - F. office uses;
- c. in areas designated as Low-Rise Mixed-Use on Schedule 13 and located in a **Strategic Growth Area** identified on Schedule 1B, a maximum of 30% of a building's **Gross Floor Area** shall be **Retail Commercial**;
 - d. in areas designated as Low-Rise Mixed-Use on Schedule 13 and located in a **Community Area** identified on Schedule 1, **Retail Commercial** and office uses should be limited to a maximum of 500 square metres of **Gross Floor Area** each, if located on a **Collector Street**, as indicated on Schedule 9B;
 - e. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **Townhouses**;
 - ii. **Stacked Townhouses** and/or **Back-to-Back Townhouses**;
 - iii. **Low-Rise Buildings**;
 - iv. **Live-Work Units**; and
 - v. **Public and Private Institutional Buildings**; and
 - f. stand-alone residential uses are not permitted in the Low-Rise Mixed-Use designation, and any residential uses shall be in conjunction with one or more additional permitted non-residential uses. A **Home Occupation** use may not be considered a non-residential use for the purposes of satisfying this policy.

Mid-Rise Mixed-Use

It is the policy of Council:

- 3.2.2.5 That lands designated Mid-Rise Mixed-Use are intended to facilitate a wide range of uses in lower-density **Strategic Growth Areas** such as **Local Centres**, and to provide transition between high-density and **High-Rise Building** uses and adjacent lower density areas. These lands are intended to be vibrant and walkable, with high-quality streetscapes and buildings containing active ground-floor uses.
- 3.2.2.6 That the following policies shall apply to lands designated Mid-Rise Mixed-Use:
 - a. **Development** shall allow for an integrated mix of residential, community, and small-scale **Retail Commercial** uses intended to serve the local population;
 - b. the following uses shall be permitted in addition to those uses permitted through policy 3.1.1.6:

- i. residential units, including **Live-Work Units** and **Home Occupations**;
 - ii. **Community Facilities**;
 - iii. cultural uses, including commercial galleries and theatres;
 - iv. **Retail Commercial** uses, subject to the policies of subsection 4.2.3;
 - v. office uses, up to a maximum of 4,000 square metres on lands outside **Strategic Growth Areas**;
 - vi. parking structures, if integrated with a mixed-use building;
 - vii. **Hotels**; and
 - viii. gas stations, subject to subsection 4.3.3;
- c. **Development** within **Strategic Growth Areas** shall be required to incorporate, at minimum, two of the permitted uses listed in policies 3.1.1.6 and/or 3.2.2.6.b., while contributing to street activation, street animation, and a mix of residential and non-residential uses, subject to the provisions of the City's **Zoning By-law**;
- d. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
- i. **Mid-Rise Buildings**;
 - ii. **Townhouses, Stacked Townhouses**, and/or **Back-to-Back Townhouses** incorporated into the podium of a **Mid-Rise Building**;
 - iii. **Public and Private Institutional Buildings**; and
 - iv. gas stations, subject to subsection 4.3.3;
- e. within 70 metres of lands designated Low-Rise Residential or on streets that are not **Arterial Streets** or major **Collector Streets**, the following building types may be permitted, pursuant to policies in subsection 4.3.2 of this Plan, to provide for an appropriate transition to the Low-Rise Residential area:
- i. **Townhouses**;
 - ii. **Stacked Townhouses** and/or **Back-to-Back Townhouses**; and
 - iii. **Low-Rise Buildings**; and
- f. stand-alone residential uses are not permitted in the Mid-Rise Mixed-Use designation, and any residential uses shall be in conjunction with one or more additional permitted non-residential uses. A **Home Occupation** use may not be considered a non-residential use for the purposes of satisfying this policy.

Transitional Mid-Rise Mixed-Use

It is the policy of Council:

- 3.2.2.7 That on lands designated Transitional Mid-Rise Mixed-Use on Schedule 13, the following policies shall apply in addition to policy 3.2.2.6:
- a. lawfully existing uses, as of the effective date of this Plan, are permitted;
 - b. **Redevelopment** will result in a more effective hierarchy of streets, an improved **Public Realm**, and better pedestrian connectivity to transit and adjacent uses;
 - c. the proponent of a **Redevelopment** shall demonstrate through, but not limited to, a Transportation Impact Study and Parking Study, any adverse traffic impacts on the neighbouring area arising from the **Redevelopment** and how they will be appropriately mitigated;
 - d. where the existing use on a property to be redeveloped is **Major Retail**, the new **Development** will retain, at minimum, the existing **Gross Floor Area** of retail space;
 - e. **Development** will consider required setbacks and compatibility with adjacent **Infrastructure**, including **Rail Facilities** and hydro corridors; and
 - f. the proponent of a **Redevelopment** shall submit the required studies for a complete application submission, pursuant to Chapter 5 of this Plan.

High-Rise Mixed-Use

It is the policy of Council:

- 3.2.2.8 That the High-Rise Mixed-Use designation is intended for Vaughan's highest density areas, including the Vaughan Metropolitan Centre, **Primary Centres**, **Protected Major Transit Station Areas**, **Primary Corridors**, and **Local Corridors**. Where feasible and appropriate, High-Rise Mixed-Use buildings can assist in achieving density targets in **Strategic Growth Areas** and support a broad range of uses that are transit-supportive and walkable.
- 3.2.2.9 That the following policies apply to lands designated High-Rise Mixed-Use:
- a. **Development** shall require an integrated mix of residential and non-residential uses, including community, office, and **Retail Commercial** uses intended to serve the local population;
 - b. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. residential units, including **Live-Work Units** and **Home Occupations**;
 - ii. **Community Facilities**;
 - iii. cultural uses, including commercial galleries and theatres;
 - iv. **Retail Commercial** uses, subject to the policies of subsection 4.2 of this Plan;
 - v. office uses, up to a maximum of 4,000 square metres outside **Strategic Growth Areas** and over 4,000 square metres in **Strategic Growth Areas**;
 - vi. parking structures, if integrated with a mixed-use building and located below grade;

- vii. **Hotels**; and
- viii. gas stations, subject to subsection 4.3.3 of this Plan;
- c. **Development** within **Strategic Growth Areas** shall be required to incorporate, at a minimum, two of the permitted uses (that provide residential and non-residential uses on the same lot), listed in policies 3.1.1.6 and 3.2.2.9.b., subject to the provisions of the City's **Zoning By-law**;
- d. the following Building Types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **High-Rise Buildings**;
 - ii. **Mid-Rise Buildings**;
 - iii. **Townhouses, Stacked Townhouses**, and/or **Back-to-Back Townhouses**, and **Live-Work Units** incorporated into the podium of a **High-Rise Building** or **Mid-Rise Building**;
 - iv. **Public and Private Institutional Buildings**; and
 - v. gas stations;
- e. within 70 metres of an area designated Low-Rise Residential or on streets that are not **Arterial Streets** or major **Collector Streets**, the following building types may be permitted, pursuant to policies in subsection 4.3.2 of this Plan, to provide for an appropriate a transition to the Low-Rise Residential area:
 - i. **Low-Rise Buildings**; and
 - ii. **Mid-Rise Buildings**; and
- f. stand-alone residential uses are not permitted in the High-Rise Mixed-Use designation, and any residential uses shall be in conjunction with one or more additional permitted non-residential uses. A **Home Occupation** use may not be considered a non-residential use for the purposes of satisfying this policy.

Non-Residential Mixed-Use

It is the policy of Council:

- 3.2.2.10 That lands designated as Non-Residential Mixed-Use are generally located along **Primary** and **Local Corridors** adjacent to **Employment Areas**. This designation is intended to support a variety of non-residential uses, including **Employment-Supportive Uses** which benefit from proximity to **Employment Areas** and provide a buffer between **Employment Areas** and residential uses in **Community Areas** or **Strategic Growth Areas**. Such areas are appropriate for non-residential **Intensification** and make efficient use of existing or planned rapid transit and transit investment but are not appropriate for residential uses.
- 3.2.2.11 That the following policies shall apply to lands designated as Non-Residential Mixed-Use:
 - a. Non-Residential Mixed-Use lands shall:

- i. support the City's **Intensification** objectives for **Primary Corridors** and **Local Corridors** adjacent to **Employment Areas**;
 - ii. provide a focus for business activity providing for the largest and most comprehensive concentrations of **Employment-Supportive Uses** and amenities in Vaughan, including larger-scale **Employment-Supportive Uses**; and
 - iii. contribute to an urban environment with a strong pedestrian orientation and attractive streetscapes;
- b. the following uses shall be permitted in addition to the uses permitted in policy 3.1.1.6:
- i. in **Strategic Growth Areas** as shown on Schedule 1B to this Plan:
 - A. office uses, including **Major Office**;
 - B. **Hotels** where land use compatibility has been demonstrated in accordance with policy 3.1.1.11 of this Plan;
 - C. cultural and entertainment uses;
 - D. **Retail Commercial** uses, provided that no **Retail Commercial** unit shall exceed a **Gross Floor Area** of 3,500 square metres;
 - E. gas stations, subject to subsection 4.3.3 of this Plan; and
 - F. night clubs, provided the following criteria is met:
 - I. the subject lands front onto a major **Arterial Street** as identified on Schedule 9B;
 - II. the subject lands must not abut or be located within 300 metres of a **Community Area** as identified on Schedule 1;
 - III. the impacts of noise, light, traffic, parking, and security must be appropriately addressed through the submission of a Planning Justification Report, Noise Report, and any other study/report deemed necessary to address these matters to the satisfaction of the City; and
 - IV. the use is subject to review through a required site-specific **Zoning By-law** Amendment application;
 - ii. outside **Strategic Growth Areas** as shown on Schedule 1B to this Plan:
 - A. office uses, to a maximum of 4,000 square metres **Gross Floor Area** per lot;
 - B. cultural and entertainment uses;
 - C. **Retail Commercial** uses, provided that no **Retail Commercial** unit shall exceed a **Gross Floor Area** of 3,500 square metres; and
 - D. gas stations, pursuant to subsection 4.3.3 of this Plan; and

- c. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **Low-Rise Buildings**, except on lands within **Primary Corridors** or **Local Corridors** as shown on Schedule 1B;
 - ii. **Mid-Rise Buildings**;
 - iii. **Public and Private Institutional Buildings**; and
 - iv. gas stations.

Prestige Mixed-Use

It is the policy of Council:

- 3.2.2.12 That lands designated as Prestige Mixed-Use I and Prestige Mixed-Use II are generally located along **Primary Corridors** and **Local Corridors** and are generally adjacent to **Employment Areas** or Provincial 400-series highways.
- 3.2.2.13 That the following policies shall apply to lands designated Prestige Mixed-Use I and to lands designated Prestige Mixed-Use II:
 - a. **Development** shall be characterized by high-quality buildings in an attractive pedestrian-friendly, connected, and transit-oriented working environment;
 - b. a variety of lot sizes should be made available to provide flexibility for attracting and accommodating a wide range of industrial uses and office uses;
 - c. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. industrial uses including manufacturing warehouses, uses related to research and development in connection with manufacturing, warehousing uses (but not retail warehousing), processing uses, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted;
 - ii. Retail uses that are directly associated with any of the uses listed in policy 3.2.2.13.c.i., provided that the associated retail use is located on the same lot as the primary use;
 - iii. Facilities **Ancillary** to the uses listed in policy 3.2.2.13.c.i. and 3.2.2.13.c.ii.; and
 - iv. office uses, including **Major Office** on lands located within **Strategic Growth Areas**;
 - d. **Development** of lands for **Sensitive Land Uses** shall not be permitted except where land use compatibility has been demonstrated in accordance with policy 3.1.1.11 of this Plan. Notwithstanding other policies of this Plan, residential uses are prohibited on these lands in order to maintain compatibility with surrounding land uses and foster economic growth and sustainability; and

- e. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. Employment/Industrial Buildings;
 - ii. **Low-Rise Buildings**;
 - iii. **Mid-Rise Buildings**; and
 - iv. **Public and Private Institutional Buildings**.

3.2.2.14 That the following policies shall apply, in addition to policy 3.2.2.13, to lands designated Prestige Mixed-Use II:

- a. lawfully existing uses, as of the effective date of this Plan, are permitted;
- b. **Redevelopment** will result in a more effective hierarchy of streets, an improved **Public Realm**, and better pedestrian connectivity to transit and adjacent uses;
- c. the proponent of a **Redevelopment** will demonstrate through, but not limited to, a Transportation Impact Study and Parking Study, any adverse traffic impacts on the neighbouring area arising from the **Redevelopment** and how they will be appropriately mitigated;
- d. **Development** shall consider required setbacks and compatibility with adjacent **Infrastructure**, including **Rail Facilities** and hydro corridors;
- e. the proponent of a **Redevelopment** shall submit the required studies for a complete application submission, pursuant to Chapter 5 of this Plan; and
- f. any **Drive-Through** facility shall be **Accessory** to the primary use and is subject to policies 4.3.3.17 to 4.3.3.19 of this Plan.

3.2.2.15 The following uses shall be permitted on lands designated as Prestige Mixed-Use II, in addition to those uses permitted in policy 3.2.2.13 of this Plan:

- a. personal and service uses;
- b. commercial uses;
- c. **Hotels**;
- d. **Retail Commercial**, provided that no **Retail Commercial** unit shall exceed a **Gross Floor Area** of 3,500 square metres; and
- e. cultural and entertainment uses.

3.2.3 Employment

It is the policy of Council:

- 3.2.3.1 That the Employment designations are intended to provide for a variety of employment uses (e.g. manufacturing, warehousing uses) and **Accessory** and **Ancillary** uses, as well as limited non-employment uses, within Vaughan's **Employment Areas**.

General Employment

- 3.2.3.2 That lands designated General Employment are predominantly industrial areas characterized by **Low-Rise Buildings** with a variety of lot sizes to provide flexibility for attracting and accommodating a wide range of employment uses. Office and retail uses on General Employment lands are to be limited to those **Accessory** uses serving a permitted use (e.g. an outlet store for a factory).
- 3.2.3.3 That the following policies shall apply to lands designated General Employment:
- a. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. manufacturing uses, uses related to research and development in connection with manufacturing, and warehousing uses (excluding retail warehouses), including uses related to the movement of goods, processing, and distribution, any of which may or may not include outdoor storage;
 - ii. office and/or retail that are directly associated with any of the uses listed in policy 3.2.3.3.a.i., provided that the associated office and/or retail use is located on the same lot as the primary use; and
 - iii. facilities that are **Ancillary** to the uses mentioned in the *Planning Act*, and business and economic uses as may be prescribed;
 - b. the uses listed in policy 3.2.3.3.a.i. are subject to land use compatibility policies in Subsection 3.1.1 of this Plan;
 - c. uses which are not listed in policy 3.2.3.3.a. but were lawfully established on the parcel and existing before October 20, 2024 are permitted to continue;
 - d. no lot within General Employment designated areas shall be used for the sole purpose of outside storage. Where outside storage is proposed on a lot, a building shall be provided in accordance with the provisions of the City's **Zoning By-law**. Notwithstanding, outside storage shall not be permitted on a corner lot; and
 - e. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. Employment/Industrial Buildings;
 - ii. **Low-Rise Buildings**; and
 - iii. **Mid-Rise Buildings**.

Prestige Employment

It is the policy of Council:

- 3.2.3.4 That lands designated as Prestige Employment allow for employment uses and provide for a transition to adjacent non-employment uses. Prestige Employment lands will generally be

located on **Arterial Streets** forming the edges of **Employment Areas**, and along 400-series highways, to:

- i. allow the areas to provide a transition between General Employment lands and more **Sensitive Land Uses**;
- ii. locate greater intensity uses on key transportation routes; and
- iii. provide locational opportunities for activities which require high visual exposure and an attractive working environment.

3.2.3.5 That the following policies shall apply to lands designated as Prestige Employment:

- a. a variety of lot sizes should be made available to provide flexibility for attracting and accommodating a wide range of employment uses;
- b. the following uses are permitted in addition to those uses permitted through policy 3.1.1.6:
 - i. manufacturing uses, uses related to research and development in connection with manufacturing, warehousing uses (but not retail warehousing), processing uses, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted on lands designated Prestige Employment;
 - ii. office and/or retail uses that are directly associated with any of the uses listed in policy 3.2.3.5.b.i., provided that the associated office and/or retail use is located on the same lot as the primary use;
 - iii. the uses listed in policy 3.2.3.5.b.i. are subject to land use compatibility policies in subsection 3.1.1 of this Plan; and
 - iv. **Ancillary** facilities as per the *Planning Act*;
- c. uses which are not listed in policy 3.2.3.5.b. but were lawfully established on the parcel and existing before October 20, 2024 are permitted to continue; and
- d. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. Employment/Industrial Buildings;
 - ii. **Low-Rise Buildings**; and
 - iii. **Mid-Rise Buildings**.

3.2.4 Major Institutional

It is the policy of Council:

- 3.2.4.1 That lands designated Major Institutional are the site of large-scale campuses for civic, healthcare, cultural, and other institutional uses. These uses serve residents of Vaughan as well

as visitors from outside Vaughan. As large sites of institutional activity, they are highly walkable with an internal road network and a high-quality **Public Realm** that offer opportunities for **Passive Recreational Uses** and access to the outdoors for users of the institutional facilities on-site.

- 3.2.4.2 That the following policies shall apply to lands designated as Major Institutional:
- a. the Major Institutional designation applies to major health, educational, cultural, and government uses that serve a City-wide or regional function;
 - b. permitted uses associated with a Major Institutional use identified in policy 3.2.4.1 include:
 - i. small-scale **Retail Commercial**; and
 - ii. residential uses directly related to the Major Institutional use, such as student residences;
 - c. prior to **Development** or **Redevelopment** in an area designated as Major Institutional, a **Secondary Plan** shall be completed which meets the requirements for **Secondary Plans** set out in Chapter 5 of this Plan, including consideration of the following:
 - i. compatibility of proposed uses with adjacent uses;
 - ii. potential for visual and physical connections integrating the campus/institution with adjacent areas, including creating and preserving significant views and creating and preserving a network of pedestrian, cycling, and transit links;
 - iii. identification of sites within the campus for future growth, if applicable; and
 - iv. identification of sites within the campus that may be surplus to the institutional use that can be developed for other purposes; and
 - d. the following building types are permitted, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **Low-Rise Buildings**;
 - ii. **Mid-Rise Buildings**;
 - iii. **High-Rise Buildings**; and
 - iv. **Public and Private Institutional Buildings**.

3.2.5 Theme Park and Entertainment

It is the policy of Council:

- 3.2.5.1 That the Theme Park and Entertainment land use designation is specific to Canada's Wonderland theme park, which is one of Vaughan's largest trip generators.
- 3.2.5.2 That the following policies shall apply to lands designated as Theme Park and Entertainment:

- a. the lands are intended for the operation of a theme park and associated entertainment uses with defined entry point(s) and admission procedure(s);
- b. the north, south, and east boundary edges of the lands shall be treated for visual and use compatibility with neighbouring **Development**;
- c. at any such time that the intended Theme Park and Entertainment uses on the site cease, the City shall undertake a detailed land use study and **Secondary Plan** process, pursuant to the policies of Chapter 5 of this Plan, to determine the most appropriate new use(s) for these lands;
- d. the following uses are permitted:
 - i. amusement rides and structures;
 - ii. studios, stages, and theatres (indoors and outdoors) for live and filmed shows, including outdoor stages or amphitheatres which can accommodate approximately 10,000 patrons and have the capacity to deliver sound levels to the intended audiences of 85db or greater;
 - iii. games of skill or chance;
 - iv. **Retail Commercial** directly associated with the theme park use;
 - v. **Hotels**;
 - vi. conference and trade show facilities;
 - vii. office uses directly associated with the theme park use;
 - viii. outdoor storage areas associated with the maintenance and operation of the theme park;
 - ix. maintenance buildings and facilities associated with the maintenance and operation of the theme park;
 - x. parking for patrons and employees; and
 - xi. water, sanitary, and stormwater management facilities;
- e. other **Retail Commercial**, entertainment, and recreation uses not restricted to theme park visitors but open to the general public may be permitted subject to a **Zoning By-law** Amendment;
- f. landscaping, buffering, berms, fences, signage, internal private streets, and parking may be used on the boundary edges to create an appropriate transition to neighbouring **Development**;
- g. given the specialized nature of the Theme Park and Entertainment designation, building types are not prescribed; and
- h. any new theme park rides proposed within the Theme Park and Entertainment designation will not be reviewed through the City's zoning process but through the

Technical Standards and Safety Authority, however, all other buildings and structures are subject to zoning and building permit review.

3.2.6 Open Space

3.2.6.1 That the Open Space Network defined in Sections 4.4 and 5.6 of this Plan consists of a variety of open space and natural lands in both public and private ownership. There are two land use designations that support the Open Space Network:

1. lands designated Parks are those on which City-owned parkland of varying sizes is located; and
2. lands designated Private Open Space consist of cemeteries and golf courses and the former Keele Valley Landfill and Township of Vaughan Landfill sites. These lands, while not part of Vaughan's parkland system, contribute to Vaughan's Open Space network.

Parks

It is the policy of Council:

3.2.6.2 That the following policies apply to lands designated as Parks:

- a. parks are public lands owned and/or operated by the City of Vaughan for **Passive Recreational Uses** and **Active Recreational Uses**;
- b. parks shall be developed and designed in accordance with the Parkland System policies contained in Subsection 4.4 of this Plan; and
- c. given the specialized nature of buildings in parks, building types are not prescribed.

Private Open Space

It is the policy of Council:

3.2.6.3 That the Private Open Space designation is intended for lands that currently support or have the potential to support Vaughan's Open Space Network, and that are not intended for **Development** or **Redevelopment**.

3.2.6.4 That the following policies shall apply to lands designated as Private Open Space:

- a. the following uses are permitted:
 - i. cemeteries, including the following **Accessory** buildings and structures, in accordance with the provisions of the City's **Zoning By-law**:
 - A. mausoleums;
 - B. columbaria or other such structures for the storage of funerary urns;
 - C. chapels;
 - D. caretakers' residences; and

- E. crematoria, in cemeteries which are greater than four hectares in area and have frontage onto an **Arterial Street**;
 - ii. golf courses, including club house facilities, event spaces, and driving ranges;
 - iii. public and private open spaces;
 - iv. **Passive Recreational Uses** and **Active Recreational Uses**; and
 - v. with respect to the former Keele Valley Landfill and former Township of Vaughan Landfill sites, decommissioning activities related to the former landfills, including energy production;
- b. the design and site layout of cemeteries shall not prevent the implementation of a more compact road network in the future;
 - c. should the Private Open Space cease to exist, appropriate alternate land uses shall be determined through an amendment to this Plan and shall be subject to an area-specific study; and
 - d. the following building types are permitted on lands designated Private Open Space, pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **Low-Rise Buildings**; and
 - ii. **Public and Private Institutional Buildings**.

3.2.7 Natural Areas and the Oak Ridges Moraine

Natural Areas

It is the policy of Council:

- 3.2.7.1 That the following policies shall apply to lands designated as Natural Areas:
- a. Natural Areas are subject to the policies applicable to **Core Features** in the **Natural Heritage Network** in Section 2.7 of this Plan;
 - b. lands in the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area that connect and support Natural Areas, such that the policies regarding these lands in Section 2.7 shall be considered, where relevant, for new **Development** and/or **Site Alteration** adjacent to Natural Areas; and
 - c. Notwithstanding policy 3.2.7.1.a., lands that are designated as Natural Areas and are owned and/or managed by a public agency may, at the discretion of the public agency, include land uses related to ecological and environmental education, conservation, protection, and enhancement, including but not limited to:
 - i. interpretive centres;
 - ii. agriculture;
 - iii. farmers market;

- iv. animal husbandry;
- v. wildlife refuge;
- vi. renewable energy generation;
- vii. sustainable building demonstration; and
- viii. uses **Ancillary** to the uses set out in paragraphs i. to vii.

Oak Ridges Moraine Natural Core Area

It is the policy of Council:

- 3.2.7.2 That on lands designated on Schedule 13 as Oak Ridges Moraine Natural Core Area, the following policies shall apply:
- a. the uses set out in subsection 11(3) of the Oak Ridges Moraine Conservation Plan shall be permitted on lands designated Oak Ridges Moraine Natural Core Area.
 - b. notwithstanding policy 3.2.7.2.a., lands designated Oak Ridges Moraine Natural Core Area are also subject to the policies of this Plan as they pertain to:
 - i. key **Natural Heritage Features and Areas** and **Hydrologically Sensitive Features** in the Oak Ridges Moraine; and
 - ii. **Major Development** on the Oak Ridges Moraine, transportation, **Infrastructure**, and utilities in the Oak Ridges Moraine.
- 3.2.7.3 That where there is a conflict between policy 3.2.7.2 and the policies in the remainder of this Plan, policy 3.2.7.2 shall prevail.

Oak Ridges Moraine Natural Linkage Area

It is the policy of Council:

- 3.2.7.4 That on lands designated on Schedule 13 as Oak Ridges Moraine Natural Linkage Area, the following policies shall apply:
- a. the following uses are permitted in addition to those uses permitted through policy 3.2.7.2.a.:
 - i. **Wayside Pits and Quarries** and **Mineral Aggregate Operations** subject to the policies of subsection 2.10; and
 - ii. **Accessory** uses; and
 - b. notwithstanding policy 3.2.7.4.a., lands designated Oak Ridges Moraine Natural Linkage Area are also subject to the policies of this Plan as they pertain to:
 - i. key **Natural Heritage Features and Areas** and **Hydrologically Sensitive Features** in the Oak Ridges Moraine; and

- ii. **Major Development** on the Oak Ridges Moraine, transportation, **Infrastructure**, and utilities in the Oak Ridges Moraine.

3.2.7.5 That where there is a conflict between policy 3.2.7.4 and the policies in the remainder of this Plan, policy 3.2.7.4 shall prevail.

Oak Ridges Moraine Countryside

It is the policy of Council:

- 3.2.7.6 That on lands designated on Schedule 13 as Oak Ridges Moraine Countryside, the following policies shall apply:
- a. the following uses are permitted in addition to those uses permitted through policies 3.2.7.2.a. and 3.2.7.4.a.:
 - i. small-scale commercial, industrial, and institutional uses as defined in the Oak Ridges Moraine Conservation Plan. These uses are not permitted on lands designated Prime Agriculture and are subject to Section 40 of the Oak Ridges Moraine Conservation Plan;
 - ii. **Major Recreational Uses**, subject to the policies of the Oak Ridges Moraine Conservation Plan; and
 - iii. **Accessory** uses; and
 - b. Notwithstanding policy 3.2.7.6.a., lands designated Oak Ridges Moraine Countryside are also subject to the policies of this Plan as they pertain to:
 - i. key **Natural Heritage Features and Areas** and **Hydrologically Sensitive Features** in the Oak Ridges Moraine; and
 - ii. **Major Development** within the Oak Ridges Moraine, transportation, **Infrastructure** and utilities in the Oak Ridges Moraine.
- 3.2.7.7 That where there is a conflict between policy 3.2.7.6 and the policies in the remainder of this Plan, policy 3.2.7.6 shall prevail.

