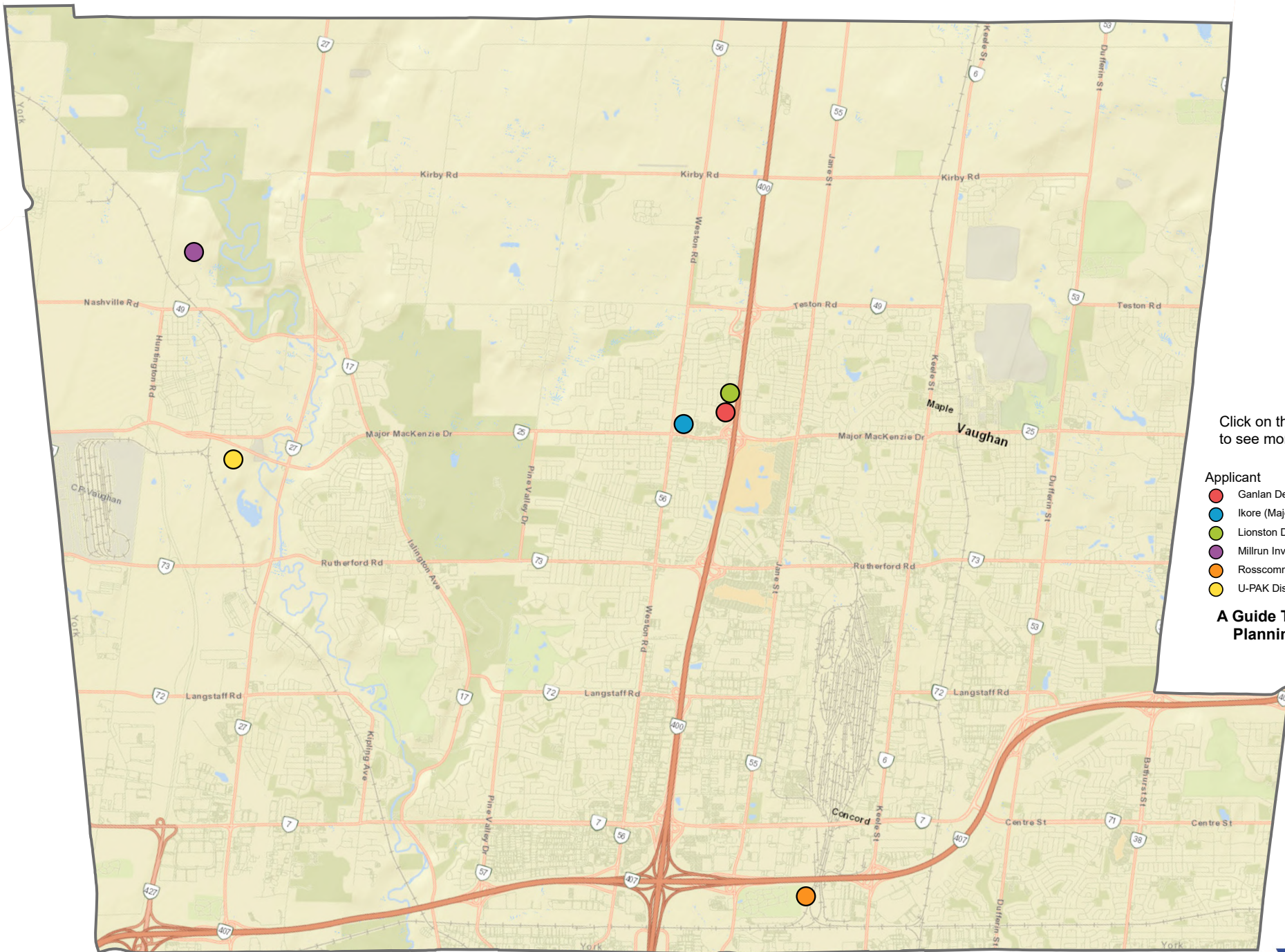


LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE MAY 5th, 2026 PUBLIC MEETING



Click on the items below to see more information

- Applicant**
- Ganlan Developments Ltd.
 - Ikore (Major Weston) Ltd.
 - Lionston Developments Inc.
 - Millrun Investments Inc.
 - Roscomm Holdings Ltd.
 - U-PAK Disposals Ltd.

A Guide To Vaughan's Planning Process

THAT BUILDING DIDN'T JUST GET THERE...

