

# **THE CITY OF VAUGHAN**

# **BY-LAW**

## **BY-LAW NUMBER 018-2026**

**A By-law to adopt Amendment Number 151 'PART A' to the York Region Official Plan 2022 for the York Region Planning Area and 'PART B' the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number 151 'PART A' to the York Region Official Plan 2022 of the York Region Planning Area, consisting of the attached text is hereby adopted.
2. THAT the attached Amendment Number 151 'PART B' to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text is hereby adopted.
3. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 27<sup>th</sup> day of January, 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 1 of the Committee of the Whole.  
Report adopted by Vaughan City Council on January 27, 2026.  
City Council voted in favour of this by-law on January 27, 2026.  
Approved by Mayoral Decision MDC 001-2026 dated January 27, 2026.  
**Effective Date of By-Law: January 27, 2026**

**AMENDMENT NUMBER 151**  
**‘PART A’**

**TO THE YORK REGION OFFICIAL PLAN 2022**

**OF THE YORK REGION PLANNING AREA**

The following text constitutes Amendment Number 151 ‘PART A’ to the York Region Official Plan of the York Region Planning Area.

## I      PURPOSE

The purpose of 'PART A' of this Amendment to the York Region Official Plan 2022, as amended, is to align with the new definition of "area of employment" in the *Planning Act* and "employment area" in the *Provincial Planning Statement 2024* that took effect on Oct. 20, 2024.

This Amendment addresses transitional policies in accordance with subsections 1(1), 1(1.1) and 1(1.2) of the *Planning Act* with respect to areas of employment until such time as the Council-adopted Vaughan Official Plan 2025 (VOP 2025) is approved by the Minister of Municipal Affairs and Housing in accordance with Section 17 of the *Planning Act*.

## II      LOCATION

The lands located in the Employment Area in the municipal jurisdiction of the City of Vaughan in the York Region Official Plan 2022 as shown on Map 1A Land Use Designations and Appendix 1 York Region Employment Area Zones and Densities.

## III      BASIS

The decision to amend the York Region Official Plan 2022 is based on the considerations identified in 'PART B' of Amendment Number 151.

## IV      DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The York Region Official Plan 2022, as amended, is hereby amended by:

1. Section 4.3 Employment Areas of the York Region Official Plan, is hereby amended by deleting Policy 4.3.3 and substituting it for the following:

Policy 4.3.3 That *Employment Areas*, as shown on *Map 1A*, shall be designated in local official plans for employment uses for clusters of business and economic

activities including, manufacturing, warehousing, industrial, and associated retail and office, and ancillary facilities.

2. Section 4.3 Employment Areas of the York Region Official Plan, is hereby amended by adding Policy 4.3.16 to follow immediately after Policy 4.3.15, and re-number existing policies accordingly, as follows:

Policy 4.3.16 Lands designated *Employment Area* within the City of Vaughan as shown on *Map 1A* are subject to Vaughan Official Plan policies authorizing the continuation of use(s) that are excluded from the definition of *Employment Area*, provided that the use(s) are lawfully established on the parcel of land before Oct. 20, 2024.

3. Definitions Section of the York Region Official Plan, is hereby amended by deleting the definition of “Employment Area” and substituting with a new “Employment Area” definition as the following:

**Employment Area:** Areas designated in this 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) and 1(1.1) of the *Planning Act*. Uses that are excluded from *Employment Areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

## V IMPLEMENTATION

The implementation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

VI      INTERPRETATION

The interpretation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

**AMENDMENT NUMBER 151  
'PART B'**

**TO THE VAUGHAN OFFICIAL PLAN 2010  
OF THE VAUGHAN PLANNING AREA**

The following text constitutes Amendment Number 151 'PART B' to the Official Plan of the Vaughan Planning Area.

## I      PURPOSE

The purpose 'PART B' of this Amendment to the Vaughan Official Plan 2010 (VOP 2010), as amended, is to align with the new definition of "area of employment" in the *Planning Act* and "employment area" in the *Provincial Planning Statement 2024* that took effect on Oct. 20, 2024.

This Amendment addresses transitional policies in accordance with subsections 1(1), 1(1.1) and 1(1.2) of the *Planning Act*. with respect to areas of employment until such time as the Council-adopted Vaughan Official Plan 2025 (VOP 2025) is approved by the Minister of Municipal Affairs and Housing in accordance with Section 17 of the *Planning Act*.

## II      LOCATION

Lands located in the Employment Area as identified in the VOP 2010 as shown on Schedule 1 Urban Structure and Schedule 13 Land Use Designations.