Special Provision

- 3.2.7.8 Special Provisions for the lands municipally known as 11333 Dufferin Street. Notwithstanding any other policies in this Plan to the contrary, the lands legally described as PIN 03342-0266, PT LT 29 Con 2 Vaughan; PL LT 30 Con 2 Vaughan PTS 1-8 64R6003 Except PT 3 Expropriation PL R602558; S/T VA41581 Partially Released by R283556; S/T VA82915, Vaughan are intended to be developed for urban uses. The lands shall only be developed on the basis of full municipal services, an approved and registered draft plan of subdivision, and an approved implementing **Zoning By-law**.

3.2.8 Prime Agriculture and Rural

It is the policy of Council:

- 3.2.8.1 That the Prime Agriculture and Rural designations are intended to protect Vaughan's agricultural land base as a key component of the **Agricultural System** and to implement the agricultural policies contained in Section 2.6. Most of the lands designated Prime Agriculture are located within the Greenbelt Plan Area and are therefore subject to the policies of that Plan.
- 3.2.8.2 That refinements to the Prime Agriculture or Rural land use designations shall be prohibited unless undertaken through an amendment to this Plan.

Prime Agriculture

It is the policy of Council:

- 3.2.8.3 That all types, sizes, and intensities of **Agricultural Uses** and **Normal Farm Practices** on lands designated Prime Agriculture shall be promoted and protected in accordance with Provincial standards. Non-**Agriculture Uses** are prohibited from locating on lands designated as Prime Agriculture with the exception of certain residential uses that existed in the **Agriculture System** at the time of approval of this Plan. Temporary permissions for non-agricultural purposes shall not be permitted.
- 3.2.8.4 That on lands designated on Schedule 13 as Prime Agriculture, the following policies shall apply:
 - a. the following uses are permitted:
 - i. **Agricultural Uses**;
 - ii. **Normal Farm Practices**;
 - iii. **Agriculture-Related Uses**; and
 - iv. **On-Farm Diversified Uses**.
 - b. **Development** and new land uses, including the creation of lots and new or expanding livestock facilities and **Additional Residential Units**, shall comply with the Provincial **Minimum Distance Separation Formulae**; and
 - c. given the specialized nature of buildings on **Prime Agricultural Lands**, building types are not prescribed.

Rural

It is the policy of Council:

- 3.2.8.5 That lands designated Rural are intended to provide for certain residential uses that existed in the **Agricultural System** at the time of the initial adoption of this Plan, and are not intended for **Redevelopment**, nor is the expansion of that designation contemplated by the City.

- 3.2.8.6 That on lands designated on Schedule 13 as Rural, the following policies apply:
- a. only those uses legally existing prior to the adoption of this Plan are permitted; and
 - b. only those building types legally existing prior to the adoption of this Plan are permitted.

3.2.9 Infrastructure and Utilities

It is the policy of Council:

- 3.2.9.1 That the Infrastructure and Utilities designation applies to lands that are used at grade for the provision of **Infrastructure**, such as utility corridors and landscape buffers.
- 3.2.9.2 That the following policies shall apply to lands designated Infrastructure and Utilities:
- a. the following uses are permitted:
 - i. all uses and structures associated with the provision of a utility or municipal service; and
 - ii. secondary uses such as **Passive Recreational Uses**, community gardens, other utilities, parking lots, and outdoor storage that are **Accessory** to adjacent land uses, subject to the review/approval of the utility provider; and
 - b. the following applies to the high-pressure natural gas pipelines operated by TransCanada Pipelines Limited and identified on Schedule 12, as agreed by TransCanada Pipelines Limited and to the satisfaction of the City:
 - i. new **Development** in proximity to TransCanada Pipelines Limited rights-of-way shall incorporate appropriate setbacks in accordance with TransCanada Pipelines Limited's **Development** standards and the City's **Zoning By-law**; and
 - c. given the specialized nature of Infrastructure and Utilities, building types are not prescribed.

3.2.10 Future Development (Non-Employment)

It is the policy of Council:

- 3.2.10.1 That lands designated Future Development (Non-Employment) on Schedule 13 have been removed from the **Employment Area** and identified as **Community Area** on Schedule 1 in accordance with an Approved Regional Employment Conversion. The primary intent of this designation is to ensure that lands with an Approved Regional Employment Conversion support the objectives of the **Community Area** and provide appropriate **Development** that is **Compatible** with an adjacent **Employment Area**.
- 3.2.10.2 That the Future Development (Non-Employment) designation shall apply only to those lands identified as "Approved Regional Employment Conversion" on Schedule 13 and Appendix 1 of this Plan. Where there is overlap with a **Secondary Plan** Area or Area-Specific Plan Area and lands identified as "Approved Regional Employment Conversion", the land use designations identified in the **Secondary Plan** or Area-Specific Plan prevail.

- 3.2.10.3 That the redesignation of any lands that are not identified as “Approved Regional Employment Conversion” on Schedule 13 and Appendix 1 of this Plan to the Future Development (Non-Employment) designation shall be prohibited.
- 3.2.10.4 That the following policies apply to lands designated Future Development (Non-Employment):
- a. a **Zoning By-law** Amendment application shall be required to rezone the lands designated Future Development (Non-Employment) to a zone that is deemed appropriate by the City and conforms with **Community Areas** in accordance with subsection 2.2.3 of this Plan, and to specify the exact list of permitted uses, lot requirements and building requirements for the lands.
 - b. in addition to uses permitted in policy 3.1.1.6 of this Plan, the permitted uses in the Future Development (Non-Employment) designation may include, subject to a **Zoning By-law** Amendment application:
 - i. residential units, including **Live-Work Units** and **Home Occupations**;
 - ii. **Additional Residential Units**, in accordance with subsection 4.1 of this Plan;
 - iii. **Community Facilities**;
 - iv. cultural uses;
 - v. **Retail Commercial** uses, subject to the policies of subsection 4.2 of this Plan;
 - vi. office uses, up to a maximum of 4,000 square metres outside of **Strategic Growth Areas** and over 4,000 square metres in **Strategic Growth Areas**;
 - vii. parking structure, if integrated with a mixed-use building and located below grade;
 - viii. **Hotels**; and
 - ix. gas stations, subject to subsection 4.3.3 of this Plan.
 - c. notwithstanding policy 3.2.10.4.b., the **Development** and/or **Redevelopment** of the lands for **Sensitive Land Uses** shall not be permitted except where land use compatibility has been demonstrated in accordance with policy 3.1.1.11 of this Plan.
 - d. notwithstanding the list of uses that may be permitted in policy 3.2.10.4.b., the implementing **Zoning By-law** shall specify the actual list of permitted uses within any zone, or on any individual parcel of land. A **Zoning By-law** Amendment application shall be required to rezone the lands designated Future Development (Non-Employment) to a zone that is deemed appropriate by the City that conforms with the **Community Areas** to specify the exact list of permitted uses for the lands in accordance with policy 3.2.10.4.a. The **Zoning By-law** Amendment application shall demonstrate that the proposed new or modified use(s) and **Development**:
 - i. will not affect the long-term operations or economic viability of existing or permitted employment uses within existing or planned **Employment Areas**;
 - ii. are **Compatible** with surrounding land uses to avoid, or where avoidance is not possible, minimize and mitigate potential **Adverse Effects**;

- iii. minimize risk to public health and safety; and
 - iv. will be adequately supported by existing or planned **Infrastructure** and **Public Service Facilities** to the satisfaction of the City.
- e. the following building types may be permitted pursuant to policies in subsection 4.3.2 of this Plan:
 - i. **Single-Detached House**;
 - ii. **Semi-Detached House**;
 - iii. **Townhouses**;
 - iv. **Stacked Townhouses** and/or **Back-to-Back Townhouses**;
 - v. **Duplex, Triplex** and **Fourplex**;
 - vi. **Low-Rise Buildings**;
 - vii. **Mid-Rise Buildings**;
 - viii. **High-Rise Buildings**;
 - ix. **Public and Private Institutional Buildings**; and
 - x. gas stations, subject to policies in subsection 4.3.3 of this Plan.
- f. notwithstanding policy 3.2.10.4.e., and in accordance with policy 3.2.10.4.a., the required **Zoning By-law** Amendment application shall establish the actual list of permitted building types, lot requirements and building requirements for the lands.

Chapter 4 General City-wide Policies

4.1 Housing Options

4.1.1 Housing Affordability

It is the policy of Council:

- 4.1.1.1 To advance and coordinate **Affordable Housing** needs, policies, and targets, the City will strive to achieve the following:
 - a. that a minimum of 20% of all new housing units in Vaughan be **Affordable Housing** as applied as a city-wide target;
 - b. that a certain portion of **Affordable Housing** units be accessible for seniors and people of different or varying abilities; and
 - c. that all new **Secondary Plans** include provisions to demonstrate how the **Affordable Housing** target will be met.

- 4.1.1.2 That, where possible, the City will encourage and assist in the creation of **Affordable Housing** by:
- a. considering the development of an **Inclusionary Zoning** program in **Protected Major Transit Station Areas** to increase the supply of **Affordable Housing**;
 - b. exploring opportunities for prioritizing **Development** applications that provide **Affordable Housing** through consideration for innovative **Housing Options**, such as modular homes, or financial tools and incentives;
 - c. considering **Affordable Housing** as a priority use for surplus City-owned land and exploring opportunities to sell, lease, or develop surplus municipal properties for the **Development** of **Affordable Housing** through updating the City's land inventory; and
 - d. considering the reduction of parking requirements for projects that provide **Affordable Housing** located outside of **Protected Major Transit Station Areas**, to provide financial incentive for inclusion of **Affordable Housing**.

4.1.2 Housing Type and Tenure

It is the policy of Council:

- 4.1.2.1 To permit and facilitate the provision of a full range of **Housing Options** in terms of form, tenure, **Accessibility**, and affordability across Vaughan and within neighbourhoods to meet the needs of all residents, including seniors, students, multi-generational families, and other unique and diverse groups.
- 4.1.2.2 To provide for an appropriate range and mix of **Housing Options** and densities required to meet projected requirements of current and future residents by maintaining:
- a. a minimum 15-year supply of land **Designated and Available** for residential **Development**; and
 - b. where new **Development** is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered Plans of Subdivision.
- 4.1.2.3 To promote a mix of housing types, varying unit typologies, and land uses within **Community Areas** and **Strategic Growth Areas** to create affordable and **Complete Communities**.
- 4.1.2.4 That **Intensification** is permitted in various built forms and scales to diversify housing types and tenures as densities increase. The City will support and promote a range of **Intensification** methods and opportunities to include **Affordable Housing** units in **Developments**. These methods include infill of vacant and underutilized lots, the use of **Additional Residential Units**, adaptive reuse, and the renovation and retrofitting of older residential units.
- 4.1.2.5 To support and prioritize the following housing initiatives:
- a. the **Development** of housing appropriate for seniors, including **Affordable Housing**, within existing and new communities;

- b. the achievement of a mix of studio and one-bedroom housing units with family-sized housing units of at least two or three bedrooms, which are appropriate for families with children, in all **Developments** with a residential component in **Strategic Growth Areas**;
- c. considering universal **Accessibility** and accommodations for people of varying and different abilities in the development of design guidelines and standards for new residential **Development**; and
- d. allowing **Additional Residential Units** pursuant to policy 4.1.2.8.

4.1.2.6 To achieve the **Purpose-Built Rental Housing** targets identified in Table 4.1 between 2021 and 2051.

Table 4.1: Purpose-Built Rental Housing Targets for the City of Vaughan, 2021 to 2051

2021 to 2031 Total Unit Target	2031 to 2041 Total Unit Target	2041 to 2051 Total Unit Target	2021 to 2051 Total Unit Target
2,750	3,250	2,500	8,500

4.1.2.7 That **Emergency Shelters** and **Cooling Centres** for all and group homes for people with disabilities be permitted in all land use designations where residential uses are permitted, subject to the policies in Chapter 3 of this Plan.

Additional Residential Units

It is the policy of Council:

- 4.1.2.8 That **Additional Residential Units** will be permitted to diversify **Housing Options** that accommodate gentle increases in density in existing neighbourhoods, subject to the following policies:
- a. in addition to the principal dwelling unit, up to three **Additional Residential Units** shall be permitted as-of-right on a lot developed with a **Single-Detached House, Semi-Detached House**, or **Townhouse** in the form, or combination:
 - i. up to two **Additional Residential Units** in the principal building and one **Additional Residential Unit** in a detached **Accessory** building;
 - b. an **Additional Residential Unit** shall be permitted in a **Single-Detached House, Semi-Detached House**, or **Townhouse**, or on a lot where there is a residential **Single-Detached House, Semi-Detached House**, or **Townhouse**, provided that:
 - i. the **Additional Residential Unit** is fully serviced with municipal water, wastewater, and stormwater services;
 - ii. the **Additional Residential Unit** is not on a property located within an environmental protection zone or land subject to **Natural Hazards**; and

- iii. detached **Additional Residential Units** are not severed as a separate dwelling unit from the main lot;
- c. the City's **Zoning By-law** shall implement minimum **Development** standards that must be satisfied before the **Additional Residential Unit** can be considered to be in conformity with this Plan and the **Zoning By-law**;
- d. any exterior alterations that impact the exterior elevation(s) or landscaping of a building resulting from the **Development** of an **Additional Residential Unit** on a residential lot that is designated Part IV or Part V or listed under Section 27 of the *Ontario Heritage Act*, may be subject to a Heritage Permit, as outlined in Sections 33 and 42 of the *Ontario Heritage Act*;
- e. Council may adopt further regulatory measures regarding the implementation of a program to permit **Additional Residential Units** pursuant to the policies of this Plan, and adjust the policies accordingly. Such measures may include, but will not be limited to, monitoring the **Development** of **Additional Residential Units** that are rented, the provision of a public education program for homeowners and prospective renters, or financial and non-financial incentives to support the **Development** of **Additional Residential Units**; and
- f. on lands designated Prime Agriculture and Rural, notwithstanding policy 4.1.2.8.a., where a residential dwelling is permitted on a lot, up to two **Additional Residential Units** shall be permitted in accordance with the provision of the *Planning Act*, provided that, no more than one **Additional Residential Unit** is located within an **Accessory** building and any **Additional Residential Units** comply with all requirements of section 3.2.8 Prime Agriculture and Rural of this Plan and:
 - i. are compatible with, and would not hinder, surrounding agricultural operations;
 - ii. address any public health and safety concerns;
 - iii. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - iv. minimize land taken out of agricultural production.

4.2 Economy and Employment

4.2.1 Economic Growth and Diversification

It is the policy of Council:

- 4.2.1.1 To promote economic growth and diverse employment opportunities that:
 - a. support Vaughan's long-term economic health and financial stability; and
 - b. allow residents and employees the opportunity to both live and work in Vaughan.
- 4.2.1.2 To protect appropriately sized lots for the attraction and retention of the economic sectors.

4.2.2 Directing Economic Activity

It is the policy of Council:

- 4.2.2.1 To direct economic activities in a manner that supports the growth policies in Chapter 2 of this Plan. Specifically, only industrial uses such as manufacturing and warehousing, and **Ancillary** and **Accessory** uses, shall be permitted in **Employment Areas** or on lands within the Prestige Mixed-Use I or Prestige Mixed-Use II designation.
- 4.2.2.2 That other economic activities not associated with an employment use permitted on lands within a Prestige Employment or General Employment designation, and that are more **Compatible** with **Sensitive Land Uses**, shall be directed to mixed-use areas, mostly in **Strategic Growth Areas**. These activities include **Retail Commercial**, tourism and cultural activities, and **Major Office**.
- 4.2.2.3 That notwithstanding policies 4.2.2.1 and 4.2.2.2, industrial, manufacturing, and small-scale warehousing uses that could be located adjacent to **Sensitive Land Uses** without **Adverse Effects** shall be permitted in **Strategic Growth Areas**, subject to policies in Section 3.2 of this Plan.

4.2.3 Diversifying Vaughan's Economy

It is the policy of Council:

- 4.2.3.1 To support the growth and modernization of Vaughan's manufacturing, industrial, and warehousing sectors by:
 - a. encouraging a transition from traditional manufacturing industries to advanced manufacturing;
 - b. supporting Vaughan's emergence as a leader in green industries and technology; and
 - c. expanding Vaughan's leading role in the construction and development industry.
- 4.2.3.2 To achieve flexible and adaptable **Employment Areas** that include vibrant and walkable Public Realm, street patterns and building design and siting that allow for **Redevelopment** and **Intensification**.

Attracting Office Uses

It is the policy of Council:

- 4.2.3.3 To establish **Major Office Developments** in **Strategic Growth Areas** and direct future office uses around **Protected Major Transit Station Areas**, or along **Primary Corridors** or **Local Corridors** where **Multi-Modal** transportation and existing or planned frequent transit service will be available.
- 4.2.3.4 To permit smaller-scale campus-style office buildings in some areas and appropriately scaled offices in **Protected Major Transit Station Areas** and **Strategic Growth Areas, Arterial**

Streets, and transit corridors, and to highly visible and accessible sites. Office **Development** will generally be directed to **Strategic Growth Areas**.

- 4.2.3.5 To allow office uses directly associated with another employment use in all **Employment Areas**, pursuant to policies in Section 3.2 of this Plan.

4.2.4 The Retail Commercial Sector

It is the policy of Council:

- 4.2.4.1 That the largest concentrations of **Retail Commercial** are found in the Vaughan Metropolitan Centre, Vaughan Mills Mall, Weston Road and Highway 7, and Promenade Mall, all of which are regional or super-regional **Retail Commercial** centres subject to significant and ongoing **Redevelopment**.
- 4.2.4.2 That existing stand-alone **Shopping Centres** will be permitted to transform into mixed-use buildings and districts that incorporate residential, office, and institutional uses.
- 4.2.4.3 That new **Development** or **Redevelopment** will not result in the loss of key **Retail Commercial** amenities for Vaughan residents. Further, the importance of regional and super-regional **Retail Commercial** centres, identified in policy 4.2.4.1, will be considered in all **Redevelopment** of these centres.
- 4.2.4.4 Flexibility in building and site design will be supported, where appropriate and at the discretion of the City, to support non-traditional **Retail Commercial** spaces, including the reduction of parking or loading requirements on a site-specific basis.
- 4.2.4.5 That the economic vitality of small-scale main street **Retail Commercial** in Vaughan's historic villages of Nashville/Kleinburg, Woodbridge, Maple, and Thornhill shall be protected.
- 4.2.4.6 That infill **Development** along **Arterial Streets** and **Collector Streets** in the historic villages should include ground-floor oriented **Retail Commercial** uses.
- 4.2.4.7 That where a mixed-use **Development** in the areas described in policy 4.2.4.5 does not include a ground-floor-oriented **Retail Commercial** use, pursuant to policies in Section 3.2 of this Plan:
- it shall be shown through a Commercial Impact Assessment that the future on-site population and surrounding neighbourhoods are adequately served by other existing or planned **Retail Commercial**;
 - pedestrian access and **Gross Floor Area** of any ground-floor residential units with frontage on a public street or open space will be large enough to accommodate possible conversion to **Retail Commercial** uses with **Active Frontages** in the future; and
 - where a property containing existing **Retail Commercial** uses is proposed to be redeveloped into a mixed-use **Development**, the new **Development** will maintain at a minimum the **Gross Floor Area** of the existing **Retail Commercial** uses.
- 4.2.4.8 A reduction of the **Retail Commercial Gross Floor Area** of **Redevelopments** of existing stand-alone **Retail Commercial** in the areas described in policy 4.2.4.5 may be permitted, provided

that it is demonstrated through a Commercial Impact Assessment that the future on-site population and surrounding neighbourhoods are adequately served by **Retail Commercial**.

- 4.2.4.9 That the primary location for new **Retail Commercial** uses is **Strategic Growth Areas**. **Retail Commercial Developments** within **Strategic Growth Areas** shall:
- be developed as part of mixed-use centres and corridors, be provided as part of an overall mixed-use **Development** in accordance with Section 3.2, and be integrated with their surrounding communities;
 - Retail Commercial** uses will be ground-floor-oriented to support walking, cycling, and transit use, and additional **Retail Commercial** may be considered above the ground-floor **Retail Commercial**;
 - building scale and orientation should provide extensive sunlight penetration onto pedestrian areas to promote health and well-being;
 - a mix of **Retail Commercial** spaces is encouraged, including both larger format stores that can act as commercial anchors for the street and smaller stores and services that can create a diversity of **Retail Commercial** experiences;
 - accommodating large food stores, including supermarkets, which are essential to serve the day-to-day shopping within communities and help to attract residential **Development** to an area; and
 - on-street parking should be made available, where feasible, to provide added market support and exposure for street-front retailing.
- 4.2.4.10 That **Major Retail** uses (retail uses over 4,000 square metres) shall be designed and located to serve the needs of residents and support the growth policies of this Plan. As such, **Major Retail** uses shall not be permitted in **Employment Areas** and will be required to undergo further study prior to **Development** within **Strategic Growth Areas**.
- 4.2.4.11 That **Major Retail** uses are permitted in the Vaughan Metropolitan Centre, **Protected Major Transit Station Areas**, and **Primary Centres**, subject to the following criteria:
- Major Retail** uses should be incorporated as part of a mixed-use **Development**; and
 - buildings will contribute to a compact urban form and include frontages which activate the pedestrian realm.
- 4.2.4.12 That **Major Retail** uses are also permitted through a **Zoning By-law** Amendment in **Local Centres**, **Primary Corridors**, and **Local Corridors**, subject to the following criteria:
- they will be subject, where applicable, to the more detailed policies contained in **Secondary Plans** and **Heritage Conservation District** Plans;
 - it is demonstrated through a Commercial Impact Assessment that there will continue to be sufficient market demand to allow **Strategic Growth Areas** to attract diverse retail opportunities, and that such opportunities are not diminished by the proposed **Major Retail** use;
 - the minimum trade area population required to service the proposed **Major Retail** use exists or will exist when the facility is constructed; and

- d. sufficient water, sewer, and stormwater capacity exists.

Enhancing Creativity, Culture and Tourism

It is the policy of Council:

- 4.2.4.13 That the City will continue to develop and invest in its creative, cultural, and tourism economic sectors, especially in **Strategic Growth Areas**.
- 4.2.4.14 To direct local tourism generators, including **Hotels**, theatres, and cinemas, to **Strategic Growth Areas** for visitors and business travellers.
- 4.2.4.15 To recognize the Vaughan Metropolitan Centre as a cultural and creative hub for Vaughan.

4.3 Urban Design and the Elements of a Great City

4.3.1 The Public Realm

It is the policy of Council:

- 4.3.1.1 That all **Development** shall be consistent with the City-Wide Urban Design Guidelines to support the **Development** of a high-quality, attractive, and sustainable **Public Realm** that includes the following interconnected elements:
 - a. public streets and rights-of-way;
 - b. public parks and open spaces, including **Public Squares**;
 - c. publicly accessible Natural Areas;
 - d. pedestrian and cycling **Infrastructure**, including multi-use recreational trails;
 - e. amenities for people with pets, including dog parks and pet relief areas;
 - f. transit stations, access corridors, underground pathways, and bus stops;
 - g. **Privately Owned Public Spaces**; and
 - h. shared and common streets, driveways, walkways, and gardens associated with condominium **Developments**.
- 4.3.1.2 To prioritize the pedestrian experience on public and private streets and rights-of-way by:
 - a. requiring sidewalks, as per policy 2.14.2.6;
 - b. avoiding **Rear-Lotting** on public streets or other elements of the **Public Realm** such as parks or **Natural Heritage Features and Areas**;
 - c. ensuring that the built form contributes to a human-scaled **Public Realm** by encouraging active uses along sidewalks;
 - d. requiring pedestrian-scaled lighting near transit stops and along all pathways, sidewalks, and ramps in **Strategic Growth Areas**, **Retail Commercial** main streets, and heritage districts;

- e. requiring that surface parking areas and loading areas are located away from public rights-of-way and utilities be buffered and screened from public rights-of-way through the use of setbacks and landscaping; and
- f. providing a buffer between pedestrians, cyclists, and high levels of vehicular traffic consisting of landscaping and, where appropriate, on-street parking.

4.3.1.3 To incorporate elements within the City's **Public Realm** that are sustainable and contribute to an improved environment by:

- a. incorporating landscape techniques that maximize opportunities for stormwater retention and infiltration;
- b. maximizing the planting of **Trees** and requiring sustainable growing conditions for **Trees**;
- c. incorporating a diverse range of vegetation, including native and/or drought-tolerant species;
- d. incorporating the use of **Trees**, shrubs, and perennials and minimizing the use of high-maintenance annual species; and
- e. incorporating high-quality, attractive materials with extended life spans and lower maintenance and life-cycle costs.

4.3.1.4 That **Crime Prevention Through Environmental Design (CPTED)** principles will be considered in the design of the **Public Realm** and open spaces associated with **Development**.

4.3.2 Built Form and Development

It is the policy of Council:

- 4.3.2.1 That all **Development** shall be consistent with the City-Wide Urban Design Guidelines to support the **Development** of a high-quality, attractive and sustainable **Built Form**. All new or redeveloped buildings in Vaughan should support the following design principles:
- a. the built form should integrate well with public spaces, amenity spaces, and streetscapes, create a seamless transition between private and public space, and support a vibrant **Public Realm**;
 - b. heights, massing, scale, setbacks, building articulation, and separation distances will ensure privacy, sunlight, sky views, and limit shadow and/or wind impacts for nearby buildings, parks, open spaces, and private amenity spaces;
 - c. all elements of Vaughan's built form will contribute to community wellbeing, sustainable **Development**, and environmental resiliency by meeting or exceeding the requirements of the City's Sustainable Metrics Program and incorporating a climate change lens in accordance with policies in Section 4.6 of this Plan;
 - d. **Development** will include landscaping features that include vegetation and, wherever feasible, contribute to the City's **Tree** canopy target for Vaughan in accordance with the City's Urban Forest Management Plan;
 - e. effective **Built Form Transitions** will be applied within single buildings, between buildings on a site, and between sites, and will reflect site-specific conditions and adjacent context;

- f. buildings will create a comfortable sense of pedestrian scale and enclosure along public and private rights-of-way and open spaces;
- g. the built form should reflect architectural design excellence, exhibit variety and visual interest, and use high-quality, durable, and sustainable materials; and
- h. buildings will frame and define public and private rights-of-way, parks, and open spaces to create a comfortable pedestrian scale and sense of enclosure.