The City of Vaughan's communities are constantly growing and changing. In fact, Vaughan is one of the fastest growing cities in Canada with a population of more than 350,000! To ensure Vaughan continues to be a great place to live, work and play, our city must grow in ways that are smart and any change must meet the needs and values of current and future residents and businesses. This is why all developments undergo a careful review by City staff, Council, public agencies, including the Toronto and Region Conservation Authority, York Region and provincial ministries where appropriate, and why the City asks for feedback from residents, landowners and stakeholders before the shovels hit the ground. For more information about land-use planning, the processes and how to get involved, visit vaughan.ca/PlanningProcess.

WHAT IS A DEVELOPMENT APPLICATION?

Development is a broad term referring to any activity that results in a change of land use, construction of a new building(s) or the creation of a parcel(s) of land. **Development applications** are proposals put forward by a landowner that must be carefully considered and reviewed to ensure they are consistent with provincial, regional and city plans and policies. There are six types of development applications reviewed by City staff and Vaughan Council, which are governed by the *Planning Act*.

- Official Plan Amendments (OPAs)
- Zoning By-law Amendments (ZBAs)
- Draft Plan of Subdivisions
- Site Development Applications
- Draft Plan of Condominiums
- Part-lot Control Exemptions

In some cases, the landowner may submit one or more of these applications at the same time for consideration by the City. More about these applications can be found at vaughan.ca/PlanningProcess.

HOW WE PLAN

Provincial and regional plans and policies: The Province of Ontario regulates land use through plans and policies, including the Provincial Planning Statement, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. The Provincial Planning Statement provides direction on matters of provincial interest related to land use planning and sets targets for the number of new residents and jobs for certain areas. Based on these targets, together with the policies of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, official plans set the vision and plan for where and how this growth and development will be accommodated. All Council decisions regarding a planning application must conform to and be consistent with Provincial plans and policies.

Vaughan's Official Plan: Vaughan's Official Plan serves as Council's roadmap for growth and land use within the city and must conform with the Province's policies and plans. It establishes the City's long-term vision and values, which is stated through goals and policies that help guide decision-making on land development, economic growth, urban design, the environment and more. Ultimately, the Official Plan guides where different types of development should be located.

Secondary Plans: Secondary Plans build on the City's Official Plan by providing policy guidance and direction for smaller and focused geographic areas. In some cases, they can also provide more prescriptive policies to reflect the uniqueness of the area they cover. A Secondary Plan defines all the elements needed for successful development, including new roads and active transportation routes, open spaces and parks, policies to establish land uses and key infrastructure requirements.

Zoning By-laws: A Zoning By-law is a more detailed planning tool used to implement the Official Plan policies in order to regulate how land is used. They provide specific standards for how development and construction can occur on a property. A Zoning By-law ensures that what is built meets the vision of the Official Plan and any land use plans. Learn more about Zoning By-laws at vaughan.ca/zoning.

HOW DEVELOPMENT DECISIONS ARE MADE

Before the shovels hit the ground, development proposals must go through the following five-step review and decision-making process:

Step 1: Once a formal development application has been submitted, in most cases, a sign is posted on the site in question to let the community know what is being proposed. A written notice is also sent to all residents living within 150 metres (sometimes more) of the site, informing them of an upcoming Public Meeting to discuss the proposal.

Step 2: A Public Meeting is held to share the proposed application, if required as per the *Planning Act*. During this meeting, the landowner will present the proposal and members of the community will have an opportunity to provide input. Please note, no decisions are made during this meeting. More information about speaking live during a Public Meeting can be found at vaughan.ca/HaveYourSay.

Step 3: Following the Public Meeting, City staff finalize their review of the application and prepare a formal report for Council's review at a future Committee of the Whole meeting during which staff's recommendations on the application will be considered.

Step 4: A decision is made. At the next Council meeting, Members of Council will vote to approve, amend or refuse the application. Approval of Site Development Applications are delegated to staff following a comprehensive review period.

What if I don't agree with Council's decision?

As per the *Planning Act*, in many cases only a specified person, public body or registered land owner – to which the application would apply – has a statutory right to appeal a decision to the Ontario Land Tribunal (OLT) within 20 days after the day of the giving of the formal notice is complete, if they made an oral submission at a Public Meeting or written submission to Council. Other third parties, including residents, are not permitted to appeal but may be permitted to be added as a party to an appeal subject to the *Planning Act*.

HOW YOU CAN GET INVOLVED

Vaughan Council is committed to ensuring a fulsome and transparent public consultation process while safeguarding the health and safety of everyone in Vaughan. As part of the City of Vaughan's commitment to open and accessible government, Council encourages residents to get involved in the decision-making process.