## III      BASIS

The decision to amend VOP 2010, as amended, and York Region Official Plan 2022 (as identified in 'PART A' of Amendment No. 151), as amended, is based on the following considerations:

1. *Bill 97, the Helping Homebuyers, Protecting Tenants Act, 2023* received royal assent on June 8, 2023 which amended the *Planning Act* to change the definition of "area of employment" to exclude institutional uses, office and retail uses not associated with a primary employment use (such as manufacturing, warehousing, research and development), and other prescribed business and economic uses.
2. As a result of *Bill 185 (Cutting Red Tape to Build More Homes Act, 2024)*, the *Planning Act* was amended to identify York Region as an upper-tier municipality

without planning responsibilities effective July 1, 2024. Pursuant to subsection 70.13(2) of the *Planning Act*, the York Region Official Plan 2022, adopted by York Region Council in June 2022 and approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it. Accordingly, the City has authority under subsection 70.13(2) of the *Planning Act* to amend York Region Official Plan 2022 as it applies to the City.

3. As a result of *Bill 97*, the *Planning Act* was amended to repeal and substitute the definition of “area of employment” in subsection 1(1), and add subsection 1(1.1) and subsection 1(1.2) to the *Planning Act* that gives the ability for municipalities to authorize the continuation of lawfully established use(s) that were established before Oct. 20, 2024 in an area of employment.
4. The *Provincial Planning Statement, 2024*, replaced the *Provincial Policy Statement, 2020* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*, which took effect on Oct. 20, 2024, and amended the definition of “employment area”.
5. The statutory Public Meeting was held on Dec. 2, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of Dec. 2, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on Dec. 16, 2025. The Committee of the Whole meeting held on Jan. 20, 2026 recommended approval of the Official Plan Amendment File 26.19, (City of Vaughan).

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010, as amended, is hereby amended by:

1. Section 2.2.4 Employment Areas of the Vaughan Official Plan, is hereby amended by deleting and replacing the second sentence, “While Vaughan is anticipated to see significant job growth in Employment Areas, they are

considered Stable Areas and their planned function for economic activity related to industrial, manufacturing, warehousing and some offices uses is to be maintained.” with the following:

While Vaughan is anticipated to see significant job growth in **Employment Areas**, they are considered **Stable Areas** and their planned function for economic activity related to industrial, manufacturing, warehousing and ancillary offices uses is to be maintained.

2. Section 2.2.4 Employment Areas of the Vaughan Official Plan, is hereby amended by deleting and replacing Policy 2.2.4.1, as follows:

Policy 2.2.4.1 That the planned function of the **Employment Areas**, as shown on Schedule 1, is to support economic activity in Vaughan by supplying land for a range of industrial, manufacturing, warehousing and, ancillary office uses. The City also has two major Rail Facilities, located within the **Employment Areas**.

3. Section 2.2.4 Employment Areas of the Vaughan Official Plan, is hereby amended by adding Policy 2.2.4.3 to follow immediately after Policy 2.2.4.2, and re-number existing policies accordingly, as follows:

Policy 2.2.4.3 That, as of Oct. 20, 2024, pursuant to subsections 1(1.1) and 1(1.2) of the *Planning Act*, the City's **Employment Areas** are comprised of lands which include lawfully established uses that are not manufacturing, warehousing, goods movement, or ancillary uses. Use(s) lawfully established on the parcel of land before Oct. 20, 2024 shall be permitted to continue.

4. Section 9.2.1 General Land Use Policies, subsection 9.2.1.9.d of the Vaughan Official Plan, is hereby amended by adding “, except in **Employment Areas** as identified on Schedule 1;” immediately after the text “d. Small-scale community facilities”.

5. Section 9.2.1 General Land Use Policies, subsection 9.2.1.9.e of the Vaughan Official Plan, is hereby amended by deleting “but not within areas designated as **General Employment**” and substituting with “except in **Employment Areas** as identified on Schedule 1”.
6. Section 9.2.2 Land Use Designations subsection 9.2.2.10 General Employment of the Vaughan Official Plan, is hereby amended by adding Policy 9.2.2.10 (c) to follow immediately after Policy 9.2.2.10 (b), and re-number existing policies accordingly, as follows:

Policy 9.2.2.10 (e). uses which are not listed in policy 9.2.1.9 and 9.2.2.10.b. but were lawfully established before Oct. 20, 2024 are permitted to continue;
7. Section 9.2.2 Land Use Designations subsection 9.2.2.11 Prestige Employment of the Vaughan Official Plan, is hereby amended by adding Policy 9.2.2.11 (d) to follow immediately after Policy 9.2.2.11 (c), and re-number existing policies accordingly, as follows:

Policy 9.2.2.11 (d). uses which are not listed in policy 9.2.1.9 and 9.2.2.11.c. but were lawfully established before Oct. 20, 2024 are permitted to continue;
8. Chapter 10 Implementation Section 10.2.2 Definitions of the Vaughan Official Plan, is hereby amended by adding a new term “Employment Area” as follows:

**Employment Area:** 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) and 1(1.1) of the *Planning Act*. Uses that are excluded from *Employment Areas* are institutional

and commercial, including retail and office not associated with the primary employment use listed above.

V      IMPLEMENTATION

The implementation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

VI      INTERPRETATION

The interpretation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.