4.3.3 Site Design, Building Types and Siting

It is the policy of Council:

- 4.3.3.1 That the site design for all buildings will incorporate features to improve **Sustainability** and **Microclimates**, pedestrian comfort and safety, and activation of the **Public Realm**.
- 4.3.3.2 That where **Stacked Townhouses** are combined with **Back-to-Back Townhouses**, any policy of this Plan that applies to either building type will apply.
- 4.3.3.3 That **Stacked Townhouses** and **Back-to-Back Townhouses** shall front onto a public or private street. The corner unit shall provide a front-door entrance on the flanking facade facing a street.
- 4.3.3.4 That an appropriate facing distance between blocks of **Stacked Townhouses** or **Back-to-Back Townhouses** that are not separated by a public street should be provided to maximize daylight, enhance landscaping treatments, and provide privacy for individual units.
- 4.3.3.5 That to provide the appropriate privacy and daylight/sunlight conditions for any adjacent dwelling unit, **High-Rise Building** podiums shall provide the appropriate height transition and setback.
- 4.3.3.6 That **Mid-Rise Buildings** generally over six **Storeys** in height, where a podium is proposed, and all **High-Rise Buildings** shall be designed with a pedestrian-scaled podium which:
 - a. is generally two to six **Storeys** in height; and
 - b. provides an appropriate separation distance between habitable windows.
 - c. That **High-Rise Buildings** should provide the appropriate privacy and daylight conditions to minimize shadows, and to contribute to overall excellence in Vaughan's urban design.
- 4.3.3.7 That the following **Development** criteria apply to employment/industrial buildings:
 - a. buildings and sites should incorporate amenity areas for employees;
 - b. employment/industrial buildings should be oriented to front onto a public street and provide direct and safe pedestrian access to any main building entrance;
 - c. where it is demonstrated through a Site Plan that fronting an employment/industrial building onto a public street is not feasible, the building and site will be designed to provide direct and safe pedestrian access, generally separated from or safely integrated with parking lots, to any main building entrance;

- d. all surface parking areas must be designed to reduce the heat-island effect through landscape and paving treatment;
- e. all surface parking and areas associated with servicing and loading will be appropriately screened from the **Public Realm**; and
- f. it is encouraged that the rooftops of employment/industrial buildings be designed to include elements that will reduce the heat-island effect, such as cool roofs.

4.3.3.8 That the following key urban design principles, policies, and **Development** criteria apply to **Public and Private Institutional Buildings**:

- a. **Public and Private Institutional Buildings** are encouraged to exhibit high-quality architectural and sustainable design;
- b. **Public and Private Institutional Buildings** will contribute to the **Public Realm** by being co-located with parks and open spaces;
- c. should generally be oriented to front onto a public street and provide direct and safe pedestrian access, separated from parking lots, to any main building entrance;
- d. it is encouraged that the rooftop of **Public and Private Institutional Buildings** include landscaped greenspace, private outdoor amenity space, and/or environmental features, such as solar panels, **Green Roofs** and cool roofs;
- e. should be conveniently accessible by transit, by wheel, and on foot;
- f. public buildings should be designed to support the Sustainability Metrics Program and private buildings shall meet policy 4.6.1.2;
- g. should be designed to implement **Universal Design** standards;
- h. should be located outside of **Hazardous Lands**;
- i. community service and recreation facilities should be centrally located in the area they serve, and be in proximity to other community services, facilities and places of gathering where possible; and
- j. library facilities will be centrally located, highly visible and accessible in the community they serve.

4.3.3.9 That the following policies apply to gas stations:

- a. extensive landscaping and buffering shall be provided along public street frontages and along property lines; and
- b. where a gas station contains a **Retail Commercial** building, the **Retail Commercial** building will be situated in an appropriate location that ensures an attractive streetscape, with convenient and safe pedestrian connections within the site and between the building and public street.

Parking

It is the policy of Council:

4.3.3.10 To reduce parking requirements, where feasible, by:

- a. establishing context-sensitive parking requirements that respond to diverse settings, including **Strategic Growth Areas**, historic places, and other settings;
 - b. reducing parking requirements in **Strategic Growth Areas** where transit, walking, and cycling alternatives exist;
 - c. supporting parking for carpool, carshare, and zero emission vehicles through preferential designated parking spots and/or reduced parking fees where charged by a municipal parking authority and as part of new **Development**, as appropriate; and
 - d. considering the variability of peak parking periods throughout the day for different types of uses for the purposes of sharing parking between such uses when developing parking standards in mixed-use areas.
- 4.3.3.11 To encourage and support the **Development** of central, shared parking facilities in the **Strategic Growth Areas** that may result in greater parking and land use efficiencies. Such facilities are encouraged to be provided below grade.
- 4.3.3.12 That where a structured parking facility fronts onto a street or public space, the parking structure should be fronted with active uses at the street level. Structured parking facilities may also be situated to buffer **Sensitive Land Uses** from more intense uses, such as industrial uses or rail corridors.
- 4.3.3.13 That parking ramps, loading areas, and services should be incorporated into the building form for **Mid-Rise Buildings** and **High-Rise Buildings**.
- 4.3.3.14 That for **Mid-Rise Buildings** or **High-Rise Buildings**, surface parking is not permitted between the building's front or side and a public street.
- 4.3.3.15 That for **Mid-Rise Buildings** and **High-Rise Buildings** in **Strategic Growth Areas**:
- a. parking will be provided in underground facilities or in structured parking above-grade contained within the **Mid-Rise Building** and **High-Rise Building**;
 - b. surface parking areas are not permitted, except:
 - i. to provide minimal pick-up/drop-off; and
 - ii. to provide sufficient resident or visitor parking spaces on an interim basis as part of a phased **Development**; and
 - c. where surface parking areas are included on an interim basis, it will be demonstrated through a phasing plan submitted with the **Development** application how the interim surface parking area is to be phased out over time. This will include demonstration of the final intended state of the interim surface parking area.
- 4.3.3.16 To use the City's Parking Design Guidelines to evaluate and provide guidance on proposals for parking facilities.

Drive-Through Facilities

- 4.3.3.17 That the following policies apply to **Drive-Through** facilities:

- a. **Drive-Through** facilities will only be located where they will not adversely affect the goals of this Plan respecting **Intensification**, pedestrianization, attractive streetscapes, and transit supportiveness;
- b. in consideration of potential locations for **Drive-Through** facilities, it will need to be demonstrated that the unique sense of place, characteristic of or envisioned for the area, will be maintained and enhanced;
- c. **Drive-Through** facilities will not be located where there will be an **Adverse Effect** on adjacent residential uses; and
- d. that if co-located in a mixed-use **Development** that includes residential units and/or office uses located in a **Low-Rise Building**, **Mid-Rise Building**, or **High-Rise Building**, the proposed use does not:
 - i. conflict with the planned urban design and architectural characteristics of the predominant uses on the **Development** parcel;
 - ii. compromise the use and enjoyment of outdoor amenity areas;
 - iii. impact other uses on the site as a result of noise and odour effects; or
 - iv. affect the functional support systems for the other uses on the **Development** parcel, including loading, refuse pick-up, on-site visitor and resident/tenant vehicular and pedestrian circulation, access, and egress.

4.3.3.18 That further to policy 4.3.3.17, the following policies shall apply when considering a proposal for **Drive-Through** facilities within the following **Strategic Growth Areas**:

- a. **Drive-Through** facilities proposed for the Vaughan Metropolitan Centre, some **Protected Major Transit Station Areas**, and within 200 metres of the intersection of Yonge Street and Steeles Avenue (the future Steeles Avenue Subway Station) will only be permitted on the basis of a site-specific amendment to this Plan;
- b. **Drive-Through** facilities in the **Primary Centres**, **Local Centres**, and **Primary Corridors** will only be permitted on the basis of a site-specific **Zoning By-law** Amendment; and
- c. in considering applications for site-specific Official Plan Amendments and/or **Zoning By-law** Amendments under policies 4.3.3.18.a. and 4.3.3.18.b. to permit **Drive-Through** facilities, such applications will need to demonstrate that the proposed **Drive-Through** facility meets the criteria established in subsection 4.3.2 of this Plan.

4.3.3.19 That **Drive-Through** facilities in **Strategic Growth Areas** that legally existed as of the date of approval of this Plan are deemed to conform with this Plan.

Gas Stations

4.3.3.20 That the following policies shall apply to the location and **Development** of gas stations:

- a. new gas stations are not permitted in **Primary Corridors**, the Vaughan Metropolitan Centre, **Primary Centres** and **Local Centres** abutting Highway 7, Bathurst Street, and Yonge Street, as shown on Schedule 1B, or **Heritage Conservation Districts**, as shown on Schedule 14B;

- b. gas stations that are legally existing as of the date of approval of this Plan may be maintained and redeveloped without amendment to this Plan, subject to the criteria identified in Section 4.3 of this Plan. For the purposes of this policy, redeveloped will mean the renovation or reconstruction of existing buildings and structures, or construction of new buildings and structures for any of the uses permitted by Section 3.2 of this Plan;
- c. gas stations that are legally existing as of the date of approval of this Plan and that are located in areas subject to a **Secondary Plan** are permitted to redevelop in accordance with policy 4.3.3.20.b., provided that the **Redevelopment** takes into consideration the objectives, context, and urban design policies of the Volume 2 area, and that it incorporates design measures that support and contribute to the overall transition of the site towards the long-term vision of the Volume 2 area;
- d. notwithstanding policies 4.3.3.20.b. and 4.3.3.20.c., gas stations that are legally existing as of the date of approval of this Plan and that are located in **Heritage Conservation District** Plans remain subject to the requirements of the **Heritage Conservation District** Plan and policies in Subsection 5.3 of this Plan regarding minor extensions, reductions, or expansions of legally existing land uses;
- e. with respect to areas other than those cited in policy 4.3.3.20.a., the following policies will apply:
 - i. gas stations shall be located on an **Arterial Street** as indicated on Schedule 9B;
 - ii. a maximum of two gas stations will be permitted at any intersection; and
 - iii. where two gas stations are permitted at an intersection, such gas stations shall preferably be located in the diagonally opposite quadrants of the intersection.

4.4 Parks and Open Space

4.4.1 Parks and Open Space Provision

It is the policy of Council:

- 4.4.1.1 To identify diverse opportunities for new parks and recreational spaces to serve the community's varied needs.
- 4.4.1.2 That parkland provision should encompass a range of outdoor facilities and amenities supporting both **Active Recreational Uses** and **Passive Recreational Uses**, accommodating structured activities and informal enjoyment of natural and urban environments.

4.4.2 Parks and Open Space Network

It is the policy of Council:

- 4.4.2.1 That all stakeholders will work together to achieve a vibrant, accessible, and interconnected city-wide parks and Open Space Network.

- 4.4.2.2 That where there is a conflict between the policies in Section 4.4.2, the policies pertaining to the underlying land use designation in this Plan, or the relevant **Secondary Plan**, the more restrictive policies shall apply.

4.4.3 Parkland System

It is the policy of Council:

- 4.4.3.1 That the City and development partners should work together with innovative approaches to achieve parkland provision targets in **Community Areas** and **Strategic Growth Areas**, recognizing their varying land availability and density contexts.
- 4.4.3.2 That where land availability constraints limit conventional park delivery, the City recognizes **Strata Parks** as an alternative delivery method. A **Strata Park** is not a park type, but rather will mean a public park that contains encumbrances through stratified ownership arrangements, where:
- the surface of the park lands, air rights, and subgrade area containing all park features, structures, and utilities are owned by the City;
 - the encumbered portions of the park (whether surface or below-grade) are privately owned and maintained;
 - the park shall be publicly accessible at all times in perpetuity;
 - the park shall be considered part of Vaughan's parkland system, meet all applicable park design requirements in Section 4.4.5 of this Plan, and be City-operated and maintained; and
 - the park shall be given parkland credit for satisfying the parkland dedication requirements for a **Development** or **Redevelopment** in accordance with prevailing City policies and Section 4.4.6 of this Plan, subject to the owner entering into agreements satisfactory to the City.
- 4.4.3.3 That where a **Strata Park** is conveyed to the City, the following requirements shall be met:
- total encumbrances should be limited to 60% of the total surface area of the park;
 - minimum 1.8 metres soil depth should be provided over all encumbered areas;
 - access points to encumbered areas should connect directly to public rights-of-way;
 - any required access points, ventilation structures, or other technical elements should be integrated in a manner that minimizes their visual and functional impact on the park; and
- 4.4.3.4 That notwithstanding any policies in this Plan:
- the City maintains the right to require additional studies, reports, or agreements as deemed necessary and may establish additional **Strata Park** criteria or requirements;
 - Strata Parks** shall be developed in accordance with all other applicable policies of this Plan and meet City standards, policies, and requirements; and

- c. parkland dedication credit shall be calculated net of all encumbrances in accordance with Section 4.4.6 of this Plan.

4.4.3.5 That the City should pursue opportunities to establish **Interim Open Space** to provide interim recreational uses on:

- a. privately-owned lands identified for future **Development**;
- b. City-owned lands awaiting permanent **Development**;
- c. underutilized portions of public rights-of-way; and
- d. other vacant or underutilized lands deemed suitable by the City.

4.4.3.6 That **Interim Open Space** will:

- a. temporarily respond to park facility needs, until public parkland can be delivered;
- b. be secured through agreements, where necessary, between the City and landowner(s), community organizations, or other parties, or through other appropriate mechanisms; and
- c. be ineligible for both parkland credit and development charge reserve funding.

4.4.4 Open Space Typologies

It is the policy of Council:

4.4.4.1 To accommodate a variety of open space types, which may be publicly or privately owned, over and above parkland dedication, in accordance with the City's Greenspace Strategic Plan. Open space types include:

- a. **Greenways**;
- b. Natural Areas, such as nature reserves and woodlots, located on public lands as well as, through partnerships, on private lands where such activities will not have an **Adverse Effect** on **Significant Natural Heritage Features and Areas** and **Ecological Functions** in accordance with Section 2.7 of this Plan;
- c. **Green Infrastructure**, in accordance with Section 4.7.3, that can provide opportunities for trails and resting areas and improve linkages to other parks and open spaces;
- d. cemeteries, that can, where appropriate, provide opportunities for **Passive Recreational Uses**; and
- e. **Privately Owned Public Spaces**.

4.4.4.2 That all **Privately Owned Public Spaces** shall:

- a. be publicly accessible at all times without any fees, physical barriers, or other impediments to public use;
- b. be secured through legal agreements and easements registered on title; and
- c. be ineligible for funding from the development charge reserve.

4.4.5 Parks and Open Space Design

It is the policy of Council:

- 4.4.5.1 That all parks should be situated and oriented to be:
- highly visible with uninterrupted public street frontage along a minimum of 50% of the park perimeter;
 - accessible by transit, bicycle, on foot, and by car;
 - connected to other parks and open spaces and, where applicable, create an interconnected network of parks and open spaces uninterrupted by major physical barriers, such as rail lines, arterial and **Collector Streets**, and other physical barriers that restrict access; and
 - centrally located and designed to act as a focal point for the community.
- 4.4.5.2 That where **Development** is proposed adjacent to parks or open spaces, the **Development** will proceed in accordance with the **Public Realm** policies in Section 4.3.
- 4.4.5.3 That **Privately Owned Public Spaces** shall provide recreational functions and features and meet the following base requirements:
- be of sufficient size and dimensions in a rectangular geometric configuration to support the intended recreational functions and programming requirements;
 - be located entirely outdoors at established grade, not contained within, above, under, or internal to any building or structure;
 - include both **Active Recreational Uses** and **Passive Recreational Uses** appropriate for the size and location;
 - incorporate active ground-floor uses along all building frontages adjacent to the space, with no blank facades, service areas, or other non-active uses;
 - be located with direct frontage onto at least one public street and maintain a minimum of 50% of the space's total frontage onto any combination of public streets, public parks, **Mews** with public access easements, or other publicly accessible City-owned spaces, with no more than 25% of total frontage achieved through **Mews** with public access easements;
 - respond to identified community needs and programming objectives; and
 - be encouraged for completion within early **Development** phases to maximize community benefit.
- 4.4.5.4 That **Privately Owned Public Spaces** receiving parkland credits shall not:
- be used to satisfy amenity area requirements for **Development**; or
 - be included in site area calculations for density purposes.

4.4.6 Parkland Dedication

It is the policy of Council:

- 4.4.6.1 To consider the parkland objectives and targets established in the Greenspace Strategic Plan, as amended from time to time, in the application of parkland dedication requirements for the **Development** process. Communities that do not meet the active parkland targets are considered priorities for additional parkland resources.
- 4.4.6.2 As per the *Planning Act*, to require the provision of new parkland for all residential **Development** or **Redevelopment** as:
- a. a conveyance, at the rate of 5% of the **Developable Area** or one hectare of parkland per 600 dwelling units, or a combination of, whichever is the greatest; or
 - b. payment-in-lieu of parkland dedication, at the rate of 5% of the value of the **Developable Area** or one hectare of parkland per 1,000 dwelling units, or a combination of, whichever is the greatest.
- 4.4.6.3 That **Developable Area**, as referenced in policy 4.4.6.2, shall also include any lands required for **Infrastructure** (e.g. local and Regional streets and stormwater management ponds) within the Regional Greenlands System.
- 4.4.6.4 That payment-in-lieu of parkland dedication, or a combination of payment-in-lieu and parkland conveyance, may be considered by the City where such contributions may be more effective in achieving local parkland targets and the objectives of the City's Greenspace Strategic Plan, such as in **Strategic Growth Areas** where parcels may be too small to result in an effective parkland dedication.
- 4.4.6.5 That if an alternative parkland rate is employed in accordance with the *Planning Act*, such parkland contribution for residential or the residential portion of mixed-use **Development** or **Redevelopment**—whether in the form of parkland conveyance or payment-in-lieu as determined by the City—shall be subject to a cap of:
- a. 10% of the **Gross Area** or its value, if the **Gross Area** is 5 hectares or less; or
 - b. 15% of the **Gross Area** or its value, if the **Gross Area** is greater than 5 hectares.
- 4.4.6.6 To require the dedication of parkland for all **Development** or **Redevelopment** for a commercial purpose or an industrial purpose at the rate of 2% of the **Developable Area**. Payment-in-lieu of parkland dedication may be considered by the City where such contributions may be more effective in achieving local parkland targets and objectives identified in the City's Greenspace Strategic Plan.
- 4.4.6.7 That parklands classified by the City as **Destination Parks, Regional Parks, District Parks, Neighbourhood Parks, Urban Parks**, and **Public Squares** are eligible for parkland dedication credits through the **Development** process, as described in the City's Parkland Dedication By-Law.
- 4.4.6.8 That **Privately Owned Public Spaces** may be eligible for parkland dedication credits toward satisfying the parkland dedication requirements for a **Development** or **Redevelopment**, where:
- a. all requirements established in policies 4.4.4.2 and 4.4.5.2 of this Plan are met; and

- b. credits are limited to 100% of the parkland dedication requirement and banking of excess credits is prohibited.

- 4.4.6.9 That **Mews**, private drives, and private outdoor amenity spaces shall not be counted toward parkland dedication requirements, regardless of whether they are subject to public access easements.
- 4.4.6.10 That existing parks shall be maintained in public ownership, and that the establishment of new parks will be prioritized through the parkland dedication policies of this Plan, prioritizing fee simple land over encumbered lands, stratified lands, **Privately Owned Public Spaces**, or payment-in-lieu.
- 4.4.6.11 That where a proposed park is identified within the limits of a property, the applicable park lands shall be dedicated to the City as a condition of the first residential **Development** approval within the limits of the property and, where necessary, be subject to appropriate legal agreements respecting interim use of the land for parking for existing uses, construction access, and staging purposes, at a nominal fee to the landowner.
- 4.4.6.12 That those lands containing **Core Features** of the **Natural Heritage Network** or major utilities such as TransCanada Pipelines Limited, Hydro One, or rail corridors, including environmental and safety buffers and zones, will not be accepted for the purposes of satisfying parkland dedication requirements, unless as described in the Parkland Dedication By-law.
- 4.4.6.13 That parkland conveyed shall be credited net of all encumbrances, including but not limited to utilities/utility boxes, mailboxes and/or access, servicing easements, private structures and easements, and building overhangs.

4.5 Community Services and Facilities

4.5.1 Community Facilities

It is the policy of Council:

- 4.5.1.1 To encourage the reuse of existing municipally owned facilities for new community-serving uses, and to encourage the co-location of multiple **Community Facilities** and services.
- 4.5.1.2 To encourage and support the **Development** of joint and/or shared **Community Facilities**, such as **Schools**, community centres, libraries, **Day Cares**, or other appropriate facilities, on shared sites and, where appropriate, adjacent to public parks.

4.5.2 Community Centres and Services

It is the policy of Council:

- 4.5.2.1 That community centres should be planned to develop as, or evolve into, full-service centres that provide for a wide variety of community needs in addition to recreation. To achieve this, community centres may include a variety of municipal services, local-serving **Retail**

Commercial, and limited commercial uses that would contribute to the overall function of the centre as a **Community Hub**.

- 4.5.2.2 To encourage community centres and services in **Community Hubs** that, where appropriate, contain a provision of joint facilities, either with the **School** boards, the City, private **Development**, a community services agency/organization, or any combination, for community service purposes.
- 4.5.2.3 To coordinate the delivery of community services to meet the needs of Vaughan by supporting the co-location or clustering of community centres, libraries, and services in **Community Hubs**.

4.5.3 Schools and Day Care

It is the policy of Council:

- 4.5.3.1 That **Schools** are permitted in all residential, mixed-use, and institutional land use designations, in accordance with the policies contained in Chapter 3 of this Plan. The precise location, size, and number of **Schools** will be established in consultation with the appropriate **School** board through the **Secondary Plan** and/or Block Planning process.
- 4.5.3.2 That the **Development** of **Schools** shall be directed outside of **Hazardous Lands** and **Hazardous Sites**.
- 4.5.3.3 To consult with school boards to plan and design **Schools** as part of **Complete Communities** and to facilitate safe **School** travelling by:
 - a. centrally locating **Schools** in communities and adjacent to parks, where appropriate;
 - b. incorporating pedestrian-friendly site design;
 - c. incorporating **Active Transportation** and transit linkages; and
 - d. incorporating **Schools** into the base of multi-**Storey** buildings in **Strategic Growth Areas** with access to outdoor play space.
- 4.5.3.4 To consider the provision and location of **Day Cares** in the preparation of **Secondary Plans**, Plans of Subdivision, and **Development** Plans or Site Plans, giving consideration to the needs of the local community, the availability of existing services, and the expected composition of the resident and employment populations.

4.5.4 Libraries

It is the policy of Council:

- 4.5.4.1 That libraries are permitted in all residential, mixed-use, employment, and institutional land use designations, in accordance with the policies contained in Chapter 3 of this Plan. Suitable library sites will be identified through the **Secondary Plan** and/or Block Planning process and shall be identified in consultation between landowner groups, the Vaughan Public Library Board, and the City.

- 4.5.4.2 To encourage and support the **Development** of joint or co-located library facilities, such as community centres, **Schools**, or other appropriate facilities.

4.5.5 Public Safety Services

It is the policy of Council:

- 4.5.5.1 That public safety services, such as fire halls, emergency health service stations, and police stations, may be located within all land use designations, in accordance with the policies of Chapter 3 of this Plan, to facilitate optimal response times.
- 4.5.5.2 To plan for future sites for public safety services through the planning and **Development** application process.
- 4.5.5.3 To strategically locate public safety services:
- a. with access to **Arterial Streets** to support the effective and efficient delivery of emergency management services; and
 - b. outside of **Hazardous Lands** and **Hazardous Sites**.

4.6 Climate Change

4.6.1 Sustainable Development and Energy Conservation

It is the policy of Council:

- 4.6.1.1 To support low- or no-carbon energy alternatives and a targeted progression toward Net-Zero emissions by 2051, by establishing Vaughan as a leader in greenhouse gas reductions by applying high standards of energy performance in new construction and retrofits that implement the City's Sustainability Metrics Program and supporting plans;
- 4.6.1.2 That all Plans of Subdivision consisting of eleven or more residential units and major Site Plans shall meet or exceed the following minimum thresholds of the City's Sustainability Metrics Program. For clarity, **Development** applications are not required to implement Metrics that include construction standards that go beyond those set by the Ontario Building Code.
- a. the Bronze threshold, if the **Development** application is not within a **Strategic Growth Area**; or
 - b. the Silver threshold, if the **Development** application is within one or more **Strategic Growth Areas**.
- 4.6.1.3 To develop **Community Energy Plans** as part of the **Development** Concept and Block Plan process, as appropriate, for **Strategic Growth Areas** and lands designated as **New Community Areas**, **New Employment Areas**, and yet undeveloped **Employment Areas**.

4.6.2 Improving Air Quality

It is the policy of Council:

- 4.6.2.1 To reduce air pollutants and greenhouse gas emissions and their impacts by:
- increasing opportunities for natural carbon sequestration by achieving targets for **Woodland** and **Tree** canopy cover in accordance with the City's Urban Forest Management Plan, and protecting **Natural Heritage Features and Areas** that can act as carbon sinks (e.g. **Wetlands**) in accordance with the policies of this Plan;
 - encouraging energy efficient **Development** and energy efficient retrofitting; and
 - ensuring that the appropriate air quality studies are submitted to the City for new **Developments** to prevent or minimize **Adverse Effects** from incompatible land uses close to one another.
- 4.6.2.2 To require health, environmental, and cumulative air quality impact studies that assess the impact on human health for **Developments** with significant known or potential air emission levels near **Sensitive Land Uses**, such as **Schools**, Parks, **Day Cares**, nursing homes, hospitals, and residential communities.

4.6.3 Urban Agriculture

It is the policy of Council:

- 4.6.3.1 To enable the provision of **Urban Agriculture** through increased flexibility in land use permissions by:
- allowing community gardens and related uses in appropriate land use designations, except Natural Areas, subject to the following:
 - the location is suitable based on safety, access to water, and wastewater services and may require fencing, as determined by the City;
 - there is no **Adverse Effect** on the surrounding area, such as a community garden's appearance, function, rodent infestation, or high volumes of vehicular traffic; and
 - where there is potential risk of **Adverse Effects**, it can be demonstrated through mitigation that the risk is minimized to the satisfaction of the City.
 - requiring the identification of space for **Urban Agriculture** through the **Secondary Plan** and Block Plan processes;
 - encouraging the identification of space for **Urban Agriculture** in new residential **Development**; and
 - allowing and encouraging community gardens as part of the private outdoor amenity space requirements for new **Development**, including roof-top gardens.

4.6.4 Managing Vaughan's Waste

It is the policy of Council:

- 4.6.4.1 To work with York Region and the private sector to ensure that new **Development** includes systems that allow for the sorting of solid waste at the unit level, building level, and in every neighbourhood, including recyclables, organic material, textiles, and residual garbage.
- 4.6.4.2 To require that all new multi-unit residential buildings:
- incorporate three-stream (waste, recycling, compost) collection capabilities;
 - adhere to minimum waste requirement standards for vertical loading and clearances that are up to industry standards; and
 - support the participation of existing multi-unit residential buildings in three-stream collection capabilities.

4.7 Infrastructure

4.7.1 Planning for Infrastructure

It is the policy of Council:

- 4.7.1.1 To provide efficient servicing that meets Vaughan's long-term needs by:
- supporting and encouraging measures to conserve servicing capacity;
 - implementing efficient and long-term cost-effective means of servicing **Development**;
 - supporting a logical extension of municipal services and **Infrastructure** in a coordinated and economically viable and sustainable manner;
 - designing sustainable **Infrastructure** and utility corridors to maximize flexibility to accommodate long-term needs, adapt to new technologies and potential new uses, and minimize disruption and costs related to upgrades; and
 - coordinating a comprehensive servicing plan with York Region to ensure the growth management objectives of this Plan are met and phased appropriately.