Here are four ways to get involved and share thoughts about a land development application in your community:

1. Learn more about the application:

Review the public notice and learn more about the development application on PLANit, the City's development application tracking platform, which can be found at vaughan.ca/maps. Additional information on development applications and the planning process can be found at vaughan.ca/PlanningProcess.

2. Speaking to Council during a Committee of the Whole Meeting:

Residents can participate in meetings and have their say by:

- Submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at clerks@vaughan.ca.
- Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak Form at vaughan.ca/HaveYourSay or call Service Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate virtually.
- Requesting to speak in person. Pre-registration is recommended by completing the online Request to Speak Form at vaughan.ca/HaveYourSay.

Requests to speak must be received by noon on the last business day before the meeting.

Visit vaughan.ca/CouncilMeetings for a full schedule of meetings and agendas. A livestream of all public Council and Committee of the Whole meetings will be available at vaughan.ca/LiveCouncil at the start of each meeting.

3. Speak directly with your local Councillor: Speaking at a Committee of the Whole Meeting isn't the only way to reach a member of Vaughan Council. Residents may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit vaughan.ca/council.

4. Contact the City planner directly: Residents may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the Public Meeting notice sent by mail, or by contacting Service Vaughan, the City's contact centre, at 905-832-2281 or service@vaughan.ca.



Office of the City Clerk
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 T 905 832 8585
 E clerks@vaughan.ca

NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.23.003
 Zoning By-law Amendment File Z.23.005

DATE OF MEETING: Tuesday, May 5, 2026
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

The City of Vaughan is open for in-person attendance at public meetings. You may speak at the meeting in person, at which time you will be requested to fill out a Request to Speak Form.

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You can also register to speak by contacting the Office of the City Clerk at 905-832-8504.

Please submit written comments by mail or email to:

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 Office of the City Clerk
 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1
clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	Ikore (Major Weston) Ltd.
DESCRIPTION OF SUBJECT LAND:	10069 Weston Rd. and Part 15, Plan 65R-37024 (vicinity of Major Mackenzie Drive and Weston Road) (Attachment 1)
WARD:	#3
PURPOSE OF THE APPLICATIONS:	The Owner seeks to permit a mid-rise development consisting of two, 10-storey buildings with a total gross floor area of 33,549.6 square metres and a Floor Space Index of 5.87 times the area of the lot for a total of 443 residential apartment units, as shown on Attachment 2.
RELATED APPLICATION:	Files: DA.23.019

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications, please contact Judy Jeffers, Planner, at Judy.Jeffers@vaughan.ca or 905-832-8585, Ext. 8645. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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NOTICE OF COUNCIL DECISION: If you wish to be notified of the decision of Council in respect to these applications you must submit a written request to the Office of the City Clerk, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 or email clerks@vaughan.ca.

PUBLIC RECORD: Personal information collected because of this public meeting is collected under the authority of the *Municipal Act, 2001* the *Municipal Freedom of Information and Protection of Privacy Act* ("MFIPPA"), the *Planning Act* and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including, but not limited to: names; addresses; opinions and comments collected; will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Council and staff to process this application.

The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make

oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the official plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.

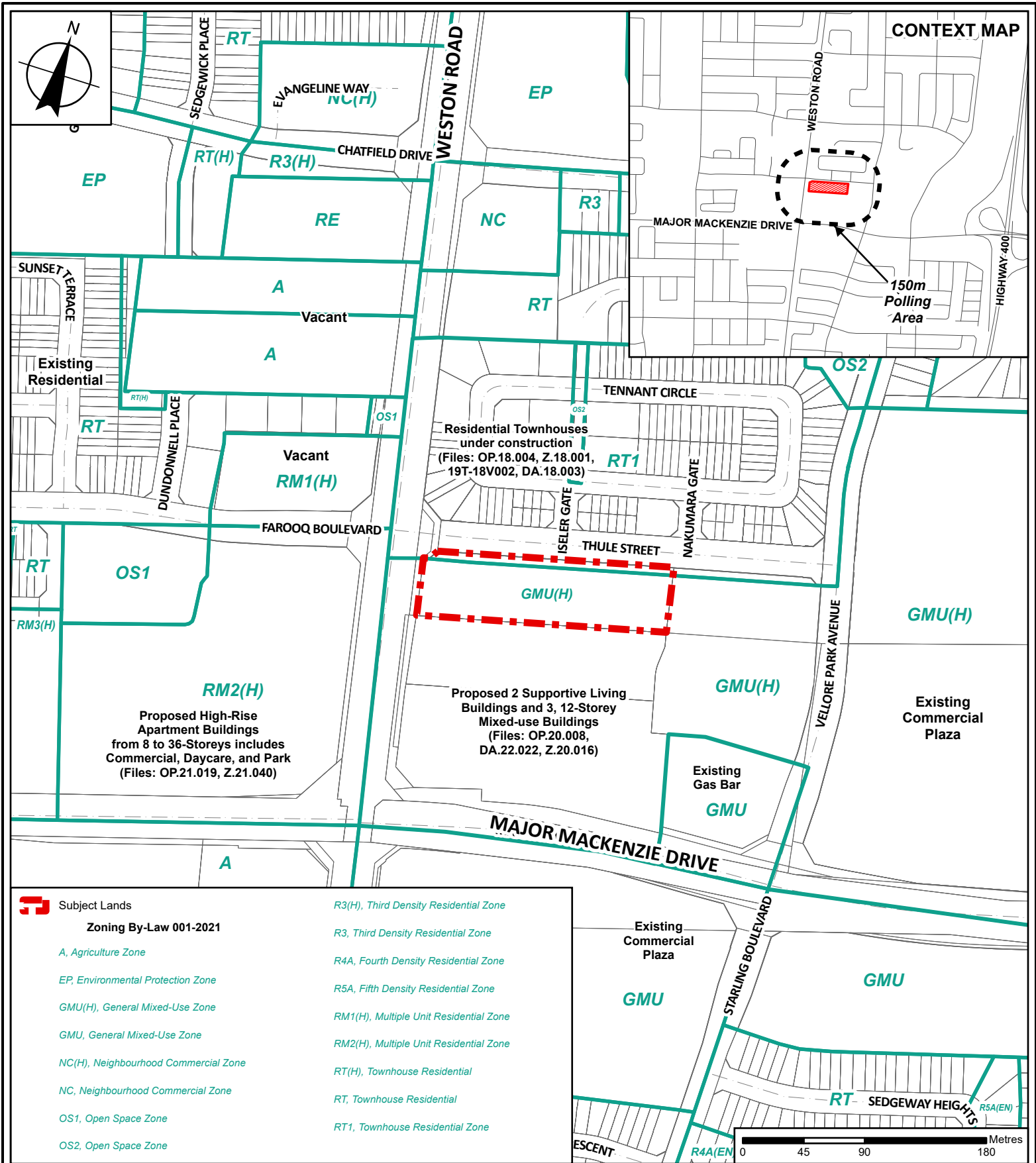
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

DATE OF PUBLIC NOTICE: April 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Subject Lands

Zoning By-Law 001-2021

A, Agriculture Zone

EP, Environmental Protection Zone

GMU(H), General Mixed-Use Zone

GMU, General Mixed-Use Zone

NC(H), Neighbourhood Commercial Zone

NC, Neighbourhood Commercial Zone

OS1, Open Space Zone

OS2, Open Space Zone

R3(H), Third Density Residential Zone

R3, Third Density Residential Zone

R4A, Fourth Density Residential Zone

R5A, Fifth Density Residential Zone

RM1(H), Multiple Unit Residential Zone

RM2(H), Multiple Unit Residential Zone

RT(H), Townhouse Residential

RT, Townhouse Residential

RT1, Townhouse Residential Zone

Context and Location Map

LOCATION: 10069 Weston Road and Part 15, Plan 65R-37024 Part of Lot 21, Concession 5

APPLICANT: Ikore (Major Weston) Ltd.