4.7.2 Providing Water and Wastewater Services

It is the policy of Council:

- 4.7.2.1 To utilize greywater for on-site purposes, reducing water consumption and encouraging environmental innovation in the reuse of stormwater.
- 4.7.2.2 That City water and wastewater services shall be the required form of servicing for all new **Development** in the **Urban Area**. **Development** in the **Agricultural System** will not be serviced by City water and wastewater services.
- 4.7.2.3 That where municipal wastewater services are not provided, safe and effective private wastewater treatment shall be required.
- 4.7.2.4 That notwithstanding policy 4.7.2.2, existing **Development** may continue on private water services and private sewage disposal systems until York Region and the City's water supply and

distribution systems and wastewater collection and treatment systems are extended, at which time lots on private services may connect to municipal services, subject to local improvement charge procedures.

4.7.2.5 That for **Development** outside the **Urban Area**:

- a. **Private Communal Water Services** and **Private Communal Sewage Services** are the preferred form of servicing for multi-unit/lot **Development**; and
- b. where City services or **Private Communal Sewage Services** are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used, provided that site conditions are suitable for the long-term provision of such services with no **Negative Impacts**.

4.7.2.6 To only permit **Partial Services** in the following circumstances:

- a. where they are necessary to address failed individual on-site water and/or wastewater services in existing **Development**;
- b. within the **Urban Area**, to allow for infilling and minor rounding out of existing **Development** on **Partial Services**, provided that site conditions are suitable for the long-term provision of such services with no **Negative Impacts**;
- c. where **Partial Services** have been provided to address failed services in accordance with this Plan, infilling on existing lots of record designated Prime Agriculture or Rural on Schedule 13 may be permitted where this would represent a logical and financially viable connection to the existing **Partial Services**, and provided that site conditions are suitable for the long-term provision of such services with no **Negative Impacts**; and
- d. in accordance with this Plan, the extension of **Partial Services** into lands designated Prime Agriculture or Rural is only permitted to address failed individual on-site services for existing **Development**.

4.7.2.7 Where minor infill **Development** is proposed in the **Agricultural System** on private individual wastewater systems and is permitted in accordance with the Provincial Planning Statement, these systems will be permitted only if it can be demonstrated to the satisfaction of the City that there are no **Adverse Effects** on soil, surface, or groundwater quality and quantity.

4.7.2.8 That water and wastewater servicing capacity, assigned by York Region, be allocated by the City in a manner that supports the policies of this Plan and other Council-approved policies with respect to servicing capacity. **Strategic Growth Areas** will be the priority when allocating servicing capacity.

4.7.2.9 To review **Private Communal Sewage Services** and **Private Communal Water Services** in the context of applicable guidelines and policies that ensure suitable administrative, engineering, environmental, and financial arrangements to the satisfaction of the City, York Region, and the **Province**.

4.7.2.10 That, in coordination with York Region, water and wastewater systems will be sized to consider the potential for expansion of the service area, **Intensification**, and increased servicing allocation where permitted by this Plan, York Region Master Plans, and Provincial plans, based

on planning horizons, as determined by the City, into areas designated for urban **Development** and to accommodate all natural tributary areas subject to:

- a. phasing growth in new communities to provide for the substantial completion, at approximately 75%, of one phase prior to proceeding to future phases;
- b. identification of key **Infrastructure** requirements to service each phase of growth; and
- c. the availability of excess capacity in any given area shall not be interpreted to mean that additional **Development** is appropriate or desirable.

4.7.3 Stormwater Management

It is the policy of Council:

4.7.3.1 That planning for stormwater management shall:

- a. be integrated with planning for sewage and water services and ensure that systems are optimized, feasible, and financially viable over the long term;
- b. minimize or, where possible, prevent increases in contaminant loads;
- c. minimize erosion and changes in water balance, and prepare for the impacts of a climate change through the effective management of stormwater, including the use of **Green Infrastructure**;
- d. mitigate risks to human health, safety, property, and the environment;
- e. maximize the extent and function of vegetative and pervious surfaces; and
- f. promote stormwater management best practices, including stormwater attenuation and reuse, water conservation and efficiency, and **Low Impact Development**.

4.7.3.2 That new **Development** shall employ sustainable stormwater management practices that are sensitive to the natural environment and **Natural Heritage Features and Areas**.

4.7.3.3 That new **Development** shall satisfy the City with respect to Stormwater Management Criteria for water quantity (flood flow) control, water quality control, erosion control, groundwater recharge, and water balance.

4.7.3.4 For all **Development**, a treatment train approach to stormwater will be considered, consisting of source controls (e.g. **Green Roofs**, permeable paving, soak away pit), conveyance controls (e.g. bioswales and permeable pipes), and end-of-pipe treatment (e.g. **Wetlands** and ponds), to be determined by local studies. Such studies should also include direction regarding the short- and long-term maintenance needs of the recommended source controls, conveyance controls, and/or end-of-pipe treatment.

4.7.3.5 That new stormwater facilities shall be:

- a. located outside of **Valley and Stream Corridors**, unless approved by the City and the TRCA in consultation with the **Province**; and

- b. integrated into the design of the proposed **Development** to positively contribute to the overall character of the **Development** and designed in accordance with the City's Engineering Design Criteria Standards.
- 4.7.3.6 To require new stormwater management facilities to be designed as local amenities while also providing a utilitarian function, in part by:
- a. locating stormwater facilities adjacent to open spaces, parks, and/or natural heritage areas contributing to a connected system, and to encourage public access to these facilities, where appropriate;
 - b. using street patterns to ensure significant frontages of the storm water management facilities on adjacent streets to promote views and reinforce their focal nature within the community;
 - c. co-locating stormwater management facilities and features with parklands and **Infrastructure**, where suitable and deemed appropriate by the City through related policies and procedures;
 - d. integrating stormwater facilities into surrounding **Developments** as publicly accessible open space and exploring opportunities for pedestrian access around at-grade stormwater ponds to create views of the natural landscape and support connectivity to Vaughan's greenspace; and
 - e. encouraging the orientation, design, and construction of these facilities as naturalized or formal landscapes that are complementary to adjacent features, functions, and **Linkages**, including adjacent landscapes or **Natural Heritage Features and Areas**. These facilities will be naturalized to complement the adjacent **Natural Heritage Features and Areas** and integrated with open spaces and trails, where safe and possible.
- 4.7.3.7 To not locate stormwater management facilities within Natural Areas or **Significant Natural Heritage Features and Areas**. In limited circumstances, stormwater management facilities may be located adjacent to, but not within, **Natural Heritage Features and Areas**, where it can be demonstrated to the satisfaction of the City, in consultation with the TRCA, that the facility will not result in any **Negative Impact** on the feature or its function.
- 4.7.3.8 To require that proposed stormwater management quality, quantity, erosion control, and water balance for ground water and **Natural Heritage Features and Areas** be developed as part of a Master Environment and Servicing Plan to permit proper assessment of **Development** impacts upon environmental features.
- 4.7.3.9 That the Master Environment and Servicing Plan shall apply a range of stormwater management practices, including **Low Impact Development**, to address water quality control, baseflow management, temperature moderation, and aquatic habitat protection. The selection of stormwater management techniques will be governed by flood and erosion conditions, the type of fisheries present, soil conditions, and local groundwater conditions. The preliminary and final design will be to the satisfaction of the City and the TRCA, in consultation with the Ministry of Environment, Conservation and Parks where appropriate.

- 4.7.3.10 To require that road, transit, and other **Infrastructure** projects that entail the expansion of an existing service provide full stormwater management for new and existing **Infrastructure**, where feasible.
- 4.7.3.11 To require the use of source controls in parking lots and other large, paved surfaces such as oil/grit separators, where deemed necessary by the City, in consultation with the **Province**.
- 4.7.3.12 To implement end-of-pipe stormwater retrofits as outlined in the City's stormwater management and retrofit study, the City Pond Retrofit Study, as may be amended from time to time.
- 4.7.3.13 To require that all **Significant Developments** provide post-**Development** stormwater quantity control to pre-**Development** levels for all storm events and stormwater quantity control in accordance with current guidelines in consultation with the TRCA and the Ministry of Environment, Conservation and Parks. Should a subsequent TRCA-approved **Watershed** hydrology study indicate that an alternative runoff control requirement is appropriate, alternative criteria may be established by the City in consultation with TRCA.
- 4.7.3.14 To require comprehensive flood and stormwater management plans for areas undergoing **Intensification** and **Redevelopment**, in advance of or concurrent with **Development** approvals.
- 4.7.3.15 To encourage the use of **Green Infrastructure** to complement existing **Infrastructure**, including innovative **Low Impact Development** opportunities and best practices that minimize the risks associated with **Natural Hazards**.

4.7.4 Maximizing Investments in Utilities

It is the policy of Council:

- 4.7.4.1 To plan for and protect corridors and rights-of-way for **Infrastructure**, including electricity generation facilities, transmission systems, and TransCanada Pipelines Limited facilities identified on Schedule 12, to meet current and future needs and to prohibit **Development** in **Planned Corridors** that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified and its long-term viability.
- 4.7.4.2 To facilitate the coordination of all utilities and services within public rights-of-way and to work with utility providers to coordinate **Infrastructure** renewal and **Redevelopment**. Coordinated **Infrastructure** renewal and **Redevelopment** initiatives will consider placemaking opportunities of utility investments, as discussed in this Plan, as well as the efficient use of public space for their accommodation.
- 4.7.4.3 To request that utility providers work with the City to implement streetscape improvements and other placemaking initiatives when undertaking new utility **Infrastructure** and **Development** projects within public rights-of-way.
- 4.7.4.4 That metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices be designed and located to reduce their visibility from and within the **Public Realm**, improve the quality of the streetscape, and reduce clutter in rights-of-way.

- 4.7.4.5 That, where appropriate, the City, in consultation with the utility provider, will encourage the use of major utility rights-of-way for **Greenways**, recreational uses, community and private gardening, trails, commuter parking lots, and stormwater ponds, subject to Federal legislation, easement rights, and/or approval processes established by the utility provider.
- 4.7.4.6 To support servicing and utilities that are provided in a sustainable manner, and that:
- Environmental Assessments** for **Infrastructure** planning will evaluate economic, social, cultural, and environmental considerations to maximize benefits from future investments, where applicable;
 - all servicing and utilities **Infrastructure** will be developed in a manner that is consistent with the natural heritage policies of this Plan, and that new **Infrastructure** will be directed outside of the **Core Features** of the **Natural Heritage Network**, identified on Schedule 2, and any hazard areas, where feasible;
 - the removal of existing **Infrastructure** from the **Core Features** of the **Natural Heritage Network** and hazard areas should be encouraged when **Development** occurs or when **Infrastructure** is at risk or undergoing maintenance; and
 - Infrastructure** is to be planned and designed to ensure long-term fiscal sustainability through advanced design standards, asset management programs, and provision for efficient, cost-effective operations.

4.7.5 Hydro Corridors

It is the policy of Council:

- 4.7.5.1 To require the use of underground wires for local electricity distribution systems to minimize visual impacts and to increase reliability.
- 4.7.5.2 To protect high-voltage hydro corridors for electricity transmission and distribution facilities and to minimize any **Adverse Effects** on the use of such corridors.
- 4.7.5.3 To recognize the open space character of hydro corridors as an important structuring element of Vaughan, and a resource for uses in addition to electricity transmission and distribution facilities, including supporting natural heritage **Linkages**.
- 4.7.5.4 To encourage transformer stations to be designed in a manner that is sensitive to the surrounding context. Potential tools may include locating the station in the prevailing area building type or using the station as a potential opportunity for installations of public art and/or enhanced landscaping.

4.7.6 Telecommunications and Data

It is the policy of Council:

- 4.7.6.1 To encourage the **Development** of efficient, reliable, comprehensive, and coordinated communications and telecommunications **Infrastructure** and high-speed service in Vaughan, where appropriate.

- 4.7.6.2 That providers shall share telecommunications and data resources and **Infrastructure**, where feasible, to minimize use of public rights-of-way and **Adverse Effects**, including visual impacts, from wireless towers.

4.8 Soil Quality and Site Remediation

4.8.1 Planning for Soil Quality and Site Remediation

Erosion and Sediment Control

It is the policy of Council:

- 4.8.1.1 That all proposed **Development** shall have sediment control measures in place to the satisfaction of the City in consultation, as required with the TRCA and the **Province**, before the topsoil removal and grading of lands.
- 4.8.1.2 That construction practices and erosion and sediment control measures shall be implemented and maintained, to the satisfaction of the City in consultation, as required with the TRCA and the **Province**, at the time of the topsoil removal and grading, and at the time of construction.
- 4.8.1.3 That the Master Environment and Servicing Plan shall consider the use of sediment retention basins to control the large quantities of suspended matter washed off sites during construction.
- 4.8.1.4 To require that proponents design and undertake a monitoring program for construction sites to maintain effective sediment control measures throughout the entire construction period and subsequent landscaping.

Soil Quality and Site Remediation

It is the policy of Council:

- 4.8.1.5 To support the cleanup, renewal, **Redevelopment**, and **Development** of **Brownfield Sites**, other contaminated sites, or lands adjacent to **Brownfield Sites** for a variety of uses when the **Brownfield Sites** and other contaminated sites are safe and sufficiently remediated.
- 4.8.1.6 That **Brownfield Sites** and other contaminated sites are a legacy of past or current use that shall be addressed when new **Development** or a change in land use is proposed. New **Development** on or adjacent to **Brownfield Sites** shall plan for the **Redevelopment** and reintegration of the **Brownfield Sites**. **Secondary Plans** and other planning exercises will also be required to plan for the **Redevelopment** of **Brownfield Sites**.
- 4.8.1.7 That where **Development** is proposed on a site which, in the opinion of the City or other approval authority, may be contaminated due to previous use, environmental site assessment reports are required to be submitted in accordance with Provincial regulations and guidelines.
- 4.8.1.8 To require that, prior to considering whether to permit **Development** on contaminated sites, the following be completed to the satisfaction of the City or other approval authority:

- a. determination of the impacted area of the site, in consultation with the City or appropriate approval authority, on the basis of technical studies;
- b. submission of studies by the proponent identifying the level of contamination of the site, proposed remediation measures, and post clean-up conditions as deemed necessary for the proposed use;
- c. cleaning or remediation of the site in accordance with Provincial criteria, the policies of this Plan, and the directions identified in studies submitted to support **Redevelopment**; and
- d. submission of a Ministry of the Environment, Conservation, and Parks Record of Site Condition confirming the successful remediation of the contaminated site and/or other technical studies deemed acceptable by the City confirming the management of environmental risks, in accordance with Provincial regulations.

4.9 Protecting Public Health and Safety

4.9.1 Hazardous Lands and Sites

It is the policy of Council:

- 4.9.1.1 To protect the safety of the public by directing **Development** to locations outside of **Hazardous Lands** and **Hazardous Sites**.
- 4.9.1.2 To take a comprehensive approach to **Natural Hazard** management for all **Development** and **Site Alteration** proposals by considering factors, including but not limited to:
 - a. risk to life and property;
 - b. upstream and downstream impacts and the cumulative impacts of **Development** on the overall hazard level;
 - c. climate change effects on the overall hazard level; and
 - d. impacts to **Natural Heritage Features and Areas**, including their ecological and **Hydrologic Functions**.
- 4.9.1.3 To prohibit new lot creation in **Hazardous Lands** and **Hazardous Sites**, except in accordance with an approved **Special Policy Area** as shown on Schedule 8.
- 4.9.1.4 To seek public ownership of **Hazardous Lands** and **Hazardous Sites** through the **Development** process.
- 4.9.1.5 To require any proponent for **Development** in proximity to **Hazardous Lands** or **Hazardous Sites** to determine the limit and extent of such **Hazardous Lands** and **Hazardous Sites**, to the satisfaction of the City and the TRCA, through appropriate studies in a manner consistent with Provincial standards.
- 4.9.1.6 To promote and encourage mitigation and remediation works for existing **Development** within **Hazardous Lands** and **Hazardous Sites**.

- 4.9.1.7 That **Development** shall not be permitted to locate in **Hazardous Lands** and **Hazardous Sites** where the use is an institutional use, an essential Public Emergency Service, or uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- 4.9.1.8 That all **Development** shall be set back a minimum of 10 metres from the erosion hazard (stable top of bank or **Meander Belt**) and may require further investigation based on geotechnical review and any necessary studies.
- 4.9.1.9 To minimize risk associated with erosion, in areas where slopes exceed 10% and/or in areas adjacent to **Valley and Stream Corridors**, **Development** may be permitted only if the erosion and siltation control measures are satisfactory to the City and the TRCA and subject to the policies of this Plan.

4.9.2 Flooding Hazards

It is the policy of Council:

- 4.9.2.1 That within Vaughan, a One Zone approach to floodplain management, based on the regulatory flood, shall be implemented in accordance with Provincial standards and policies, except where the **Province** has designated and approved a **Special Policy Area**.
- 4.9.2.2 The limits of the flood plain shall be determined in accordance with Provincial standards, to the satisfaction of the TRCA. This will occur prior to any affected **Development** applications being submitted. Where flood plain limits are required and not available, or where existing flood plain information is outdated, the City, in collaboration with the TRCA, shall require the regulatory flood plain to be mapped by a qualified professional at the expense of the proponent, to the satisfaction of the City and the TRCA.
- 4.9.2.3 That any **Development**, **Redevelopment**, or land use change that would result in **Intensification** within flood **Vulnerable** areas shall not be permitted until such time as it has been demonstrated through an appropriate comprehensive study that the flood risk has been reduced through flood remediation, flood proofing, flood warning, and emergency response measures, to the satisfaction of the City and the TRCA.

4.9.3 Erosion Hazards

It is the policy of Council:

- 4.9.3.1 That **Development** within the floodplain is regulated in accordance with Provincial floodplain management policies and the regulations of the TRCA, and that:
- a. new **Development** below the top of bank of **Valley and Stream Corridors**, which are included in **Core Features** identified on Schedule 2, is prohibited; and
 - b. applications for **Development** and/or **Site Alteration** in Built-Up Valley Lands as shown on Schedule 2 shall also conform to policy 2.7.4.12 and 2.7.4.13, and to all applicable lateral-erosion setbacks, including the defined **Meander Belt** width, to ensure protection against channel migration and valley boundary erosion.

- 4.9.3.2 That **Development** and **Site Alteration** shall not be permitted within the **Meander Belt** of a **Watercourse**, unless it is demonstrated through technical studies that the site is outside of the erosion hazard and associated access allowance, as defined by the TRCA, and can safely accommodate the proposed use.
- 4.9.3.3 That **Development** below the top of bank or on lands within identified slope instability shall require slope stability studies prepared to the satisfaction of the City and the TRCA.

4.10 Cultural Heritage and Archaeological Resources

4.10.1 Protecting Vaughan's Cultural Heritage and Archaeological Resources

It is the policy of Council:

- 4.10.1.1 To identify and **Conserve Cultural Heritage Resources** that have been determined to have cultural heritage value and interest through the established processes and criteria of the *Ontario Heritage Act*.
- 4.10.1.2 To develop and implement strategies for **Conserving Archaeological Resources**, such as archaeological management plans, as well as **Significant Built Heritage Resources** and **Cultural Heritage Landscapes**.
- 4.10.1.3 To not permit **Development** and **Site Alteration** on lands within **Areas of Archaeological Potential** unless the **Archaeological Resources** have been **Conserved** in accordance with an **Archaeological Assessment** and the policies of Section 4.10.10 of this Plan.
- 4.10.1.4 To not permit **Development** and **Site Alteration** on **Adjacent Lands** to a **Protected Heritage Property**, unless the **Heritage Attributes** of the **Protected Heritage Property** are **Conserved**.
- 4.10.1.5 To engage early in the process with **Indigenous Peoples** to ensure their interests are considered when identifying, protecting, and managing **Archeological Resources**, **Built Heritage Resources**, and **Cultural Heritage Landscapes**.

4.10.2 Maintaining a Register of Cultural Properties of Heritage Significance

It is the policy of Council:

- 4.10.2.1 To maintain a **Register of Cultural Properties of Heritage Significance (Heritage Inventory)**, pursuant to the *Ontario Heritage Act* and the Provincial Planning Statement, that identifies and monitors properties that are of cultural heritage value.
- 4.10.2.2 To require that identified heritage resources not yet listed in the **Register of Cultural Properties of Heritage Significance (Heritage Inventory)** be evaluated and **Conserved**, as appropriate, through any legislated planning or assessment processes, including the *Planning*

Act, the Environmental Assessment Act, the Ontario Heritage Act, and the Funeral, Burial and Cremation Services Act.

- 4.10.2.3 That the identification of **Cultural Heritage Resources** is an ongoing process of inventorying, surveying, and evaluation. All **Secondary Plans**, Block Plans, and **Development** applications will be reviewed by the City to determine:
- if the lands contain **Cultural Heritage Resources**; and
 - if a **Cultural Heritage Impact Assessment** report is required.
- 4.10.2.4 That when listing a property in the **Register of Cultural Properties of Heritage Significance (Heritage Inventory)**, the City will provide notice to the property owner pursuant to the Ontario Heritage Act and its regulations.

4.10.3 Ensuring Protection and Conservation of Cultural Heritage

It is the policy of Council:

- 4.10.3.1 That to conserve properties listed on the **Register of Cultural Properties of Heritage Significance (Heritage Inventory)** at risk of demolition, the City may use such controls to support the goals of heritage **Conservation** and may seek additional legislative authority to further protect **Built Heritage Resources** and **Cultural Heritage Landscapes** from demolition. The *Ontario Heritage Act* allows for Council to consider a report for designation should a listed property on the **Register of Cultural Properties of Heritage Significance (Heritage Inventory)** be in danger of demolition.
- 4.10.3.2 That retention, integration, and adaptive reuse of **Significant Built Heritage Resources** and **Cultural Heritage Landscapes** will be the overriding objectives in **Cultural Heritage Resource** planning, while insensitive alteration, removal, and demolition will be avoided.
- 4.10.3.3 To require a letter of credit, or other financial security satisfactory to the City, from the owner of a **Cultural Heritage Resource** to secure:
- protection of the resource during **Development** and/or relocation; and/or
 - implementation of **Conservation** measures for the **Cultural Heritage Resource** approved by the City.
- 4.10.3.4 To require that public works and **Infrastructure** programs take into consideration impacts on **Cultural Heritage Resources** by requiring the preparation of a **Cultural Heritage Impact Assessment** and **Archaeological Assessment** where there is a potential to impact such resources including mitigation measures.

4.10.4 Designated Heritage Properties

It is the policy of Council:

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

- a. individual properties;
 - b. **Heritage Conservation Districts** where there is a concentration of **Cultural Heritage Resources** in accordance with policy 4.10.8.1;
 - c. **Cultural Heritage Landscapes**; and
 - d. **Archaeological Sites**.
- 4.10.4.2 That if **Development** is proposed on any property listed in the **Heritage Inventory**, the property, or portions of the property, may be considered for heritage designation or entering into a heritage easement agreement to secure **Conservation**.
- 4.10.4.3 **Designated Heritage Properties** shall be **Conserved** in accordance with **Good Heritage Conservation Practices**.
- 4.10.4.4 That the City may require a **Conservation Plan for Cultural Heritage Resources**, which provides a detailed description of the work proposed. The **Conservation Plan for Cultural Heritage Resources** may be required on its own or as an accompanying document to a **Cultural Heritage Impact Assessment**.
- 4.10.4.5 The City may permit alterations or additions to **Designated Heritage Properties** when those properties and their **Heritage Attributes** are **Conserved** in accordance with **Good Heritage Conservation Practices**. All irreversible alterations, additions, demolitions, or removals affecting a **Heritage Property** shall require a **Heritage Permit Application** to be submitted for the approval of the City.
- 4.10.4.6 To require that, for any irreversible alteration, addition, demolition, or removal of a **Designated Heritage Property**, the applicant shall submit a **Cultural Heritage Impact Assessment**, as set out in this Plan and in the Terms of Reference for **Cultural Heritage Impact Assessments**, when:
- a. the proposal requires an Official Plan Amendment, a **Zoning By-law** Amendment, a Plan of Subdivision, a Plan of Condominium, a Minor Variance, Consent, or a Site Plan application;
 - b. the proposal involves the demolition of a building, or the removal of a building or part thereof, or a heritage landscape feature; or
 - c. there is potential for an **Adverse Effect** to a **Cultural Heritage Resource** from the proposed **Development** activities on site or adjacent to the Designated Heritage Property.
- 4.10.4.7 That, in reviewing **Heritage Permit Applications**, the City be guided by the following heritage **Conservation** principles:
- a. **Good Heritage Conservation Practices**;
 - b. protecting **Cultural Heritage Resources** and **Areas of Archaeological Potential**, including their environments, from any **Adverse Effects** of the proposed alterations, additions, works, or **Development**;
 - c. preserving and repairing original building fabric and architectural features;

- d. new additions and features shall be in accordance with **Good Heritage Conservation Practices**; and
 - e. new **Development** on vacant lots or lots currently occupied by non-contributing structures in **Heritage Conservation Districts** designated under Part V of the *Ontario Heritage Act* be designed in accordance with the policies and guidelines of the respective **Heritage Conservation District** plan.
- 4.10.4.8 To explore all options for on-site retention of heritage buildings and landscape features on **Designated Heritage Properties** before resorting to relocation, the following alternatives be given due consideration in order of priority:
- a. on-site retention in the original use and integration with the surrounding or new **Development**;
 - b. on-site retention in an adaptive reuse; and
 - c. relocation to another site within the same **Development**.
- 4.10.4.9 To allow, where appropriate, the adaptive reuse of a **Built Heritage Resource** on a **Designated Heritage Property** in a manner that does not adversely impact the **Heritage Attributes** of the resource.
- 4.10.4.10 That for all **Development** applications, demolition control applications, and **Infrastructure** projects adjacent to a designated property and/or adjacent to a **Heritage Conservation District**, the proposal will be **Compatible** by:
- a. respecting the massing, profile, and character of adjacent heritage buildings;
 - b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
 - c. maintaining the established setback pattern on the street;
 - d. being physically oriented to the street in a similar fashion to existing heritage buildings;
 - e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - f. having minimal impact on the heritage qualities of the street as a public place;
 - g. minimizing the loss of landscaped open space and maintaining the existing **Tree** canopy;
 - h. designing any permitted above-grade parking facilities so that they are integrated into the **Development** in a manner that is **Compatible** with the heritage surroundings; and
 - i. requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices, including electric vehicle charging stations, in locations that do not detract from the visual character or architectural integrity of the heritage resource.

4.10.5 Non-Designated Heritage Properties

It is the policy of Council:

- 4.10.5.1 That the **Heritage Inventory** may also include **Cultural Heritage Resources** that are listed under Section 27 of the *Ontario Heritage Act*, but not formally designated under Subsection 27 (2) of the *Ontario Heritage Act*. These resources shall be **Conserved**.
- 4.10.5.2 That when **Development** is proposed on a property that is not designated under the *Ontario Heritage Act* but is listed on the **Heritage Inventory**, recognized as a **Cultural Heritage Character Area**, or identified as having potential cultural heritage value, the applicant shall:
- a. provide a minimum of sixty days' notice to the City prior to the demolition or removal of any portion of a building or structure on the property; and
 - b. submit a **Cultural Heritage Impact Assessment** when:
 - i. the proposal requires an Official Plan Amendment, a **Zoning By-law** Amendment, a Plan of Subdivision, a Plan of Condominium, a Minor Variance, Consent, or a Site Plan application;
 - ii. the proposal involves the demolition of a building, or the removal of a building or part thereof, or a heritage landscape feature; or
 - iii. there is potential for an **Adverse Effect** to a **Cultural Heritage Resource** from the proposed **Development** activities.
- 4.10.5.3 That if provided notice of the **Development** of a property listed on the **Heritage Inventory**, Council may issue a Notice of Intention to designate the property, and will, within 120 days, either:
- a. designate the property, pursuant to Subsection 4.10.4 of this Plan; or
 - b. remove the property from the **Heritage Inventory**.
- 4.10.5.4 That a property which has been listed on the **Heritage Inventory** should be retained on the list in keeping with the current regulations of the *Ontario Heritage Act*.
- 4.10.5.5 That when **Development** is proposed on a property adjacent to a property that is not designated under the *Ontario Heritage Act* but is listed on the **Heritage Inventory**, recognized as a **Cultural Heritage Character Area**, or identified as having potential cultural heritage value:
- a. the proposal should be **Compatible** with the characteristics, context, and appearance of the adjacent **Cultural Heritage Resource** and its streetscape context; and
 - b. the applicant shall submit a **Cultural Heritage Impact Assessment** if, through the **Development** approval process, it is determined that there is the potential for an **Adverse Effect** on the adjacent heritage resource from the proposed **Development**.

4.10.6 Cultural Heritage Impact Assessments

It is the policy of Council:

- 4.10.6.1 That **Cultural Heritage Impact Assessments** may be required for many **Development** activities on or adjacent to heritage resources. **Cultural Heritage Impact Assessments** shall be

prepared by a qualified heritage **Conservation** professional with the Canadian Association of Heritage Professionals' credentials, in accordance with the requirements of this Plan, and:

- a. shall demonstrate whether the heritage values and character of **Cultural Heritage Resources**, as identified by the City, are being retained, improved, adversely impacted, or lost by the proposed **Development**;
- b. may not substitute alternate heritage values or character for those that have been approved or endorsed by the City; and
- c. shall document, to the satisfaction of the City, the cultural heritage values of the property where there is no designation by-law, in the absence of a Built Heritage Evaluation Assessment, approved heritage character statement, or approved **Conservation** plan.

4.10.6.2 That **Cultural Heritage Impact Assessments** are subject to City review in which the City:

- a. will be guided by **Good Heritage Conservation Practices** as identified in policy 4.10.4.7 of this Plan, by priorities for on-site retention as identified in policy 4.10.4.8 of this Plan, and by any other relevant policies of this Plan;
- b. may impose conditions of approval to secure the long-term **Conservation** of the resource; and
- c. may, at its discretion, require a peer review of said assessment.

4.10.6.3 That if a **Development** proposal substantially changes in scope and/or design from that described in the **Cultural Heritage Impact Assessment**, the City may require that the applicant submit additional cultural heritage information, including a revised **Cultural Heritage Impact Assessment**.

4.10.6.4 That, in the event that a **Cultural Heritage Resource** is to be demolished, the **Cultural Heritage Impact Assessment** shall recommend, to the City's satisfaction, mitigation measures, such as the reuse of materials or building elements in the **Development** or in other **Developments**, and archival documentation, as may be defined in the applicable Vaughan Heritage Conservation Guidelines for Cultural Heritage Assessments.

4.10.7 Cultural Heritage Landscape Protection

It is the policy of Council:

- 4.10.7.1 To **Conserve** and protect **Cultural Heritage Landscapes** deemed **Significant** through **Cultural Heritage Surveys** or other studies and in partnership with **Indigenous Peoples** and Aboriginal and **Treaty Rights** holders.
- 4.10.7.2 To identify and maintain a list of **Cultural Heritage Character Areas**, historic cemeteries, and **Cultural Heritage Landscapes** for inclusion on the **Heritage Inventory**.
- 4.10.7.3 That the City shall designate **Cultural Heritage Landscapes** as per the *Ontario Heritage Act* and **Conserve Cultural Heritage Landscapes** as per the *Planning Act*.

- 4.10.7.4 That a **Cultural Heritage Impact Assessment** be required for **Development** adjacent to a **Cultural Heritage Landscape**, including historic cemeteries and **Heritage Conservation Districts**.
- 4.10.7.5 To showcase **Cultural Heritage Landscapes** by encouraging, where appropriate, public access and preserving viewpoints, viewsheds, and vistas to and from **Cultural Heritage Landscapes**.
- 4.10.7.6 That, where **Cultural Heritage Landscapes** are located within close proximity to natural heritage resources, the City shall apply the Natural Environment and Vaughan's **Natural Heritage Network** policies of this Plan to integrate these resources.

4.10.8 Heritage Conservation Districts

It is the policy of Council:

- 4.10.8.1 To study and designate areas of heritage character pursuant to Part V of the *Ontario Heritage Act* and its regulations to create **Heritage Conservation Districts**.
- 4.10.8.2 To **Conserve Heritage Conservation Districts** as shown on Schedule 14B in accordance with the respective **Heritage Conservation District** Plan objectives, the policies of this Plan, a **Secondary Plan**, or any other planning document, as required by the *Ontario Heritage Act*.
- 4.10.8.3 To require a **Heritage Conservation District Conformity Report** for a **Development** on any subject property located within a **Heritage Conservation District**. The **Heritage Conservation District Conformity Report** ensures that **Development** conforms to the **Heritage Conservation District** Plan and its policies.
- 4.10.8.4 That any proposed private or public **Development** or **Infrastructure** within or adjacent to a **Heritage Conservation District** will be designed to respect and complement the identified heritage character of the district, as described in the **Heritage Conservation District** Plan.
- 4.10.8.5 That a demolition permit for a building or part of a building within a **Heritage Conservation District** shall not be issued until plans for the site's **Redevelopment** have been submitted to the City and approved by a delegate or City staff, including any related proposed landscaping features, in accordance with the relevant **Heritage Conservation District** Plan, the applicable **Heritage Conservation District** Guidelines, and the policies of this Plan.
- 4.10.8.6 That all applications for irreversible alterations, additions, or other activities affecting properties within **Heritage Conservation Districts** shall be accompanied by a **Cultural Heritage Impact Assessment** and/or a **Heritage Conservation District Conformity Report** that attests to the proposal's adherence to the policies and guidelines specified in the **Heritage Conservation District** Plan and the *Ontario Heritage Act*.

4.10.9 Cultural Heritage Character Areas

It is the policy of Council:

- 4.10.9.1 That the City may identify areas as **Cultural Heritage Character Areas** upon the completion of a Cultural Heritage Study, and/or based on recommendations from **Cultural Heritage Surveys** and other studies, including but not limited to planning studies for **Secondary Plans**, Block Plans, area planning studies, or **Zoning By-laws**.
- 4.10.9.2 That **Cultural Heritage Character Areas** are areas of heritage value that are not designated under the *Ontario Heritage Act* but warrant special **Conservation** efforts.
- 4.10.9.3 That the City may adopt guidelines for each **Cultural Heritage Character Area** to promote the **Conservation of Cultural Heritage Resources** and to help manage change. Each **Cultural Heritage Character Area** is different, however there are common elements, such as a concentration of **Built Heritage Resources**, sites, structures, and **Cultural Heritage Landscapes**.
- 4.10.9.4 That the City may require a **Cultural Heritage Impact Assessment** when a proposed **Development** is adjacent to an identified **Cultural Heritage Character Area**.

4.10.10 Archaeological Resources

It is the policy of Council:

- 4.10.10.1 To support the identification, protection, and/or **Conservation of Archaeological Sites** in Vaughan by:
- a. designating, where appropriate, **Archaeological Sites** under the *Ontario Heritage Act*, especially any sites found on City-owned land;
 - b. ensuring that the existence and location of existing **Archaeological Sites** are not revealed to protect against vandalism, disturbance, and the inappropriate removal of resources, as per any applicable data-sharing agreements between the City and the Provincial Ministry responsible for administering the *Ontario Heritage Act*;
 - c. requiring the submission of an **Archaeological Assessment**, where the City deems appropriate, for **Development** applications on lands where there are **Archaeological Resources** or **Areas of Archaeological Potential**;
 - d. encouraging that **Development** proposals introduce innovative architectural and/or landscape architectural design, public art, or other **Public Realm** projects that celebrate and commemorate **Archaeological Sites**;
 - e. preparing a contingency plan, with the advice of a licensed archaeologist and the **Province**, and an adopting by-law for emergency situations to protect **Archaeological Resources** or **Areas of Archaeological Potential** that are accidentally discovered or are under imminent threat(s); and
 - f. providing terms of reference for an **Archaeological Assessment**. An **Archaeological Assessment** shall be:
 - i. conducted by an archaeologist licensed under the *Ontario Heritage Act*. An alteration to a **Watercourse** may require a marine archaeology survey conducted by a licensed marine archaeologist; and

- ii. in compliance with the guidelines set out by the applicable Provincial Ministry, as well as licensing requirements developed under the *Ontario Heritage Act*.
- 4.10.10.2 That upon receiving information that land proposed for **Development** may include **Archaeological Resources** or contain an **Area of Archaeological Potential**, the proponent of the **Development** shall undertake studies by a provincially licensed archaeologist to:
 - a. complete the applicable level of **Archaeological Assessment** of the land in compliance with current Provincial requirements, including the Standards and Guidelines for Consultant Archaeologists and Standards and Guidelines for Archaeology prepared by relevant Indigenous Communities; and
 - b. assess the impact of the proposed **Development** on any **Archaeological Resources** that are identified.
- 4.10.10.3 That the **Heritage Inventory** may identify **Archaeological Resources** or **Areas of Archaeological Potential** by including relevant mapping from the Provincial database as made available by the **Province**.
- 4.10.10.4 That **Archaeological Resources** or **Areas of Archaeological Potential** shall be protected and **Conserved** by:
 - a. not permitting **Development** and **Site Alteration** on lands containing **Archaeological Resources** or **Areas of Archaeological Potential** unless the **Archaeological Resources** are **Conserved** or the **Development** is exempted pursuant to the *Ontario Heritage Act*;
 - b. where **Archaeological Resources** are **Conserved In Situ**:
 - i. the area subject to **In Situ Conservation** shall be excluded from the calculation of the **Developable Area** of the site;
 - ii. the area subject to **In Situ Conservation** may be included, at the discretion of the City, as part of the required open space land dedications;
 - iii. the **Conservation** of the **Archaeological Resources In Situ** will be included within the relevant **Development** agreement;
 - iv. should the **In Situ Conservation** of **Archaeological Resources** be not possible, an alternative **Conservation** approach may be considered, subject to the engagement of the local **Indigenous Peoples** and to their agreement of the **Conservation** approach; and
 - v. the City will explore the use of additional regulatory tools, such as heritage easement agreements, to protect **Archaeological Resources In Situ**;
 - c. developing and implementing archaeological management plans for **Conserving Archaeological Resources** or **Areas of Archaeological Potential**;
 - d. requiring early engagement with **Indigenous Peoples** to ensure their interests are considered when identifying, protecting, and managing **Archaeological Resources** or **Areas of Archaeological Potential**;

- e. seeking **Conservation** opportunities with **Indigenous Peoples** during the **Development** applications for the retention of **Archaeological Sites**;
 - f. ensuring that **Development** will occur according to **Good Conservation Heritage Practices**;
 - g. where feasible and in accordance with the Parks and Open Space policies in Section 4.4 of this Plan, creating parks or open space to protect **Archaeological Resources**; and
 - h. undertaking an archaeological contingency plan and funding for emergency situations to protect **Archaeological Resources** or **Areas of Archaeological Potential** that are accidentally discovered or are under imminent threat.
- 4.10.10.5 That where **Archaeological Resources** or **Areas of Archaeological Potential** are documented during a Stage 1 **Archaeological Assessment** and found to be Indigenous in origin, the proponent is required to:
- a. consult and follow the City's engagement protocol, as amended;
 - b. through their consultant archaeologist, ensure that all **Indigenous Peoples** having interest, as identified by the City, receive a copy of the Stage 1 **Archaeological Assessment** report and are given an opportunity to provide comments and feedback prior to the **Development** proceeding; and
 - c. have regard for the applicable archaeology protocols of the Mississaugas of the Credit First Nation, the Huron-Wendat, and the Haudenosaunee people.
- 4.10.10.6 That where **Archaeological Resources** are Indigenous in origin, as identified during a Stage 2 **Archaeological Assessment**, and the **Conservation** in their current location is not possible, the City and the proponent are required to engage **Indigenous Peoples** to ensure the identification and appropriate protection of Indigenous **Archaeological Resources**.
- 4.10.10.7 To require proponents, through their consultant archaeologist, to ensure that where a Stage 3 **Archaeological Assessment** of such an **Archaeological Resource** is being undertaken to define the nature and extent of the resource, those **Indigenous Peoples** with the closest cultural affiliation and in whose **Traditional Territories** the **Archaeological Resource** is located, be notified in advance of onsite assessment work.
- 4.10.10.8 To require proponents to submit a copy of all reports and Provincial letters confirming that the reports have been accepted into the Provincial Register.
- 4.10.10.9 That where burial sites are encountered during any excavation or other action, all work shall immediately cease and the site secured in accordance with legislated requirements. The required provisions under the *Funeral, Burial and Cremation Services Act*, along with other applicable protocols or policies, shall be followed. The City's engagement protocol, as amended, shall be followed.
- 4.10.10.10 To ensure adequate **Archaeological Assessments** and consultation with appropriate agencies, including the Provincial Ministry responsible for administering the *Ontario Heritage Act*, when an identified and marked or unmarked cemetery is affected by land use **Development**. The

provisions under the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall also apply.

Chapter 5 Implementation and Monitoring

5.1 Detailed Planning

5.1.1 Secondary Plans

It is the policy of Council:

- 5.1.1.1 That the City may pass **Secondary Plans**, to be included in Volume 2 of this Plan, to provide additional structure for the **Development** of **New Community Areas**, **New Employment Areas**, **Employment Areas**, or **Strategic Growth Areas**. Schedule 14A identifies areas subject to completed **Secondary Plans** (contained in Volume 2) and areas where a future **Secondary Plan** Study is required. Additional **Secondary Plan** areas may be added, at the discretion of the City.
- 5.1.1.2 That **Secondary Plans** shall be adopted and approved as Amendments to this Plan, and shall promote comprehensive planning as per this Plan, and amongst other matters addressing:
 - a. overall capacity for **Development**, including projections for residential population and/or jobs;
 - b. defining a community core for the **Secondary Plan** Area, within a five-minute walking distance from the majority of the population, that will be the focus of local **Retail Commercial**, and community services and will provide connections to local, regional, and rapid transit; and
 - c. include all of the necessary supporting technical studies, and identify the phasing and order of **Development**, including any uses in the public interest to be developed in the earlier phases (e.g. **Affordable Housing**, **Community Facilities**, parks, **Schools**).
- 5.1.1.3 That further to policy 5.1.1.2, **Secondary Plans** shall include land use designations from Chapter 3 of this Plan wherever possible, to achieve consistency between land use designations across Vaughan.
- 5.1.1.4 That in addition to the requirements of policy 5.1.1.2, in the case of **Secondary Plans** for **Strategic Growth Areas**, **Secondary Plans** shall also include the following:
 - a. minimum density requirements and targets established by the **Province**, where applicable;
 - b. an urban built form that is massed and designed to create active use frontages and attractive pedestrian-oriented streets for all seasons, with ground-floor uses such as **Retail Commercial**, human, and personal services;
 - c. a concentration of **Development** and the greatest mix of uses within a five-minute walking distance of rapid transit stations and/or planned subway stations, taking into

account the immediate context and an appropriate transition to the surrounding community and the hierarchy of Urban Growth Areas;

- d. where implemented through **Inclusionary Zoning**, a percentage of all new housing units provided within these areas shall be **Affordable Housing**, as determined through an **Inclusionary Zoning** By-law. This may occur through negotiations with the development community and, if applicable, landowner groups through a **Secondary Plan** that is equitable across all landowners, subject to Subsection 4.1 of this Plan;
- e. policies that phase **Development** in an orderly manner, coordinated with the provision of municipal services and **Community Facilities**, parks, roads, transit, and other **Infrastructure**;
- f. policies to promote excellence in urban design and sustainable construction methods, including consideration for designs and methods for all seasons;
- g. policies that establish urban greening targets, which may be achieved through **Urban Forest** canopy, green walls, and/or requirements for on-site greening;
- h. provisions for an urban **Public Realm**, including passive and active parks and meeting places that contribute to a sense of place and clear identity;
- i. policies that encourage the inclusion of public art in all significant private sector **Developments** and that require the dedication of 1% of the capital budget of all major Regional and Local municipal buildings to public art;
- j. policies to require innovative approaches to urban stormwater management, including alternatives to conventional retention ponds, **Low Impact Development**, **Green Roofs**, and water capture and reuse;
- k. a **Mobility Plan** with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and blue roofs facilities; and
- l. requirements for new **School** sites to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-**Storey** buildings, and shared facilities.

5.1.1.5 That **Secondary Plans** shall be prepared by the City in consultation with the public, pursuant to the policies of Section 5.1.1 of this Plan.

5.1.1.6 That where it has been determined that a **Secondary Plan** is required but not yet completed, no amendments to this Plan or the **Zoning By-law** will be permitted without the prior or concurrent adoption of the **Secondary Plan** for that area.

5.1.1.7 That, within each block of the **Secondary Plan**, **Development** applications should coordinate neighbouring **Development** proposals in a mutually complementary fashion. Non-participating lands in the block shall be shown in the **Development** Concept and Phasing Plan.

5.1.2 Block Plans

It is the policy of Council:

- 5.1.2.1 That upon the adoption of a **Secondary Plan**, the City may request a Block Plan as a requirement of a **Development** application(s) to illustrate and provide details on the siting of a particular proposal within a broader surrounding context. The Block Plan is a comprehensive plan for the creation of individual plans of subdivision where large parcels remain. While this tool is to be most used in areas of new **Development**, it may also be applied, at the discretion of the City, in **Strategic Growth Areas**.
- 5.1.2.2 That the requirements and limits of the Block Plan shall be identified by the City. Council may endorse the Block Plan as part of the **Development** application. The **Development** proponent shall consult with other landowners in the Block Plan area when developing the Block Plan.
- 5.1.2.3 That the Block Plan shall address the following matters on a detailed basis for the proponent's lands and on a conceptualized basis for the remaining lands not owned by the proponent, to the satisfaction of the City:
- a. the proposed land uses, building heights, housing mix, densities, and employment projections to meet Plan objectives;
 - b. the pattern of lots, streets, and blocks, including the transition and connectivity to surrounding **Development**, both existing and proposed;
 - c. the provision of public transit, pedestrian, and cycling facilities and connection to existing networks;
 - d. the provision of public and private services and stormwater management;
 - e. the protection and enhancement of the **Natural Heritage Network**;
 - f. the proposed location of any parks, open spaces, **Schools**, fire stations, community centres, and libraries; and
 - g. phasing of **Development**.
- 5.1.2.4 That, as part of the preparation of a Block Plan, a Master Environment and Servicing Plan shall be completed to the satisfaction of the City and in consultation with public agencies prior to the approval of the Block Plan, regardless of proximity to the **Natural Heritage Network**.

5.1.3 Site and Area Specific Policies

It is the policy of Council:

- 5.1.3.1 That some areas of Vaughan, that may or may not be subject to **Secondary Plans**, shall also be subject to Site and Area Specific policies. Those areas subject to Site and Area Specific policies, as contained in Volume 2 of this Plan, are identified on Schedule 14B and 14C.
- 5.1.3.2 That existing Site and Area Specific policies maintain the goals and objectives of this Plan and have been established because the **Development** permissions do not otherwise fit within the specific policy structure of this Plan.
- 5.1.3.3 That Council may establish, from time to time, new Site and Area Specific policies, to be contained in Volume 2 of this Plan, through the processing of **Development** applications, where it has been demonstrated that the goals and objectives of this Plan are being met.

- 5.1.3.4 That where it has been determined that an Area-Specific policy is required in accordance with policy 2.4.6.11 but not yet completed, the City may determine that no amendments to this Plan or the **Zoning By-law** will be permitted without prior or concurrent adoption of the Area-Specific policy for that area.

5.2 Engagement and Consultation

Indigenous Peoples of Canada and the Duty to Consult

It is the policy of Council:

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

Public Consultation, Engagement and Notification

It is the policy of Council:

- 5.2.1.2 To provide notification in accordance with the statutory requirements outlined in the *Planning Act* and:
- a. seek input from residents, agencies, and other stakeholders on planning matters;
 - b. offer mutually respectful and meaningful engagement;
 - c. provide equitable opportunity for a wide demographic to be informed and involved on planning matters;
 - d. consider and utilize partnerships and innovative consultation methods or tools for engagement; and
 - e. ensure an accessible, accountable, and transparent planning process.
- 5.2.1.3 To engage and consult with neighbouring municipalities, public bodies, and private agencies on matters of mutual interest and concern.
- 5.2.1.4 To notify the public on planning matters in accordance with the *Planning Act*, the *Environmental Assessment Act*, the *Accessibility for Ontarians with Disabilities Act*, and other applicable legislation, policies, and regulations.
- 5.2.1.5 A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:
- a. any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or
 - b. an application(s) has been deemed by the City to be significantly amended, such as an increase to the proposed density and/or building height beyond what was proposed and considered by Council at a previous public meeting.

- 5.2.1.6 That notice of the public meeting shall be given to the public by at least one of the following methods:
- publication in a newspaper that is, in the City Clerk's opinion, of sufficiently general circulation in the area to which the proposed amendment applies;
 - posted to the City's website; or
 - prepaid first class mail or personal service to every landowner within 150 metres of the land to which the proposal applies and a posted notice sign on the proposed property that includes the date and time of the meeting.
- 5.2.1.7 In addition to giving notice to the public, the City will also give notice of a public meeting to any person or agency that has provided to the City a written request for such notice in respect of the specific proposal, if such request includes the person or agency's address or email address.
- 5.2.1.8 Corrections to the Plan that have no material change to the meaning of the Plan can be made without an Amendment to the Plan as follows:
- changes or corrections to format, spelling errors, or reference errors; or
 - alteration in the numbering and arrangement of any provisions.

5.3 Implementation Tools

Zoning By-laws

It is the policy of Council:

- 5.3.1.1 That **Zoning By-laws** shall be used to implement the policies of this Plan by regulating the use of land, buildings, or structures pursuant to the provisions of Section 34 of the *Planning Act*.
- 5.3.1.2 That the full range of uses, densities, or heights permitted by this Plan may not be permitted by the **Zoning By-law** in all locations or all instances. **Zoning By-law** provisions may be more restrictive than the policies of this Plan.
- 5.3.1.3 That, subject to the requirements of the *Planning Act*, **Zoning By-laws** may be enacted to permit the use of land, buildings, or structures subject to one or more prescribed conditions set by Council.

Inclusionary Zoning

- 5.3.1.4 To consider establishing, through a municipal by-law, an **Inclusionary Zoning** program, pursuant to the *Planning Act*, to require the **Development** of **Affordable Housing** within **Protected Major Transit Station Areas** shown in Schedule 1B of this Plan.
- 5.3.1.5 That the City may consider additional policies authorizing the use of **Inclusionary Zoning** for inclusion in this Plan through an Official Plan Amendment.

Minor Variances

It is the policy of Council:

- 5.3.1.6 That the Committee of Adjustment will consider applications for minor variances from the use and/or regulation provisions of the **Zoning By-law**, in accordance with the provisions of the *Planning Act*.
- 5.3.1.7 That when considering an application, the Committee of Adjustment shall consider the professional advice provided, including legal, planning, engineering, etc., and the Committee shall provide an explanation as to what effect the written and oral submissions it received had on the decision, if any. The Committee of Adjustment will be satisfied that the general intent and purpose of this Plan and the **Zoning By-law** would be maintained, and that the variance would be minor in nature and desirable for the appropriate **Development** or use of the land, building, or structure.

Temporary Use By-laws

It is the policy of Council:

- 5.3.1.8 To allow the temporary use of land, buildings, or structures through a by-law, provided that the temporary use meets the following conditions that are relevant to the specific application:
 - a. meets the general intent of this Plan;
 - b. is temporary in nature;
 - c. is satisfactory in mitigating a negative impact on adjacent land uses;
 - d. sufficient servicing and transportation capacity exists for the temporary use; and
 - e. maintains the long-term viability of the lands for the uses permitted in this Plan.
- 5.3.1.9 That if a temporary use by-law is passed, the by-law will permit the specific use on-site for renewable periods of up to three years, except in the case of a **Garden Suite** that may be permitted for up to twenty years, in accordance with the provisions of the *Planning Act*. An extension may be granted for further periods of not more than three years each during which the temporary use is authorized, provided that Council grants an extension prior to the expiry of the temporary use by-law.

Interim Control By-laws

It is the policy of Council:

- 5.3.1.10 That interim control by-laws may be passed to restrict **Development** within a defined area while the City considers the preparation of a planning study for the area to ensure that the policies of this Plan are implemented.
- 5.3.1.11 The *Planning Act* defines the time limits and the extension of an interim control by-law will take effect for up to one year to allow the study to be completed, and can be extended,

provided that the total period of time does not exceed two years from the date of the passing of the interim control by-law, in accordance with the *Planning Act*.

Holding By-laws

It is the policy of Council:

- 5.3.1.12 That **Zoning By-laws** may be enacted to permit the use of land, buildings, or structures for a future use by applying a Holding Symbol (H) in conjunction with the appropriate zone category.
- 5.3.1.13 That until such time as a by-law is enacted by Council to remove the Holding Symbol (H), the by-law may permit either the continuation of the existing use or a temporary use which will not inhibit the future use established in the by-law.
- 5.3.1.14 That the Holding Symbol (H) may be applied where Council has determined that the specific land use for an area or a parcel of land is premature until one or more of the following have been addressed:
 - a. the necessary wastewater, water, and stormwater services;
 - b. the necessary transportation facilities;
 - c. the necessary **Community Facilities**, public **Infrastructure**, and public parks;
 - d. special design features, as required;
 - e. completion of specific studies related to traffic, **Infrastructure**, drainage, and/or environmental issues, as well as urban design and/or archaeological studies as it pertains to **Development**;
 - f. the necessary remedial activities and confirmation of environmental suitability through the submission of regulatory documents, as required, for contaminated lands;
 - g. the necessary technical studies to ensure land use compatibility, such as a Land Use Compatibility study and noise and air quality impact assessments;
 - h. execution of the Site Plan agreement or letter of undertaking;
 - i. any required approvals from external agencies have been obtained;
 - j. the required agreements, as appropriate, are entered into;
 - k. the entering into or payment of required cost-sharing under a cost-sharing agreement;
 - l. fulfillment of Block Plan conditions;
 - m. approval of a related Draft Plan of Subdivision Application and entering into a required Subdivision Agreement;
 - n. any required lot consolidation;
 - o. any required conveyance of parkland, finalization of park spaces and/or **Privately Owned Public Spaces**, and entering into the necessary agreements with respect to these park facilities and/or payment of cash-in-lieu;

- p. to ensure the orderly **Development** of the project where **Development** relies upon other matters occurring first, such as the consolidation of land ownership or completion of a **Development** agreement;
- q. to secure funding and/or to equitably cost share among benefiting landowners for sewer, water, stormwater, transportation **Infrastructure**, parks, multi-use recreational trails, community services and facilities, or outstanding application processing fees; and/or
- r. any other such condition to ensure orderly **Development**.

5.3.1.15 That a by-law to remove the Holding Symbol (H) may be enacted only when an application has been submitted to the City and the reason for the use of the Holding Symbol has been satisfied.

Financial and Land Dedication Tools

It is the policy of Council:

- 5.3.1.16 To ensure that costs to service new **Development** and **Complete Communities** are borne by the **Development** creating the demand for the services. The City will use the financial tools available to it under legislative authority, including Development Charges, Development Charge credit agreements, Parkland Dedication, Community Benefit Charges, and Community Improvement Plans. The City may also consider financing tools, including public/private partnerships, agreements with other government agencies, and developer frontend financing.
- 5.3.1.17 As per the *Planning Act*, the City shall enact a by-law for Community Benefits Charges to pay for the capital costs of facilities, services, and matters required because of **Development** or **Redevelopment** in the area to which the by-law applies.
- 5.3.1.18 That **Development** approvals shall implement the required equitable contributions of funds, land dedications, and commitments for services that will be in place and operative prior to, or coincident with, the occupancy and use of the land. Items which may be addressed in **Development** agreements or other forms of agreements include but are not limited to:
 - a. parks, park facilities, recreational trails, open space, and **Natural Heritage Network** features, including the protection, ownership, and management of **Table Land Woodlands**;
 - b. features that enhance the environmental **Sustainability** and **Ecological Function** of the subject lands;
 - c. streetscaping and landscaping;
 - d. water provision;
 - e. wastewater collection;
 - f. stormwater management;
 - g. features that enhance the environmental **Sustainability** and **Hydrologic Function** of the subject lands;
 - h. municipal services;
 - i. street, cycling, and pedestrian **Infrastructure**;

- j. transitways and pedestrian access to transit facilities;
- k. financial arrangements required to implement the **Development**;
- l. other utilities and improvements; and
- m. preservation of heritage structures and surrounding landscapes.

5.3.1.19 Community Improvement Plans are a planning tool provided to municipalities under the *Planning Act* that empowers municipalities to provide incentives to stimulate investment in certain areas. That Community Improvement Project Areas may be designated by a by-law for areas that display any or all of the following criteria:

- a. inadequate municipal **Infrastructure**, including piped services, streets and streetscapes, public parking facilities, and/or stormwater management facilities;
- b. inadequate **Community Facilities**, such as public recreational/cultural facilities, public parks, public open space, and/or social services, including **Affordable Housing**;
- c. building and/or property deterioration, including facade treatment, to the extent that it has a negative effect on the overall image of the broader community;
- d. faulty arrangement of lands;
- e. encroachment of incompatible land uses;
- f. poor overall streetscape and urban design;
- g. existing or potential Business Improvement Areas;
- h. vacant lots with **Redevelopment** or infill potential to achieve the City's Urban Structure;
- i. underdeveloped properties which have potential for **Redevelopment** or expansion to better utilize the land base to achieve the City's Urban Structure;
- j. **Development** at densities that are too low to support planned transit facilities;
- k. barriers to the improvement or **Development** of vacant or underutilized lands or buildings, such as lots that are **Brownfield Sites**, contaminated soil, fragmented ownership, or financial disincentive to private investment;
- l. **Conservation** of heritage resources through restoration, rehabilitation, and adaptive reuse; and/or
- m. any other reason as provided for under the *Planning Act*.

5.3.1.20 That a Community Improvement Plan will be prepared and adopted for the area with input from area residents, property owners, and other interested stakeholders.

5.3.1.21 That when the intent of a Community Improvement Plan has been carried out, it may be dissolved by a by-law.

Existing Uses

It is the policy of Council:

5.3.1.22 To recognize legally existing land uses present at the time this Plan is approved and that these land uses shall be deemed to conform with this Plan. Minor extensions, reductions, or

expansions of such uses shall be permitted without amendment to this Plan, provided that the intent of this Plan is not compromised and that:

- a. the road pattern and transit routes envisioned by this Plan are not compromised or precluded in the long term;
- b. the proposed expansion or enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, and meet the requirements of the **Zoning By-law**;
- c. the use does not expand beyond the boundaries of the lands containing said use, as new property cannot be added;
- d. the characteristics of the existing use and the extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, parking, and traffic generation;
- e. the neighbouring uses shall be protected, where necessary, by the provision of landscaping, buffering, or screening devices and measures to reduce nuisances, and where necessary, by regulations for alleviating **Adverse Effects** caused by lighting or advertising signs. Such provisions and regulations shall be applied to the proposed extension or enlargement and, where feasible, shall also be extended to the existing use to improve its compatibility with the surrounding area;
- f. in all cases where an existing use seriously affects the amenity of the surrounding area, consideration shall be given to ameliorating such conditions, as a condition of approving an application for extension or enlargement of the existing use, especially where public health and welfare are directly affected;
- g. within Natural Areas, it is demonstrated that there shall be no **Negative Impact** on existing **Natural Heritage Features and Areas** and functions;
- h. there is no increased risk to public health and safety associated with **Natural Hazards**, in accordance with the **Natural Hazards** policies of this Plan; and
- i. where applicable, permission is obtained in accordance with the *Conservation Authorities Act*.

Legal Non-conforming Uses

It is the policy of Council:

- 5.3.1.23 That the use of land, buildings, or structures which does not conform to the City's **Zoning By-law**, but which lawfully existed prior to the approval of the **Zoning By-law**, is a legal non-conforming use. When a legal non-conforming use ceases, then the rights derived from the legal non-conforming use shall terminate.
- 5.3.1.24 That when a legal non-conforming use ceases, it will be replaced by uses, buildings, or structures that conform with this Plan and the **Zoning By-law**.
- 5.3.1.25 That the Committee of Adjustment may permit, at their discretion, the extension or enlargement of non-conforming uses, subject to Section 45(2) of the *Planning Act*, and may include the following consideration:

- a. the neighbouring conforming uses will be protected through the provision, where necessary, of areas for landscaping, buffering, or screening, appropriate setbacks for buildings and structures, measures to increase the compatibility of character and planned function and reduce nuisances, and regulations for alleviating **Adverse Effects** caused by outside storage, lighting, or advertising signs.

Site Plan Control

- 5.3.1.26 That the whole of Vaughan is considered a Site Plan Control Area in accordance with the *Planning Act*.
- 5.3.1.27 That the City will enact the Site Plan Control Area referenced in policy 5.3.1.26 through a municipal by-law. By-laws may be passed to designate the whole or any part of Vaughan as a Site Plan Control Area, and/or identify where site plan control does not apply. By-laws may also be passed to designate a Site Plan Control Area by reference to one or more land use designations and/or zone categories, or on a site-specific basis.

Plans of Subdivision

It is the policy of Council:

- 5.3.1.28 That a Plan of Subdivision, pursuant to the *Planning Act*, shall be deemed necessary in the following cases:
 - a. where the number of new lots created is greater than three;
 - b. where the extension or creation of a public road allowance is required;
 - c. where the extension or creation of municipal services is required; and/or
 - d. where agreements or conditions are required by any municipality or other government with regard to any part of the remaining lands.
- 5.3.1.29 A stormwater management plan/report shall be reviewed and approved by MTO for those **Developments** located adjacent to or in the vicinity of a **Provincial Highway** whose drainage would impact a highway downstream.
- 5.3.1.30 Where a Draft Plan of Subdivision is proposed adjacent to a **Provincial Highway**, the layout of the subdivision should be designed such that the lots back onto the **Provincial Highway** and front onto a local internal street.
- 5.3.1.31 That Plans of Subdivision shall only be approved if:
 - a. where a **Secondary Plan** and/or Block Plan is required, the **Secondary Plan** and/or Block Plan in which the subject lands are located has been adopted by Council and all conditions of **Secondary Plan** and/or Block Plan approval have been satisfied;
 - b. the Plan of Subdivision conforms with the policies of this Plan, including any **Secondary Plans**, and, where a Block Plan is required and has been completed, conforms with the Block Plan;
 - c. the subject lands can be provided with adequate services and facilities, including available transportation capacity and availability of public transit, as required by this Plan; and

d. the Plan of Subdivision is not premature and is in the best interest of the City.

5.3.1.32 That the owner seeking to subdivide land may be required to satisfy certain conditions prior to the final approval of a Plan of Subdivision, including but not limited to the following requirements:

- a. land be dedicated, or other requirements satisfied, for park, public open space, or other public recreational purposes according to the policies of this Plan;
- b. transportation network facilities, including pedestrian pathways, cycling facilities, streets, and public transit rights-of-way, be dedicated as necessary;
- c. land be dedicated for commuter parking lots and transit stations, including related facilities and **Infrastructure** for the use of the general public, as necessary;
- d. where the proposed subdivision abuts an existing street, that sufficient land, other than land occupied by buildings or structures, be dedicated to providing for the widening of the street to such width as indicated on Schedule 9B; and
- e. land that is planned as a **School** site for any **School** board that has jurisdiction in the area in which the land is situated be offered to the **School** board, in accordance with the provisions of the *Planning Act*.

5.3.1.33 That prior to the approval of Draft Plans of Subdivision, the City shall confirm the availability of servicing capacity and shall plan to allocate such capacity in conjunction with the approved Phasing Plan for the block, or where there is no Block Plan, in a manner that facilitates the orderly **Development** of land.

5.3.1.34 That an owner(s) seeking to subdivide land may be required to enter into one or more agreements to secure the matters associated with the subdivision of land, as is deemed necessary by the City.

5.3.1.35 That if a Plan of Subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets of the Plan and does not conform to the policies of this Plan, Council shall use its authority under the *Planning Act* to deem it not to be a registered Plan of Subdivision.

5.3.1.36 That the approvals of Draft Plans of Subdivision include a lapsing date in accordance with the *Planning Act*.

Consents (Severances)

5.3.1.37 That a consent to sever land may be considered, as per the *Planning Act*, provided that a Plan of Subdivision is not deemed necessary by the City and that the consent complies with the Plan.

5.3.1.38 That a consent to sever land for the creation of new lots applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage.

5.3.1.39 That a consent may be permitted for the following purposes:

- a. the creation of three (3) or fewer new lots or boundary adjustments to existing lots;

- b. the creation of easements over existing lots; and/or
 - c. to convey additional lands to an adjacent lot.
- 5.3.1.40 That a consent shall not be granted for uses that are inconsistent with this Plan.
- 5.3.1.41 That a consent to sever land in the **Urban Area**, including the lands designated as **Oak Ridges Moraine Settlement Area** on Schedule 4, will be considered for the purposes of infilling in an existing **Urban Area**, but shall not extend the existing **Urban Area**.
- 5.3.1.42 That a consent in the **Urban Area** will be subject to the following policies:
 - a. infilling which economizes the use of urban land without disturbing the existing pattern of **Development**, perpetuating an undesirable pattern of **Development**, or prejudicing the layout of future **Development** shall be considered acceptable;
 - b. where a parcel of land is located within an existing settlement or is designated by this Plan for **Development**, and the size of the parcel is large and it is apparent that an application for a severance could be a forerunner of other similar applications on the original parcel, such individual severances from that parcel shall not be permitted, but may be considered through an application for a Plan of Subdivision; and
 - c. where existing developed lots have the potential for **Redevelopment** on a more comprehensive scale, a proposed severance(s) which might block potential points of access or further fragment ownership of these lands shall not be approved, unless such severance is determined to be appropriate following a Council-approved comprehensive study of the area, such as through a **Secondary Plan** or Block Plan process.
- 5.3.1.43 That a consent to sever land designated on Schedule 13 as **Natural Area** and Prime Agriculture may be permitted in the following instances:
 - a. **Agricultural Lands** where both the severed and retained lands are intended for **Agricultural Uses** a minimum size of 40 hectares outside the Urban Boundary shown on Schedules 1 and 1B;
 - b. severance of a **Residence Surplus to a Farming Operation** because of a farm consolidation, on which a habitable residence was an existing use, provided that:
 - i. the severance will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services; and
 - ii. the retained lot of farmland will not be the location of a residential dwelling in perpetuity.
- 5.3.1.44 That a consent to sever land within the Oak Ridges Moraine Conservation Plan Area boundary, designated on Schedule 13, Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, or Oak Ridges Moraine Countryside, may be permitted in the following instances:
 - a. where the owner and operator of a farming operation acquires land to consolidate into the farming operation, a lot on which a habitable residential dwelling that existed before July 1, 2017 is situated, and that after the consolidation has become surplus to the

consolidated farming operation, may be severed from the lot of the consolidated farming operation. but only if:

- i. the new lot will be limited to the minimum size that is needed to accommodate a residential use and the required sewage and water services; and
 - ii. no new residential dwellings will be constructed on a remnant parcel of farmland created by the severance;
- b. severance of two or more lots for **Agricultural Uses** where the lot size of the severed and retained lots is at least 40 hectares;
 - c. the addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used; or
 - d. severance of parts of a lot from each other that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.

5.3.1.45 Notwithstanding policy 3.2.8.6, in addition to the other policies of the Plan, consent or consents to sever land for **Non-Farm Residences** unrelated to a farm operation may be considered on land designated on Schedule 13 as Rural, subject to the following:

- a. all such applications shall be subject to an amendment to the City's **Zoning By-law**;
- b. it is the intent of this policy that rural non-farm residential severances shall be strictly limited, and in this regard, the creation of more than three units or lots either through Plan of Subdivision, consent, or Plan of Condominium shall not be permitted. The City's Development and Parks Planning Department shall monitor severances occurring annually;
- c. severances shall not be permitted where they may conflict with the operation of **Agricultural Uses**;
- d. **Development** and new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Provincial **Minimum Distance Separation Formulae**;
- e. the City shall be satisfied that the approval of the severances shall not establish an undesirable precedent for additional severances in the immediate area;
- f. the City shall be satisfied that the adequacy of the surrounding road network shall not be incrementally compromised with the approval of the application;
- g. lots to be created shall be limited to a size commensurate with their intended use and appropriate in the context of the area in which they are located;
- h. lots created by consent and serviced by private waste disposal systems and individual or municipal wells, outside of estate residential plans of subdivision, shall be in accordance with the City's requirements respecting minimum lot sizes;
- i. that where **Development** is proposed on private services on lots created by consent, the City shall be satisfied that the lots are of sufficient size, dimensions, and capability to provide for:

- i. adequate long-term subsurface private waste disposal such that adjacent potable water supplies shall not be contaminated by the operation of the septic system; and
- ii. an adequate quantity and quality of potable water supplies without adversely affecting either the quantity or quality of adjacent potable water supplies; and
- j. limited infilling may be permitted where an application is for a **Non-Farm Residence** on a proposed lot located between existing **Non-Farm Residences**, wherein the lots of the existing **Non-Farm Residences** are no more than 100 metres apart on the same side of the road to prevent ribbon or strip **Development**.

5.3.1.46 That the Committee of Adjustment, in assessing each consent application, is required to consider the matters set out in the *Planning Act*. In addition to these matters, Council considers the following to apply:

- a. in the case of non-conformity of the approval with the Official Plan, no consent shall be granted;
- b. in cases where either the subject or retained lands are not in conformity with the approved **Zoning By-law**, the applicant shall file a **Zoning By-law** Amendment or a minor variance application prior to, or concurrently with, the consent application. When considering such **Zoning By-law** Amendment or minor variance applications, Council or the Committee of Adjustment shall have regard for the consent policies of this Plan; and
- c. in cases where a Site Plan application is deemed necessary to assess a consent application, the City may defer the consent application until the City is satisfied with the Site Plan.

5.3.1.47 That in addition to matters under the *Planning Act*, the Committee of Adjustment, in determining whether a consent is to be granted, shall have regard for the following matters in consultation with the appropriate departments and agencies:

- a. complies with the policies of this Plan;
- b. conformity of the proposed size, shape, and use of the lot with this Plan and the City's **Zoning By-law**;
- c. that both the lot severed and the remaining parcel front on an existing assumed public highway or street, or upon a dedicated public road allowance upon which the applicant is constructing a road pursuant to an Agreement with and/or support from the City or the appropriate authorities. **Valley Lands** acquired for conservation purposes by the TRCA are exempt from these access requirements;
- d. that if the proposed lot or remaining parcel has frontage on a **Provincial Highway**, any consent shall be subject to the requirements of the Ministry of Transportation;
- e. that if the proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of the appropriate Regional or City authorities, including daylighting triangles and reserves;
- f. that the creation of lots fronting on designated **Arterial Streets** shall be discouraged, as granting an entrance permit to serve a new lot provides another point of conflict with the

- smooth flow of traffic for which the road is designed, particularly in areas where strip **Development** already poses traffic problems;
- g. that all proposed lots shall have appropriate water and sanitary services. Where a proposed lot is in an area serviced by a municipal water system and/or sanitary sewer, the Committee of Adjustment shall obtain confirmation from the appropriate City and/or Regional authority that servicing capacity can be allocated to the proposed lot without straining the capacity of the present system or jeopardizing anticipated **Development** by Plan of Subdivision;
 - h. TRCA and/or qualified consulting services retained by the City shall be consulted in respect to applications for consent which are subject to flooding, wind, or water erosion, or characterized by steep slopes, groundwater recharge, valuable wildlife or **Fish Habitat**, mature **Tree** stands, and areas of high aggregate potential; and
 - i. the creation of lots shall not be permitted where capital expenditures by a public authority would be required for the extension of any major service or facility.

Community Planning Permit System

It is the policy of Council:

- 5.3.1.48 That the City may, through an amendment to this Plan, identify one or more areas in Vaughan to which a **Community Planning Permit System** applies, and, through a by-law passed under the *Planning Act*, enact a **Community Planning Permit System** for that area.

5.4 Development Applications Process

5.4.1 Pre-Application Consultation

It is the policy of Council:

- 5.4.1.1 That the City strives to process **Development** applications efficiently and effectively to facilitate quality **Development** consistent with the policies of this Plan. The pre-application consultation process ensures that **Development** applications are complete and supported by submissions that fulfill the review requirements of the City and other pertinent review agencies, as set out under the *Planning Act*.
- 5.4.1.2 That a pre-application consultation meeting with the City may be requested by an applicant and be held prior to the submission of **Development** applications for Official Plan Amendments, **Zoning By-law** Amendments, Draft Plans of Subdivision, Draft Plans of Condominium, and Site Plan Approval.
- 5.4.1.3 That the purpose of the pre-application consultation meeting is to identify the required information, reports, studies, and materials to assist an applicant in the preparation of a complete **Development** application. The pre-application consultation meeting may also include the identification of potential policy conformity and technical issues that the applicant will need to address to ensure a complete **Development** application. The comments resulting from the pre-application consultation meeting do not constitute an approval and/or endorsement of the

application by the City. The comments provided by the City are at the sole discretion of the City and cannot be modified by the applicant.

- 5.4.1.4 Applicants shall refer to the City's Pre-application Guide for the requirements of pre-application consultation.

5.4.2 Complete Application Submission Requirements

It is the policy of Council:

- 5.4.2.1 That the City and/or external review agencies may issue Terms of Reference, Standards and Guidelines, or other guidance documents to establish the technical standards and format for any required information, reports, studies, and materials. In the absence of a Terms of Reference, Standards, and Guidelines document, applicants will rely on the instructions provided by the City and review agencies in the preparation of their **Development** application(s). Where Terms of Reference are not available from the City, applicants may be required to prepare a Terms of Reference to the satisfaction of the City and/or review agencies prior to the submission of a **Development** application(s).
- 5.4.2.2 The information, reports, studies, and materials, as identified in Appendix 4, may be identified as being required in support of a complete application for an Official Plan Amendment, **Zoning By-law** Amendment (including a **Zoning By-law** Amendment to Lift the Holding Symbol "(H)"), Draft Plan of Subdivision, Draft Plan of Condominium, and/or Site Plan Approval.
- 5.4.2.3 That for the purpose of deeming an application for an Official Plan Amendment, **Zoning By-law** Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Approval complete, the following information is required, to the satisfaction of the City:
- a complete application form(s) for the prescribed approval(s);
 - the prescribed application fee, in accordance with the City's Fees and Charges By-law in effect on the date the application(s) is submitted to the City;
 - all information, reports, studies, and materials identified in a Pre-Application Consultation Understanding and through the pre-application consultation meeting(s), including the requirements of external review agencies, with content and in a form satisfactory to the City. The City may deem information and materials submitted as incomplete if it is determined that the quality of the submission does not meet the standards prescribed in the Terms of Reference, Standards, and Guidelines, where available, prepared by the City. Further, the City requires a confirmation from commenting agencies that the studies, reports, and plans are acceptable and that all required fees have been paid;
 - where a pre-application consultation has been conducted, a confirmation of a pre-application consultation meeting with the City will be provided, in the form of a signed and valid Pre-Application Consultation Understanding, for the purposes of confirming the required application(s) and submission information, reports, studies, and materials, and to confirm the other external review agencies for which the applicant was required to consult. The Pre-Application Consultation Understanding shall be valid for 180 days from the date of the pre-application consultation meeting. If the Pre-Application Consultation

Understanding has expired, it is no longer considered valid. The applicant will be required to make a pre-application consultation extension request with the City in writing and pay the required fee(s) prior to the expiration of the Pre-Application Consultation Understanding, should an extension be required.

- e. The City may deem information and materials submitted as incomplete if it is determined that the quality of the submission does not meet the standards prescribed in the Terms of Reference, Standards, and Guidelines, where available, prepared by the City. Further, the City requires a confirmation from commenting agencies that the studies, reports, and plans are acceptable and that all required fees have been paid.

5.4.2.4 That in addition to policy 5.4.2.3, the City, in consultation with any affected external review agencies, will evaluate the submission for completeness taking into consideration, but not limited to, the following:

- a. the content of the application(s);
- b. adherence to statutory, regulatory, and prescribed requirements;
- c. consistency with the information, reports, studies, and materials that were required at the pre-application consultation meeting, if one was conducted; and
- d. meeting the technical requirements identified in the Terms of Reference, Standards, and Guidelines, as applicable and as may be amended from time to time, of the City and external review agencies.

5.4.2.5 That if the submissions do not contain the information, materials, and studies required and do not address the technical and policy issues identified through the pre-application consultation, the City, upon review of the submission, may in its sole discretion deem the submission as incomplete.

5.4.2.6 That when the application(s) is deemed complete, a Notice of Complete Application Letter will be issued by the City, and the processing of the application(s) will begin.

5.4.2.7 That, through the application review process for an Official Plan Amendment, **Zoning By-law** Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and/or Site Plan Approval that has been deemed complete, the City or other external review agency may require additional information, reports, studies, and/or materials. However, the request for additional information, reports, studies, and/or materials will not affect the date the application was deemed complete.

5.4.2.8 That where a study has been submitted in support of a **Development** application(s), and it is determined that a peer review is required, the peer review shall be coordinated by the City and undertaken by a peer reviewer retained by the City, but at the expense of the applicant. This would be required as a component of a complete application.

5.4.2.9 That the policies in Section 5.4 shall prevail over any conflicting policies in this Plan.

5.5 Monitoring and Review

5.5.1 Monitoring and Reviewing the City of Vaughan Official Plan

It is the policy of Council:

- 5.5.1.1 To undertake a review of the policies of this Plan as per the requirements in the *Planning Act*. The review shall determine if the policies of the Plan are adequately achieving the goals, objectives, and intent of this Plan.
- 5.5.1.2 That the City shall review and monitor this Plan, in accordance with specific policies set out in this Plan, and may amend, or modify, the objectives and policies to adapt to changing legislative, social, economic, environmental, or technical developments.
- 5.5.1.3 That the City may incorporate amendments to this Plan through Office Consolidations for the convenience of all stakeholders and the public. For accurate reference, the original Official Plan as approved by the **Province**, Ontario Land Tribunal decisions, and amendments to this Plan should be consulted.
- 5.5.1.4 That the City may also consider requests for amendments to this Plan from a person or public body, in accordance with the provisions of the *Planning Act* and the policies of this Plan.
- 5.5.1.5 That key performance indicators for the Official Plan Monitoring Report shall include:
 - a. Vaughan's overall housing supply, broken down by housing typology mix and tenure type (i.e., rental or ownership);
 - b. progress toward **Affordable Housing** targets;
 - c. progress toward population and employment density targets in the Vaughan Metropolitan Centre and in **Protected Major Transit Station Areas**;
 - d. the total land supply in **Employment Areas** and any change from previous years;
 - e. the development status of certain **Secondary Plan** areas, including but not limited to:
 - i. types of buildings and uses proposed, approved, and/or built within the **Secondary Plan** Area;
 - ii. achieved housing supply and typology mix within the **Secondary Plan** area; and
 - iii. provision and/or conveyance of parkland pursuant to the **Secondary Plan** process and Section 4.4 of this Plan;
 - f. progress made in implementing required land use studies as directed by the policies or schedules of this Plan, such as **Secondary Plans**;
 - g. transportation indicators, including:
 - i. linear kilometres of new cycling **Infrastructure**;
 - ii. modal shifts in transit; and

- iii. any changes in transportation-related greenhouse gas emissions per capita; and
- h. overall progress toward city-wide greenhouse gas reduction targets.

5.6 Glossary

5.6.1 Glossary for the City of Vaughan Official Plan

It is the policy of Council:

- 5.6.1.1 That words in this Plan that are capitalized and bolded in blue are defined in Table 5.2 below, and that such definitions apply to this Plan. For all other words in this Plan, the standard meaning is implied.
- 5.6.1.2 That upon enactment of a by-law to update the definitions within the City's Comprehensive **Zoning By-law**, in accordance with Policies 5.3.1.1 to 5.3.1.3 of this Plan, where a definition in Table 5.2 conflicts with the definitions in the City's **Zoning By-law**, the **Zoning By-law's** definition will prevail.

Table 5.2: Glossary for the City of Vaughan Official Plan

Accessibility	A combination of aspects, physical or virtual, that influence a person's ability to function within an environment and to access it with ease.
Accessory	Land uses, buildings, or structures that are located on the same parcel as the principal use but are subordinate, incidental and devoted exclusively to the principal use, and includes Accessory structures.
Active Frontage(s)	Building frontages or edges that allow a visual or physical engagement between the street users and the ground floors of buildings. Frequent openings and windows with few blank walls; narrow-frontage buildings that give vertical rhythm to the street edge; facade articulation; transparency that promotes eyes on the street; and uses spilling onto the street contribute to Active Frontages .
Active Recreational Uses	Active Recreational Uses are sports activities and other activities requiring specialized facilities, such as playgrounds, outdoor fitness equipment, baseball, soccer, cricket, racquet sports, aquatics, basketball and multi-use courts, volleyball, ice-skating, skateboarding, bocce, hockey and similar uses.
Active Transportation	Human-powered travel, including but not limited to, walking, cycling, rolling (inline skating, scootering) and travel with the use of a mobility aid, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.
Additional Residential Unit(s)	A self-contained residential unit with a private kitchen, bathroom and sleeping area located within a Single-Detached House , Semi-Detached House , or Townhouse that is Accessory to the principal residential unit, or in a building or structure Ancillary to a Single-Detached House , Semi-Detached House or Townhouse located on the same lot as the principal residential unit.
Adjacent Land(s)	Those lands contiguous to: a) Existing or Planned Corridors and transportation facilities where Development would have a Negative Impact on the corridor or facility. The extent of the Adjacent Lands may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives; b) A specific Natural Heritage Feature or Area where it is likely that Development or Site Alteration would have a Negative Impact on the feature or area. The extent of the Adjacent Lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;

	c) Lands on the surface of known petroleum resources, mineral deposits, or deposits of Mineral Aggregate Resources where it is likely that Development would constrain future access to the resources. The extent of the Adjacent Lands may be recommended by the Province; and d) A Protected Heritage Property or as otherwise defined in this Plan.
Adverse Effect(s)	As defined in the <i>Environmental Protection Act</i>, means one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or plant or animal life; c) harm or material discomfort to any person; d) an Adverse Effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for human use; g) loss of enjoyment of normal use of property; and h) interference with the normal conduct of business.
Affordable Housing	In the case of ownership housing, the least expensive of: 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality. In the case of rental housing, the least expensive of: 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or 2. a unit for which the rent is at or below the average market rent of a unit in the municipality. For the purposes of this definition, “low- and moderate income household” means: a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality or; b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.
Agricultural Condition	a) In regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the Microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and b) In regard to Prime Agricultural Land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.
Agricultural Impact Assessment	The evaluation of potential impacts of non-agricultural uses on the Agricultural System. An assessment recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.
Agricultural System	A system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: a) An agricultural land base comprised of Prime Agricultural Areas, including specialty crop areas. It may also include Rural Lands that help to create a continuous productive land base for agriculture; and b) An Agri-Food Network which includes agricultural operations, Infrastructure, services and assets important to the viability of the agri-food sector.

Agricultural Use(s)	The growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fiber, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to, livestock facilities, manure storage, value-retaining facilities, principal dwelling associated with an agricultural operation and housing for farm workers, when the size and nature of the operation requires additional employment.
Agriculture-Related Uses	Those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.
Agri-Food Network	Within the Agricultural System , a network that includes elements important to the viability of the agri-food sector such as regional Infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; Infrastructure ; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.
Agri-Tourism Uses	Farm-related tourism uses, including limited accommodation such as a Bed and Breakfast , that promote the enjoyment, education or activities related to the farm operation.
Ancillary	Means a permitted use that is additional, secondary, and complementary to a permitted principal use, but is not Accessory to the permitted principal use.
Archaeological Assessment(s)	A survey undertaken by a Provincially licensed archaeologist to identify Archaeological Resources and, to the extent required, the cultural heritage value or interest of the site and applicable mitigation measures. There are four levels of assessment that are specific to the circumstances, a Stage 1, Stage 2, Stage 3 or Stage 4 Archaeological Assessment , each of which is required as completed by a Provincially licensed archaeologist in accordance with the current Provincial requirements, standards and guidelines applicable to Provincially licensed archaeologists.
Archaeological Resource(s)	Includes artifacts, Archaeological Sites , and marine Archaeological Sites , as defined under the <i>Ontario Heritage Act</i> . The identification and evaluation of such resources are based upon Archaeological Assessments carried out by archaeologists licensed under the <i>Ontario Heritage Act</i> .
Archaeological Site(s)	Any property that contains an artifact or any other physical evidence of past human use or activity that is of cultural heritage value or interest.
Area(s) Of Archaeological Potential	Areas with the likelihood of containing Archaeological Resources , as evaluated using the processes and criteria that are established under the <i>Ontario Heritage Act</i> .
Area(s) Of Natural and Scientific Interest	Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. Areas of Natural and Scientific Interest are identified by the Province .
Arterials/ Arterial Streets	Form the concession block grid that provides the overall structure to Vaughan's street network. Certain Arterials are managed by York Region and others are under the jurisdiction of the City. Improvements to Arterial rights-of-way are being made to provide safe conditions for pedestrian, bicycle and transit use.
Back-To-Back Townhouse(s)	A Townhouse which shares a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. A Back-to-Back Townhouse may be combined with a Stacked Townhouse .

Bed And Breakfast(s)	An owner-operated establishment, operated as an Accessory use to a single detached dwelling, where temporary sleeping accommodation and sanitary facilities are made available and where meals are provided to guests. A Bed and Breakfast shall not include a Hotel, Hotel (small scale) or short-term rental.
Brownfield Sites	Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.
Built-Up Area	All lands within the limits of the developed Built-Up Area as identified on Schedule 1A.
Built Form Transitions	The tapering of building heights and densities as a way of achieving compatibility of built forms from areas of one character to another (e.g., low-rise to high-rise built forms).
Built Heritage Resource(s)	A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.
Collector Street(s)	Provide important linkages within the concession blocks created by Arterial Streets . Managed by the City, major and minor Collector Streets provide the main local transit and pedestrian and bicycle facilities for local communities. Major and minor Collector Streets generally have a maximum of four through lanes and two lanes respectively.
Community Area(s)	Areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs and most office jobs. Community Areas include lands within the delineated Built Boundary and Designated Greenfield Areas .
Community Energy Plan	A strategic document that outlines an approach to managing energy resources and reducing energy consumption. Community Energy Plans will be prepared to: - Provide additional detail and clarity about the City's energy consumption; - Identify targets for energy reduction; - Identify opportunities and targets for on-site energy generation, geothermal energy, and district energy systems; - Provide Development standards and design guidelines to maximize energy efficiency; and - Identify opportunities for district energy systems where appropriate densities exist to support such systems, including early consideration for: - Streetscape design for the future construction, maintenance, and operation of district energy systems; and - Utilities and Infrastructure related to the above.
Community Facilities	Public facilities used for indoor and outdoor recreational, institutional, social or cultural activities, which may be further defined as Small-Scale Community Facilities . Community Facilities include arts and recreation facilities, museums, libraries, community health and resource centres, Schools , places of worship, Day Cares , long-term care facilities and Public Emergency Services .
Community Hub	Community Hubs serve as a central access point, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, improve services for residents and are responsive to the needs of their communities. Whether in a high-density urban neighbourhood or an isolated rural community, each hub is as unique as the community it serves and is defined by local needs, services and resources related to health, social, cultural, and recreational matters.

Community Planning Permit System	A tool municipalities may use to streamline the Development approval process by combining zoning, minor variance and site plan applications into one application package, as enabled by the <i>Planning Act</i> . Certain conditions may be applied, and a Community Planning Permit System may apply to specific areas within a municipality or the entire municipality.
Compatible	Development that is not the same as, or even similar to existing Development within immediate surroundings of one another but that enhances the character of the surrounding community without causing any undue, Adverse Effects on adjacent properties.
Complete Community/Communities	Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, Public Service Facilities , local stores and services. Complete Communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.
Complete Streets	Streets which are designed to accommodate all vehicles and modes of travel, including passenger vehicles, goods movement, transit, Active Transportation and users of all ages and abilities. Complete streets should be safe for all users, regardless of age, ability, income, race, ethnicity, or mode of travel.
Conserve (Also: Conserved, Conserves, Conserving, Conservation)	The identification, protection, management and use of Built Heritage Resources , Cultural Heritage Landscapes and Archaeological Resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a Conservation plan, Archaeological Assessment , and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative Development approaches should be included in these plans and assessments.
Conservation Plan For Cultural Heritage Resources	A detailed report prepared by a heritage specialist, outlining proposed work to a heritage resource to ensure its longevity, and may be required with or without a Cultural Heritage Impact Assessment .
Cooling Centre(s)	A Cooling Centre in Vaughan is an air-conditioned public space that provides temporary refuge from extreme heat weather conditions. In the event Environment Canada and the Medical Officer of Health issue an extreme heat alert, all community centres and libraries in Vaughan will act as Cooling Centres .
Core Feature(s)	Core Features include key natural heritage features, Key Hydrologic Features , key hydrologic areas, Environmentally Significant Areas , and Areas of Natural and Scientific Interest throughout the City of Vaughan, including within the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area.
Crime Prevention Through Environmental Design (CPTED)	A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments.
Cultural Heritage Character Area(s)	A defined geographical area modified by human activity consisting of landscapes and/or groupings of buildings or structures of heritage value that may not merit designation under the <i>Ontario Heritage Act</i> but that merit special Conservation efforts. Such areas can include mill sites, hamlets, neighbourhoods and Natural Areas.
Cultural Heritage Impact Assessment(s)	A document prepared by a qualified professional with appropriate expertise comprising text and graphic material, including plans, drawings and photographs that contains the results of historical research, field work, survey, and analysis, and descriptions of Cultural Heritage Resources together with a description of

	the process and procedures in deriving potential effects and mitigation measures.
Cultural Heritage Landscape(s)	A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, Archaeological Sites , or natural elements that are valued together for their interrelationship, meaning or association.
Cultural Heritage Resource(s)	Built Heritage Resources , Cultural Heritage Landscapes and Archaeological Resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some Cultural Heritage Resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.
Cultural Heritage Survey(s)	A document prepared by a qualified professional with appropriate expertise that: a) identifies any Cultural Heritage Resources on or in close proximity to the subject lands and the significance of those resources; and b) makes recommendations for Conserving the Cultural Heritage Resources, including whether a Cultural Heritage Impact Assessment should be prepared.
Day Care(s)	A building or part of a building that receives more than five children primarily for the purpose of providing temporary care, or guidance, or both temporary care and guidance, for a continuous period not exceeding twenty-four hours, pursuant to the <i>Day Nurseries Act</i> .
Designated Greenfield Area	Lands outside of the Built Boundary that are designated for urban use but are not yet developed for such use.
Designated and Available	Lands designated for urban residential use. Where more detailed official plan policies (e.g., Secondary Plans) are required before Development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be Designated and Available for the purpose of this definition.
Designated Heritage Property/ Properties	Real property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i> or real property that is subject to a heritage conservation easement under Parts II or IV of the <i>Act</i> .
Destination Park(s)	Signature civic spaces that provide unique recreational experiences and specialized facilities designed to draw visitors city-wide and regionally, with flexible spaces accommodating daily use, large-scale events, physical activity, and passive recreation.
Developable Area	The Developable Area includes all lands available for Development for both private and public uses, including residential and employment uses, open space and Infrastructure (e.g. local and Regional streets and stormwater management ponds). The Developable Area excludes: a) Environmental features and areas where Development is prohibited; b) The Regional Greenlands System and approved local municipal Natural Heritage Systems where Development is prohibited; c) Key natural heritage features and Key Hydrologic Features; d) Major Infrastructure rights-of-way (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and e) Existing uses (e.g. cemeteries, estate subdivisions).

	This definition shall only apply to the following: a) Calculating minimum density in residents and jobs per hectare in New Community Areas and New Employment Areas; b) For new parkland for all residential Development or Redevelopment, the rate of conveyance or payment-in-lieu of parkland dedication; c) The rate of parkland dedication for all Development or Redevelopment for a commercial purpose or an industrial purpose; and d) Where Archaeological Resources are Conserved In Situ, the area subject to In Situ Conservation shall be excluded from the calculation of the Developable Area of the site.
Development(s)	The creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the <i>Planning Act</i>, but does not include: a) Activities that create or maintain Infrastructure authorized under an Environmental Assessment process or identified in provincial standards; or b) Works subject to the <i>Drainage Act</i>; or c) For the purposes of policy 4.1.4.a of the Provincial Planning Statement, 2024, underground or surface mining of minerals or advanced exploration on mining lands in Significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the <i>Mining Act</i>. Instead, those matters shall be subject to policy 4.1.5.a of the Provincial Planning Statement, 2024.
District Park(s)	Minimum 5 hectares. Provide outdoor sports, recreation, and Community Facilities serving multiple neighbourhoods with district-level amenities.
Drive-Through	The land and structures Accessory to a principal use that is used to provide a service to patrons while remaining in their motor vehicle.
Duplex(es)	A building that has two residential units, with one residential unit entirely or partially above the other. A Single-Detached House that has an Additional Residential Unit is not a Duplex .
Early Successional	A previously non-wooded, currently regenerating area in which: a) there is less than 2 square metres of basal area per hectare in Trees that are 10 centimetres or more in diameter from any combination of species listed in the following Table; and, b) there is less than 2 square metres of basal area per hectare in Trees that are 25 centimetres or more in diameter from any combination of species listed below plus White Ash (<i>Fraxinus americana</i>), Black Cherry (<i>Prunus serotina</i>), White Cedar (<i>Thuja occidentalis</i>), White Elm (<i>Ulmus americana</i>) or Red Elm (<i>Ulmus rubra</i>). Mid to Late Successional or Site Restricted Tree Species - Abies balsamea – Balsam Fir - Fraxinus nigra – Black Ash - Acer pensylvanicum – Striped Maple - Juglans cinerea – Butternut - Larix laricina – Tamarack - Juglans nigra – Black Walnut - Ostrya virginiana – Hop-hornbeam - Picea mariana – Black Spruce - Picea glauca – White Spruce - Pinus resinosa – Red Pine - Acer rubrum – Red Maple - Pinus strobus – White Pine - Acer saccharinum – Silver Maple - Quercus alba – White Oak

	Acer saccharum – Sugar Maple Quercus macrocarpa – Bur Oak Betula alleghaniensis – Yellow Birch Quercus rubra – Red Oak Carpinus caroliniana – Blue-beech Quercus velutina – Black Oak Carya cordiformis – Bitternut Hickory Sorbus americana – American Mountain-ash Carya ovata – Shagbark Hickory Tilia americana – Basswood Cephalanthus occidentalis – Buttonbush Tsuga canadensis – Hemlock Fagus grandifolia – Beech Ulmus thomasii – Rock Elm
Ecological Function(s)	The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical, and socio-economic interactions.
Ecological Integrity	The condition of ecosystems in which: a) The structure, composition and function of the ecosystems are unimpaired by the stresses from human activity; b) Natural ecological processes are intact and self-sustaining; and c) The ecosystems evolve naturally.
Emergency Shelter(s)	An Emergency Shelter provides evacuees access to food, clothing, lodging, pet sheltering, mobile device charging, washroom/bathing facilities and services to support recovery from the situation. To provide a place of refuge for evacuees during times of need, Vaughan’s community centres will act as Emergency Shelters .
Employment Area(s)	Areas designated in the Official Plan for clusters of business and economic activities, including manufacturing, warehousing, goods movement, associated Retail and office, and ancillary facilities. An Employment Area also includes areas of land described by subsection 1(1.1) of the <i>Planning Act</i> . Uses that are excluded from Employment Areas are institutional and commercial, including Retail and office not associated with the primary employment use listed above.
Employment-Supportive Uses	Land uses, including Retail commercial uses but not Major Retail , which serve the businesses and employees in proximity to the Employment Area but do not inhibit existing or preclude future employment uses in the Employment Area .
Endangered Species	A species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.
Environmental Assessment(s)	An Environmental Assessment undertaken in accordance with the <i>Environmental Assessment Act</i> of Ontario, RSO 1990, as amended.
Environmental Impact Study/Studies	A study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed Development on the Natural Heritage Network and/or on a key natural heritage feature or Key Hydrologic Feature and their functions.

Environmentally Significant Area(s)	Areas that require special protection to preserve their environmentally significant qualities. Environmentally Significant Areas contain forests, meadows, Wetlands , and landforms that support a variety of plant and animal life. Environmentally Significant Areas are identified by the City.
Equity Deserving Group(s)	A group of people who, because of systemic discrimination, face barriers that prevent them from having the same access to the resources and opportunities that are available to other members of society, and that are necessary for them to attain just outcomes. The emphasis on deserving recognizes that groups' barriers to equal access, opportunities and resources are due to marginalization created by attitudinal, historical and environmental barriers. This term is not limited to racialized groups and can be applicable to other marginalized groups.
Established Large-Lot Neighbourhoods	Established residential neighbourhoods within Community Areas characterized exclusively or predominantly by Single-Detached Houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural, or landscape value. Some of these neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas and provide opportunities for attractive landscape development and streetscapes. These include neighbourhoods at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple, and Woodbridge, and may also be part of the respective Heritage Conservation Districts .
Existing Uses (Greenbelt Only)	When applicable to the Greenbelt Plan, uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004, or for the purposes of lands added to the Greenbelt Plan after December 16, 2004, uses legally established prior to the date the Greenbelt Plan came into force in respect of the land on which the uses are established.
Farm Property	Land that is actively in Agricultural Use , as described and defined by the Province's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.
Fish Habitat	As defined in the <i>Fisheries Act</i> , Fish Habitat means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes including spawning grounds and nursery, rearing, food supply, and migration areas.
Floor Space Index (FSI)	The quotient obtained by dividing the total Gross Floor Area of all buildings on the lot, by the Net Developable Lot Area. For the purpose of calculating Floor Space Index, Net Developable Lot Area means: All lands available for Development on a lot, which shall exclude: Core Features and any associated Vegetation Protection Zones that are in either public or private ownership; - Public parkland and Privately Owned Public Spaces (POPS) that are eligible and proposed to be used for parkland credits; School blocks; and - Public, utility and/or Infrastructure rights-of-way, inclusive of land dedications, which may include but not be limited to public roads, 400-series highways and planned alignments or extensions, utility lines, pipelines and rail corridors.
Fourplex(es)	A building that has four residential units, with at least one residential unit entirely or partially above another residential unit. A Single-Detached House , Semi-Detached House , or Townhouse that has one or more Additional Residential Units is not a Fourplex .
Garden Suite	A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
Gentle Intensification	Residential Intensification within existing neighbourhoods, including small infill sites, where additional housing units are provided of slightly higher density than adjacent single family (or low density), in a way that is Compatible with the existing neighbourhood.

Globally Or Provincially Rare Plants, Animals, Or Communities	Plant or animal species or communities that have been assigned a Provincial or global ranking by the Natural Heritage Information Centre, Ministry of Natural Resources of: S1 – Extremely rare; S2 – Very rare; S3 – Rare to uncommon; G1 – Extremely rare; G2 – Very rare; or G3 – rare or rare to uncommon.
Good Heritage Conservation Practices	Is the approach to Conserving a Cultural Heritage Resource accepted by professionals engaged in the work and is set out in the following documents: - United Nations Educational, Scientific and Cultural Organization (UNESCO) and International Council on Monuments and Sites (ICOMOS) Conventions and Charters – Venice, Appleton, Washington and Burra; - Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada; - Ontario Heritage Toolkit; - The Ontario Ministry of Culture’s eight guiding principles in the Conservation of built heritage properties; and - The respective Heritage Conservation District Plan or guidelines in which the property is located, if the property is designated under Part V of the <i>Ontario Heritage Act</i>.
Green Infrastructure	Natural and human-made elements that provide ecological and Hydrologic Functions and processes. Green Infrastructure can include components such as Natural Heritage Features and Areas and systems, parklands, stormwater management systems, street Trees, Urban Forests, natural channels, permeable surfaces, and Green Roofs.
Green Roof(s)	An extension of an above grade roof, built on top of a human-made structure, that allows vegetation to grow in a growing medium.
Greenway(s)	Trail corridors, including hydro corridors or other linear open spaces, which are typically a minimum of 25 metres in width and provide important linkages for pedestrians and cyclists, can improve connections between significant destinations such as other parks and open spaces, and Community Facilities, and may provide seating opportunities or shade within the Greenway corridor.
Gross Area	All lands available for Development for both private and public uses, including residential, and employment uses, private open space and Infrastructure (e.g., local and Regional streets and stormwater management ponds). This definition shall only apply to the following: - Calculating an alternative parkland rate, if employed in accordance with the <i>Planning Act</i>; and - The Gross Area referred to in Protected Major Transit Station Area policies of this Plan.
Gross Floor Area	The aggregate of the floor areas of all Storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
Habitat of Endangered and Threatened Species	The habitat, as approved by the Ontario Ministry of Environment, Conservation and Parks, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of Endangered Species or Threatened Species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. In addition, select species placed on the Species at Risk in Ontario List are identified in regulations under the <i>Endangered Species Act</i>, which may provide further definition of Habitat of Endangered and Threatened Species.

Hazardous Lands	Property or lands that could be unsafe for Development due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.
Hazardous Sites	Property or lands that could be unsafe for Development and Site Alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).
Heritage Attributes	As defined under the <i>Ontario Heritage Act</i> , in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.
Heritage Conservation District(s)	A Heritage Conservation District is a geographically defined area with distinct heritage character that is protected by a municipal bylaw under the <i>Ontario Heritage Act</i> . Subsection 41 (1) in Part V of the <i>Ontario Heritage Act</i> enables the council of a municipality to designate the entire municipality or any defined area or areas of the municipality as a Heritage Conservation District .
Heritage Conservation District Conformity Report(s)	A report prepared by a heritage specialist prepared for a Development proposal on any subject property within a designated Heritage Conservation District . The purpose of the report is to ensure that proposed Development conforms to the Heritage Conservation District Plan and its policies.
Heritage Inventory	See Register of Cultural Properties of Heritage Significance .
Heritage Permit Application(s)	An application for a permit under Parts IV or V of the <i>Ontario Heritage Act</i> to alter, add to, construct, demolish or remove a structure or feature on a property. The Heritage Permit Application shall be accompanied by the following information: a) municipal and legal address of the property; b) name and address of the property owner; c) property survey of the affected property; d) current photographs of the buildings and landscape features of the property that will be affected by the proposal; e) a description of the proposed work, including: - o Site Plan; Cultural Heritage Impact Assessment; landscape drawings; current survey; arborist report and tree protection plan; sketches or architectural drawings of the proposed work showing materials, dimensions and scope of the work to be undertaken; any research or documentation in support of the proposal, including; archival photographs of the property; pictures or plans of similarly styled heritage buildings in the community; and signed statement by the owner authorizing the application and permitting staff to inspect the property; and f) applicable fee.
Higher Order Transit	Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed-traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher Order Transit can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.
Highly Vulnerable Aquifer(s)	Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant Adverse Effect .

High-Occupancy Vehicle Lanes	Reserved rights-of-way for public transit vehicles and other vehicles such as emergency vehicles, taxis or multiple-person vehicles.
High-Rise Building	A building over twelve Storeys in height. May include buildings intended for both residential and non-residential uses.
Home Industries	An industry that is carried out in the home or in a building that is Accessory to the home or, if the home is located on a farm, to the agricultural operation and: a) If the home is not located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the home as a single dwelling, provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community, and does not include uses such as auto repair or paint shop or furniture stripping; or b) If the home is located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation and may include, but is not limited to, a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of boats or trailers.
Home Occupation(s)	A small-scale privately operated business which provides a service as an Accessory use within a residential dwelling unit, or an Accessory building to a residential dwelling unit, and is performed by one or more of the permanent residents of that dwelling unit and is Compatible with the character of the surrounding area. Permitted Home Occupation uses will be defined and Development standards established in the Zoning By-Law .
Hotel(s)	A building(s), or part thereof, used for the temporary sleeping accommodation of the public and may include Accessory uses and ancillary cooking facilities as established in the Zoning By-law .
Housing Options	As defined in the Provincial Planning Statement, 2024, a range of housing types, such as, but not limited to single-detached, semi-detached, rowhouses, Townhouses , Stacked Townhouses , multiplexes, Additional Residential Units , tiny homes, laneway housing, Garden Suites , rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, Affordable Housing , additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational or institutional or uses such as long-term care homes.
Human and Social Services	Supports for people in every stage of their life that positively influence social determinants of health and strengthen communities. These services are provided by a variety of private, government and non-government organizations and address the needs of the population in areas such as health care, food banks, services for people with special needs, parenting programs, services for youth and settlement support for new immigrants.
Hydrologic Function(s)	The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment, including its relation to living things.
Hydrologically Sensitive Feature(s)	See Key Hydrologic Feature .
Inclusionary Zoning	Regulatory tool that allows municipalities to require, through a by-law passed under section 35.2 of the <i>Planning Act</i> , Affordable Housing units to be provided in new residential Developments or Redevelopments located within Protected Major Transit Station Areas .

Indigenous Peoples	Indigenous peoples in Ontario refer to the descendants of the original inhabitants of the region before European colonization. This diverse group includes three main categories recognized by the Canadian government: First Nations, Métis, and Inuit. As of 2016, Ontario had the largest Indigenous population in Canada, with over 374,000 individuals, representing more than one-fifth of the nation's total Indigenous population. The Indigenous population in Ontario is diverse, with various languages, cultures, and traditions that reflect their long-standing relationship with the land.
In Situ	In Situ means remaining in place in the original location where something was found.
Infrastructure	Physical structures (facilities and corridors) that form the foundation for Development . Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, Active Transportation systems, oil and gas pipelines and associated facilities.
Intensification	The Development of a property, site or area at a higher density than currently exists through: a) Redevelopment, including the reuse of Brownfield Sites and underutilized shopping malls and plazas; b) the Development of vacant and/or underutilized lots within previously developed areas; c) infill Development; and d) the expansion or conversion of existing buildings.
Interim Open Space	A temporary public space created to enhance urban areas for a limited time, providing recreational and community benefits until park and recreation facilities are developed.
Intermittent Streams	Surface Water Features that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the stream bottom during parts of the year.
Kettle Lakes	A depression formed by glacial action and permanently filled with water.
Key Hydrologic Feature(s)	Key Hydrologic Features include Wetlands, Lakes And Their Littoral Zones, permanent and Intermittent Streams, Kettle Lakes, Seepage Areas and Springs .
Lakes And Their Littoral Zones	Means any inland body of standing water, usually fresh water, larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to limit occupancy of rooted aquatic plants.
Linkage(s)	Connections between Natural Areas that provide opportunities for plant and animal movement, hydrological and nutrient cycling, and maintain ecological health and integrity of the overall Natural Heritage Network .
Live-Work Units	A building, or part of a building, containing a business that is operated by at least one resident of an associated dwelling unit comprising a non-residential use component with a residential use component located on the same premise.
Local Centre(s)	A subset of Strategic Growth Areas as identified on Schedule 1B and include Woodbridge, Maple, Kleinburg, Thornhill, Vellore Village Centre, Carrville Centre and Kirby Centre.
Local Corridor(s)	A subset of Strategic Growth Areas identified on Schedule 1B and include Major Mackenzie Drive West, Rutherford Road, Steeles Avenue West and Jane Street.

Local Street(s)	Have a maximum of two lanes and accommodate pedestrian and cyclists, and may support community-oriented transit, as well as local businesses, where required.
Low Impact Development	An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low Impact Development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, Green Roofs and exfiltration systems.
Low-Rise Building(s)	A building up to a maximum of five Storeys in height. May include buildings intended for both residential and non-residential uses.
Major Development	Development consisting of: a) the creation of four or more lots; b) the construction of a building or buildings with a ground floor area of 500 square metres or more; or c) the establishment of a Major Recreational Use.
Major Facility/Facilities	Facilities which may require separation from Sensitive Land Uses , including but not limited to, airports, manufacturing uses, transportation Infrastructure and corridors, Rail Facilities , marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems and resource extraction activities.
Major Goods Movement Facilities and Corridors	Transportation facilities, corridors and networks associated with inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, Rail Facilities , truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight-supportive may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.
Major Office	Office uses greater than 4,000 square metres per lot or with approximately 200 jobs or more.
Major Recreational Use(s) (Greenbelt Plan And Oak Ridges Moraine Conservation Plan Only)	Where applicable to the Greenbelt Plan Area or Oak Ridges Moraine Conservation Plan Area shown on Schedule 4, Major Recreational Uses are recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to, the following: golf courses; serviced playing fields; serviced campgrounds; and ski hills.
Major Retail	Includes Retail big-box stores, including warehouse-style stores, and Shopping Centres . For the purposes of this definition, a Shopping Centre is not a collection of ancillary uses that primarily serve the business functions on employment lands.
Major Transit Station Area(s)	The area including and around any existing or planned Higher Order Transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major Transit Station Areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

Meander Belt	The area of land in which a Watercourse channel moves or is likely to move over a period of time. The extent of the Meander Belt allowance is determined by a technical report using accepted scientific and engineering principles and includes considerations for meander amplitudes, erosion setbacks and factors of safety.
Mews	Pedestrian priority spaces that create enhanced connectivity in the downtown, animated by active edges. They may also be thoughtfully designed to accommodate traffic access and service uses. Mews may incorporate special design components, such as custom surface treatments, moveable planters, furnishings, accent lighting, and/or installations between buildings.
Microclimates	The climate of a very small or restricted area, especially when this differs from the climate of the surrounding area.
Micromobility	Transportation over short distances provided by eco-friendly, usually single-person vehicles, such as electric bicycles and scooters.
Mid-Rise Building(s)	A building with a minimum height of five Storeys up to a maximum of twelve Storeys in height. May include buildings intended for both residential and non-residential uses.
Mineral Aggregate Operation(s)	Means: a) Lands under license or permit, other than for Wayside Pits and Quarries, issued in accordance with the <i>Aggregate Resource Act</i>; b) For lands not designated under the <i>Aggregate Resources Act</i>, established pits and quarries that are not in contravention of municipal Zoning By-Laws and including Adjacent Land under agreement with or owned by the operator, to permit continuation of the operation; and c) Associated facilities used in extraction, transport, beneficiation, processing or recycling of Mineral Aggregate Resources and derived products such as asphalt and concrete, or the production of secondary related products.
Mineral Aggregate Resources	Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the <i>Aggregate Resources Act</i> suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the <i>Mining Act</i> .
Minimum Distance Separation Formulae	Formulae and guidelines developed by the Province , as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.
Missing Middle	Residential buildings that contain a higher density than a Single Detached House but lower density than a Mid-Rise Building , ideally at different thresholds of affordability to deliver a full range and mix of Housing Options .
Mobility Plan	A Mobility Plan is a combination of a Multi-Modal Mobility Plan along with the traditional transportation impact study analyses and is required to support all Development applications in York Region that have potential impacts on Regional and local transportation systems.
Multi-Modal	Relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, Higher Order Transit , rail (such as freight), trucks, air, and marine.
Natural Hazard(s)	Hazards due to flooding, erosion, dynamic beaches, and unstable slopes, soils and bedrock that may pose a danger to public safety or public health or result in property damage.

Natural Heritage Features And Areas	In accordance with the Provincial Planning Statement, 2024, features and areas, including Significant Wetlands , Significant coastal Wetlands , other coastal Wetlands in Ecoregions 5E, 6E and 7E, Fish Habitat , Significant Woodlands and Significant Valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), Habitat of Endangered and Threatened Species , Significant Wildlife Habitat , and Significant Areas of Natural and Scientific Interest , which are important for their environmental and social values as a legacy of the natural landscapes of an area.
Natural Heritage Network	Vaughan's Natural Heritage Network is an interconnected system of Natural Heritage Features and Areas and hydrological features and functions they perform. Natural Heritage Features and Areas , such as Wetlands , Woodlands , and the extensive Valley and Stream Corridors are identified Core Features to be protected and enhanced. Identified Enhancement Areas support and connect the Core Features . Vaughan's Natural Heritage Network includes the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area. It has been developed through analysis, modelling and review of ongoing and previous work prepared by the City and other agencies, including Watershed Plans for the Don and Humber Rivers.
Natural Heritage System	A system made up of Natural Heritage Features and Areas , and Linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include Natural Heritage Features and Areas , federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support Hydrologic Functions , and working landscapes that enable Ecological Functions to continue. In accordance with the Provincial Planning Statement, 2024, the Province has a recommended approach for identifying Natural Heritage Systems , but municipal approaches that achieve or exceed the same objective may also be used.
Natural Self-Sustaining Vegetation	Vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.
Neighbourhood Park(s)	Minimum 0.75 hectares. The foundation of the parks and system in the Designated Greenfield Area and low-density neighbourhoods providing balanced Active Recreational Uses and Passive Recreational Uses and supporting local community events.
Negative Impact(s)	As defined in the Provincial Planning Statement, 2024, means: a) In regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive Surface Water Features and sensitive ground water features, and their related Hydrologic Functions, due to single, multiple or successive Development. Negative Impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with Provincial standards; b) In regard to Fish Habitat, any harmful alteration, disruption or destruction of Fish Habitat, except where an exemption to the prohibition has been authorized under the <i>Fisheries Act</i>; c) In regard to other Natural Heritage Features and Areas and areas, degradation that threatens the health and integrity of the natural features or Ecological Functions for which an area is identified due to single, multiple or successive Development or Site Alteration activities. d) In regard to policy 4.2, degradation to the quality and quantity of water, sensitive Surface Water Features and sensitive ground water features, and their related Hydrologic Functions, due to single, multiple or successive Development or Site Alteration activities; and e) In regard to policy 3.3.3, any Development or Site Alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Net-Zero	Refers to a state in which the greenhouse gas emissions amount to zero when considering carbon offsets like renewable energy production.
New Community Area(s)	Lands added to the Urban Area for community purposes, including residential and population-related employment, beyond those designated for urban uses prior to approval of this Plan.
New Employment Area(s)	Lands added to the Urban Area for employment purposes beyond those designated for urban uses prior to approval of this Plan.
Non-Farm Residence(s)	A single residential unit, unrelated to a farm operation located in the Prime Agriculture or Rural land use designations.
Normal Farm Practices	A practice, as defined in the <i>Farming and Food Production Protection Act</i> , that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal Farm Practices shall be consistent with the <i>Nutrient Management Act</i> , and regulations made under that <i>Act</i> .
On-Farm Diversified Uses	Uses that are secondary to the principal Agricultural Use of the property and are limited in area. On-Farm Diversified Uses include, but are not limited to, Home Occupations, Home Industries, Agri-Tourism Uses , uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.
Partial Services	Means: a) Municipal sewage services or Private Communal Sewage Services combined with individual on-site water services; or b) Municipal water services or Private Communal Water Services combined with individual on-site sewage services.
Passive Recreational Uses	Activities characterized by low-intensity outdoor pastimes, using unstructured social and recreation facilities such as seating areas, picnic areas, allotment/community gardens, outdoor classrooms and amphitheatres, off-leash dog areas and similar uses.
Planned Corridors	Corridors or future corridors which are required to meet projected needs, and are identified through Provincial transportation plans, preferred alignment(s) determined through the <i>Environmental Assessment Act</i> process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has competed, the identification of a corridor.
Portable Asphalt Plants	A facility: a) With equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and b) Which is not of permanent construction, but which is to be dismantled at the completion of the construction project.
Primary Centre(s)	A subset of Strategic Growth Areas as identified on Schedule 1B and include Weston 7, Vaughan Mills, Promenade Centre, Yonge Steeles, Steeles West and Concord GO Centre.

Primary Corridor(s)	A subset of Strategic Growth Areas as identified on Schedule 1B and include portions of Yonge Street, Centre Street, Bathurst Street and Highway 7.
Prime Agricultural Area(s)	Areas where Prime Agricultural Lands predominate. This includes areas of Prime Agricultural Lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime Agricultural Areas may be identified by a planning authority based on Provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.
Prime Agricultural Lands	Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.
Private Communal Sewage Services	Sewage works within the meaning of Section 1 of the <i>Ontario Water Resources Act</i> that serves six or more lots or private residences and is not owned by a municipality.
Private Communal Water Services	Non-municipal drinking-water system within the meaning of Section 2 of the <i>Safe Drinking Water Act, 2002</i> that serves six or more lots or private residences and is not owned by a municipality.
Privately Owned Public Spaces (POPS)	Open space that is privately owned and maintained but is a publicly accessible space complementing public parks or offering other public programming purposes secured by an easement in favour of the City.
Protected Heritage Property	Means property designated under Part IV or VI of the <i>Ontario Heritage Act</i> ; property included in an area designated as a Heritage Conservation District under Part V of the <i>Ontario Heritage Act</i> ; property subject to a heritage conservation easement or covenant under Part II or IV of the <i>Ontario Heritage Act</i> ; property identified by a Provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under Federal heritage legislation; and United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Sites, or as otherwise identified by the Province .
Protected Major Transit Station Area(s) (PMTSA)	Areas of land identified on Schedule 1B and Schedule 1.B.1 through 1.B.5 surrounding existing or planned Higher Order Transit stations or stops and include a minimum density target as identified in Appendix 2 of this Plan.
Province	The Province of Ontario.
Provincial Highway(s)	Are Provincially managed, limited access freeways that accommodate a high volume of traffic, but are not accessible for pedestrian and bicycle use.
Public Emergency Service(s)	Fire, police, or emergency medical services and dispatch centres.
Public and Private Institutional Buildings	Public and Private Institutional Buildings are occupied by public and private institutional uses, such as libraries, civic buildings, community centres, private or public Schools and places of worship.

Public Realm	Consists of public and publicly accessible spaces and the interface of private and public spaces in which people can interact. These can include municipal streets, lanes, squares, plazas, sidewalks, trails, parks, open spaces, and conservation areas. The Public Realm is also about amenities found within these spaces, such as benches, light poles, transit shelters, vegetation and public art.
Public Service Facilities	Land, buildings and structures, including but not limited to, Schools , hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. Public Service Facilities do not include infrastructure .
Public Square(s)	Between 0.2 and 0.75 hectares. Designed to serve Strategic Growth Areas and constructed with durable materials, with a balanced mix of hardscape and softscape. Strategically located in mixed-use, high-traffic areas adjacent to Active Frontages .
Public Utilities	A public body or private corporation providing Infrastructure to the public such as hydro, natural gas, communications/telecommunications, cable, sewer and water.
Purpose-Built Rental Housing	Buildings containing one or more rented residential units, including vacant units, that is used for rented residential purposes, but does not include condominium-registered, life-lease or other ownership forms which are rented out by individual owners.
Rail Facility/ Facilities	Rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future Rail Facilities .
Rapid Infiltration Basin(s)	A basin or system of basins at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.
Rapid Infiltration Column(s)	A column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.
Rear-Lotting	Lot layout where the rear yard of the Development faces anything other than another rear lot or a laneway.
Redevelopment	The creation of new units, uses or lots on previously developed land in existing communities, including Brownfield Sites .
Regional Park(s)	Minimum 15 hectares. Expansive recreational and natural areas serving as city-wide hubs for sport, recreation, and leisure, offering premium facilities for activities requiring larger land areas.
Register Of Cultural Properties Of Heritage Significance	The register of Cultural Heritage Resources as established under Section 27 of the <i>Ontario Heritage Act</i> . Also known as the Heritage Inventory .
Renewable Energy Systems	A system that generates electricity, heat and/or cooling from a renewable energy source.

Residence Surplus to a Farming Operation	When applicable to lands within the Oak Ridges Moraine Conservation Plan Area: a) if there are two or more farm residences, all built before 1978, on a lot that is being used in a farming operation, one of those residences that is surplus to the farming operation; or b) if the owner and operator of a farming operation acquires an additional lot and uses it in the consolidated farming operation, any existing farm residence that is surplus to the consolidated farming operation. When applicable outside the Oak Ridges Moraine Conservation Plan Area: an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).
Retail Commercial	Retail, restaurant and service commercial uses.
Risk Assessment	An evaluation and study completed by a qualified person that examines the pathways and quantitatively and/or qualitatively evaluates the level of risk associated with a land use, land use activity or Infrastructure , and/or threats to intended users.
Risk Management Plan	A document completed by a qualified person that describes the results of the Risk Assessment , proposes a plan for the mitigation and management of the identified risks, and outlines an emergency response plan to be executed in the event that a risk occurs.
Rural Areas	A system of lands within the municipality that may include rural settlement areas, Rural Lands , Prime Agricultural Areas , Natural Heritage Features and Areas , and resource areas.
Rural Lands	Lands which are located outside settlement areas and which are outside Prime Agricultural Areas .
Sand Barrens	Land (not including land that is being used for agricultural purposes and no longer exhibits Sand Barrens characteristics) that: a) Has sparse or patchy vegetation that is dominated by plants that are: i. adapted to severe drought and low nutrient levels; and ii. maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire; b) has less than 25 percent Tree cover; c) has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and d) has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.
Savannah(s)	Means land (not including land that is being used for agricultural purposes and no longer exhibits Savannah characteristics) that: a) has vegetation with a significant component of non-woody plants, including Tallgrass Prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both; b) has from 25 percent to 60 percent Tree cover; c) has mineral soils; and d) has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.
School(s)	Means an educational facility which includes both an elementary or secondary School , which every person who attains the age of six years is required to attend, as enacted by the <i>Ontario Education Act</i> .
Secondary Plan(s)	Land use plan for a particular area of the city that is prepared as an amendment to this Official Plan.

Seepage Areas and Springs	Sites of emergence of groundwater where the water table is present at the ground surface.
Semi-Detached House(s)	A Low-Rise Residential building, up to three Storeys in height, situated on a single lot and attached to no more than one other residential building situated on a separate parcel.
Sensitive Use(s)/Sensitive Land Use(s)	Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more Adverse Effects from contaminant discharges generated by a nearby Major Facility . Sensitive Land Uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, Day Cares , Hotels , places of worship, and educational and health facilities.
Shopping Centre(s)	Premises consisting of a building or group of buildings that are managed as a unit by a single owner or tenant, or by a group of owners or tenants, and contain at least three commercial units.
Significant	Means: a) In regard to Wetlands, coastal Wetlands and Areas of Natural and Scientific Interest, an area identified as Provincially Significant using evaluation criteria and procedures established by the Province, as amended from time to time; b) In regard to Woodlands, an area which is ecologically important in terms of features such as species composition, age of Trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province; c) In regard to other features and areas in policy 4.1 of the Provincial Planning Statement, 2024, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System; and d) In regard to mineral potential, an area identified as Provincially Significant through Provincial guidance, such as the Provincially Significant Mineral Potential Index. e) In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest, Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the <i>Ontario Heritage Act</i>. Criteria for determining significance for the resources identified in section c) – d) are provided in Provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used. While some Significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.
Significant Development(s)	A Development with 100 or more residential dwelling units or a total Gross Floor Area of all uses of 12,500 square metres or greater.
Significant Drinking Water Threat	A condition or activity that has a high potential to have a Negative Impact on the quantity and/or quality of groundwater that supplies a municipal well.

Significant Groundwater Recharge Area(s)	A Significant Groundwater Recharge Area identified: a) as a Significant Groundwater Recharge Area by any public body for the purposes of implementing the Provincial Planning Statement; b) as a Significant Groundwater Recharge Area in the assessment report required under the <i>Clean Water Act</i>, or c) as an ecologically Significant Groundwater Recharge Area delineated in a Subwatershed Plan or equivalent in accordance with Provincial guidelines. Ecologically Significant Groundwater Recharge Areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and Wetlands.
Significant Surface Water Contribution Areas	Areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a Watershed.
Single-Detached House(s)	A Low-Rise Residential building, up to three Storeys in height, situated on a single lot and not attached to any other residential building.
Site Alteration(s)	Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 4.1.4.a of the Provincial Planning Statement, 2024, Site Alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in Significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the <i>Mining Act</i>. Instead, those matters shall be subject to policy 4.1.5.a of the Provincial Planning Statement, 2024.
Small-Scale Community Facilities	Community or Neighbourhood library as defined in the Vaughan Community Spaces Plan, or a community centre.
Small-Scale Convenience Retail	Retail uses intended to serve the residents of the immediate area with basic provisions such as a corner store. For clarity, a restaurant is not considered as a Small-Scale Convenience Retail use.
Source Water Impact Assessment and Mitigation Plan	A report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that may pose a threat to the quantity or quality of a municipal drinking water supply. It proposes a plan for the mitigation and management of the identified risks and outlines an emergency response to be executed in the event that a risk is realized.
Special Concern Species	A species that is classified as a Special Concern Species in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the <i>Endangered Species Act</i>, or successor or replacement Act.
Special Policy Area(s)	An area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning Development. The criteria for designations and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified Development and Site Alteration, if a community has feasible opportunities for Development outside the flood plain.
Stacked Townhouse(s)	An attached building up to four Storeys in height comprising two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a traditional street Townhouse and each unit is provided direct access to ground level. A Stacked Townhouse may be combined with a Back-to-Back Townhouse.

Storey(s)	A level of a building located between the surface of a floor and the ceiling or roof immediately above it, but shall not include a basement, attic, mezzanine, or mechanical penthouse. Any portion of a building partially below grade shall be deemed a Storey where its ceiling is at least 1.8 metres above the established grade.
Strata Park(s)	A park with horizontal delineation of legal ownership between public and private uses as described in the <i>Condominium Act, 1998</i> , SO 1998, c 19, for example, a public park located on top of privately owned parking structure.
Strategic Growth Area(s)	Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating Intensification and higher-density mixed uses in a more compact built form. Strategic Growth Areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or Development will be focused, that may include infill, Redevelopment (e.g., underutilized shopping malls and plazas), Brownfield Sites , the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or Higher Order Transit corridors may also be identified as Strategic Growth Areas .
Subwatershed Plan	A plan that reflects and refines the goals, objectives, targets and assessments of Watershed Planning for smaller drainage areas, is tailored to subwatershed needs and addresses local issues. A Subwatershed Plan should: consider existing Development and evaluate impacts of any potential or proposed land uses and Development; identify hydrologic features, areas, Linkages and functions; identify Natural Features and Areas and related Hydrologic Functions; and provide for protecting, improving or restoring the quality and quantity of water within a subwatershed. A Subwatershed Plan is based on pre-Development monitoring and evaluation; is integrated with natural heritage protection; and identifies specific criteria, objectives, actions, thresholds, targets and best management practices for Development, for water and wastewater servicing, for stormwater management, for managing and minimizing impacts related to severe weather events, and to support ecological needs.
Surface Water Feature(s)	Water-related features on the earth's surface, including headwaters, rivers, permanent and Intermittent Streams , inland lakes, Seepage Areas and Springs , recharge/discharge areas, Wetlands , and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.
Sustainability	Decisions and actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations.
Table Land(s)	Lands in the City of Vaughan which are not contained within the defined valleys of Watercourses , including rivers and streams.
Tallgrass Prairie(s)	Means land (not including land that is being used for agricultural purposes or no longer exhibits Tallgrass Prairie characteristics) that: - has vegetation dominated by non-woody plants, including Tallgrass Prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both; - has less than 25 percent Tree cover; - has mineral soils; and - has been further identified, by the Minister of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.
Threatened Species	A species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Time Of Travel	The estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A Wellhead Protection Area is typically divided into several Time of Travel zones.
Townhouse(s)	A Low-Rise Residential building, up to three Storeys in height, situated on a single parcel and part of a row of at least three, but no more than six, attached residential units.
Traditional Territory/ Territories	The geographic area traditionally occupied or used regularly by a First Nation and/or their ancestors.
Transit Operation and Maintenance Facilities	Land and/or structures used for the purpose of repairing, maintaining, storing and/or testing conventional and rapid transit vehicles, up to and including subway cars. These facilities may also include offices and other accommodations for on-site workers and transit vehicle operators.
Transit-Supportive	In regard to land use patterns, means Development that makes transit viable, optimizes investments in transit Infrastructure and improves the quality of the experience of using transit. It often refers to compact, mixed-use Development that has a high level of employment and residential densities, including air rights Development , in proximity to transit stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.
Transportation Demand Management	A set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.
Treaty Rights	Treaty rights are protected by subsection 35(1) of the <i>Constitution Act, 1982</i> and often address the creation of reserves for the exclusive use of First Nations, and their rights to hunt, fish and trap on provincial Crown lands. Treaties are legally binding agreements that set out the rights, responsibilities and relationships of First Nations and the federal and provincial governments.
Tree(s)	Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity, provided that where multiple stems grow from the same root system, the number of Trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.
Triplex(es)	A building that has three residential units, with at least one residential unit entirely or partially above another residential unit. A Single-Detached House or Semi-Detached House that has one or more Additional Residential Units is not a Triplex .
Universal Design	The design of buildings and public places, and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.
Unserviced Parks	Only applicable to the Oak Ridges Moraine Conservation Plan Area: A park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, Accessory commercial facilities, paved parking lots or permanent water or sewer facilities.
Urban Agriculture	Food production in urban and settlement areas for personal consumption, commercial sale, education or therapy. It includes, but is not limited to, gardening and livestock raised in backyards, container gardening on balconies or rooftops, community gardening, vertical farming, and urban composting.
Urban Area	Lands within the Urban Boundary identified on Schedule 1A as having an urban designation, which includes Employment Areas , Community Areas , and Strategic Growth Areas within the Built-Up Area and the Designated Greenfield Area .

Urban Forest(s)	A treed area that occurs within the Urban Area , both in and out of the Natural Heritage Network , which does not meet the criteria for Woodland and where Trees are less than 20 metres apart.
Urban Park(s)	Minimum 0.75 hectares. Versatile spaces designed for high-density communities in Strategic Growth Areas , providing intensively programmed outdoor spaces that accommodate Active Recreational Uses and Passive Recreational Uses through year-round recreational activities and community events.
Valley and Stream Corridor(s)	Valley and Stream Corridors are the natural resources associated with river systems characterized by their landforms, features and functions. Valley and Stream Corridors are distinguished from other physiographic features by their connection to the river system as a whole. The physical landform of a valley corridor can visually be identified from its surrounding landscape (i.e. it is well-defined). The physical landform of a stream corridor cannot be visually identified from its surrounding landscape (i.e. it is ill-defined). Therefore, valley corridors are distinguished from stream corridors by the presence of a distinct landform. Valley corridors may or may not have a defined Watercourse channel. Stream corridors will typically have a defined Watercourse channel, except at the upper limit of the corridor - source area - where the Watercourse (headwater stream) is characterized by surface flow and/or high water tables originating from Seepage Areas and Springs. Where a Significant Area, as defined in the Valley and Stream Corridor Management Program, is within and/or immediately adjacent to a valley or stream corridor, the corridor boundary is extended to include the Significant Area and a minimum ten metres inland. Valley and Stream Corridors are Significant valley lands and will be further clarified through ongoing studies such as the Natural Heritage Network Study and studies in support of Development applications.
Valley Lands	A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.
Vegetation Protection Zone(s)	A vegetated buffer area surrounding a key Natural Heritage Feature and Area or Key Hydrologic Feature .
Vision Zero	A strategy to eliminate all traffic fatalities and serious injuries, while increasing safe, healthy, equitable mobility for all. The strategy includes a focus on system-wide changes to the way streets are designed and operated to eliminate serious injuries and deaths on roadways.
Vulnerable	A condition of surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.
Water Resource System(s)	A system consisting of groundwater features and areas, Surface Water Features (including shoreline areas), Natural Heritage Features and Areas and Hydrologic Functions , which are necessary for the ecological and hydrological integrity of the Watershed .

Waterbody/ Waterbodies	Lakes, Woodland ponds, etc. which provide Ecological Functions . For the purposes of determining Significant Woodlands , Waterbody generally does not include small Surface Water Features such as farm ponds or stormwater management ponds, which would have limited Ecological Function .
Watercourse(s)	A defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs, in accordance with the <i>Conservation Authorities Act</i> .
Watershed	An area that is drained by a river and its tributaries.
Watershed Planning	Planning that provides a framework for establishing comprehensive and integrated goals, objectives and direction for the protection, enhancement or restoration of water resources, including the quality and quantity of water, within a Watershed and for the assessment of cumulative, cross-jurisdictional and cross- Watershed impacts. Watershed Planning evaluates and considers the impacts of a changing climate on Water Resource Systems and is undertaken at many scales. It may inform the identification of Water Resource Systems .
Wayside Pits and Quarries	A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.
Wellhead Protection Area	The surface and sub-surface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.
Wetland(s)	Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of Wetlands are swamps, marshes, bogs and fens. Periodically soaked or Wetlands being used for agricultural purposes which no longer exhibit Wetland characteristics are not considered to be Wetlands for the purposes of this definition. Wetlands on the Oak Ridges Moraine and Greenbelt include any Wetlands further identified by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.
Wildlife Habitat	Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific Wildlife Habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.
Woodland(s)	Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of Wildlife Habitat , outdoor recreational opportunities, and the sustainable harvest of a wide range of Woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and Provincial levels. Woodlands may be delineated according to the <i>Forestry Act</i> definition or the Province's Ecological Land Classification system definition for "forest".

**Woodland
Compensation
Plans**

A plan that determines how the removal of non-**Significant Woodlands** will be compensated for, which should be prepared to consider the following:

1. achieve a net gain in **Woodland** area through **Woodland** restoration
2. preference is for compensation to be located in proximity to removal area; the order of priority for location compensation initiatives will be within **Development** area, the subwatershed/local municipality, **Watershed**, Region
3. landscape ecology principles including size, patch shape, connectivity, edge to area ration should be considered
4. compensation sites may include:
 - a. **Table Land Linkages** within a planned **Natural Heritage System**
 - b. Expansions to existing **Woodlands** (excluding buffers)
 - c. **Rural Land**
 - d. **Woodland** additions adjacent to publicly owned **Woodlands**
5. Mechanisms for implementation may include:
 - a. Conservation easements on **Rural Land/Agricultural Land**
 - b. Conveyance of land
 - c. **Woodland** compensation implementation plan and securities
 - d. Cash in lieu based on the cost to create a compensation **Woodland** (including land)

**Zoning By-
law(s)**

Zoning By-laws are the primary tool the City has available under the *Planning Act* to implement the policies of this Plan. **Zoning By-laws** translate the higher-level policies of the Official Plan into more specific provisions and lot and building requirements, such as building heights, massing, and setbacks, for each property within the City.