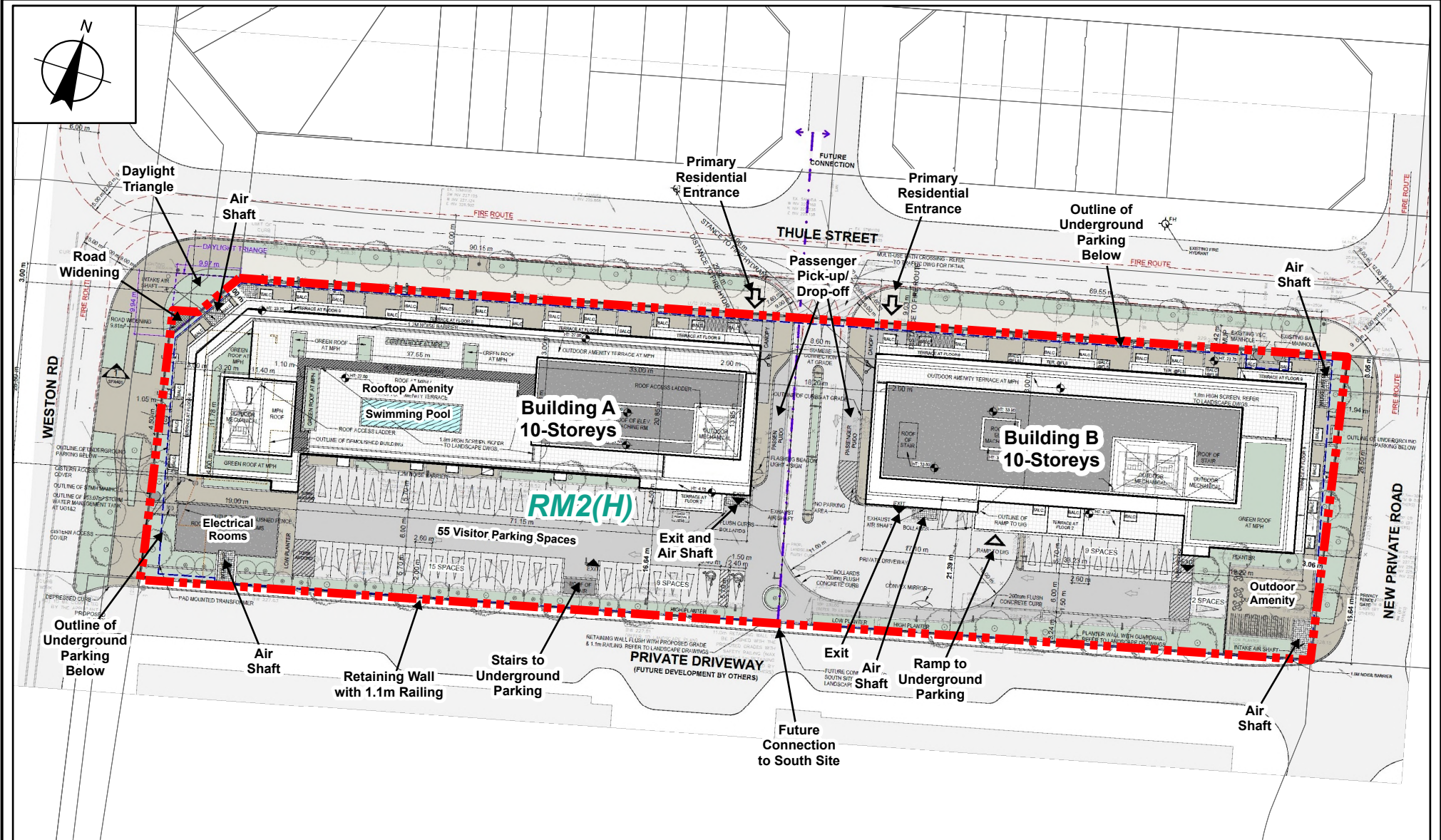
Development and Parks Planning

Attachment

FILES: OP.23.003, Z.23.005
RELATED FILE: DA.23.019

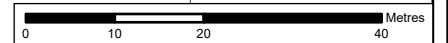
DATE: May 5, 2026

1



RM2(H) - Multiple Unit Residential Zone with Holding Symbol

Subject Lands



Proposed Site Plan and Zoning

LOCATION: 10069 Weston Road and Part 15, Plan 65R-37024
Part of Lot 21, Concession 5

APPLICANT:
Ikore (Major Weston) Ltd.



Development and
Parks Planning

FILES:
OP.23.003, Z.23.005
RELATED FILE: DA.23.019

DATE: May 5, 2026

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Official Plan Amendment File OP.26.003

DATE OF MEETING: Tuesday, May 5, 2026

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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clerks@vaughan.ca

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APPLICANT:	Lionston Developments Inc.
DESCRIPTION OF SUBJECT LAND:	201 and 231 Cityview Boulevard Vicinity of Cityview Boulevard and Retreat Boulevard (Attachment 1)
WARD:	3
PURPOSE OF THE APPLICATION:	To amend Vaughan Official Plan 2010 and York Region Official Plan 2022 to introduce site-specific policies to recognize lawfully existing non-employment uses on the subject lands (hotel and office uses) within the “Prestige Employment” designation, and to conform to the “Area of Employment” definition in the <i>Planning Act</i> , to facilitate the Development shown on Attachment 2.
RELATED APPLICATION:	File: DA.21.055

**PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND
 IMPORTANT INFORMATION REGARDING PROCESS**

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on this application please contact Kaveen Fernando, Planner, at kaveen.fernando@vaughan.ca or 905-832-8585, Ext. 8592. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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ONTARIO LAND TRIBUNAL (OLT):

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If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment then the specified person, public body,

or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.

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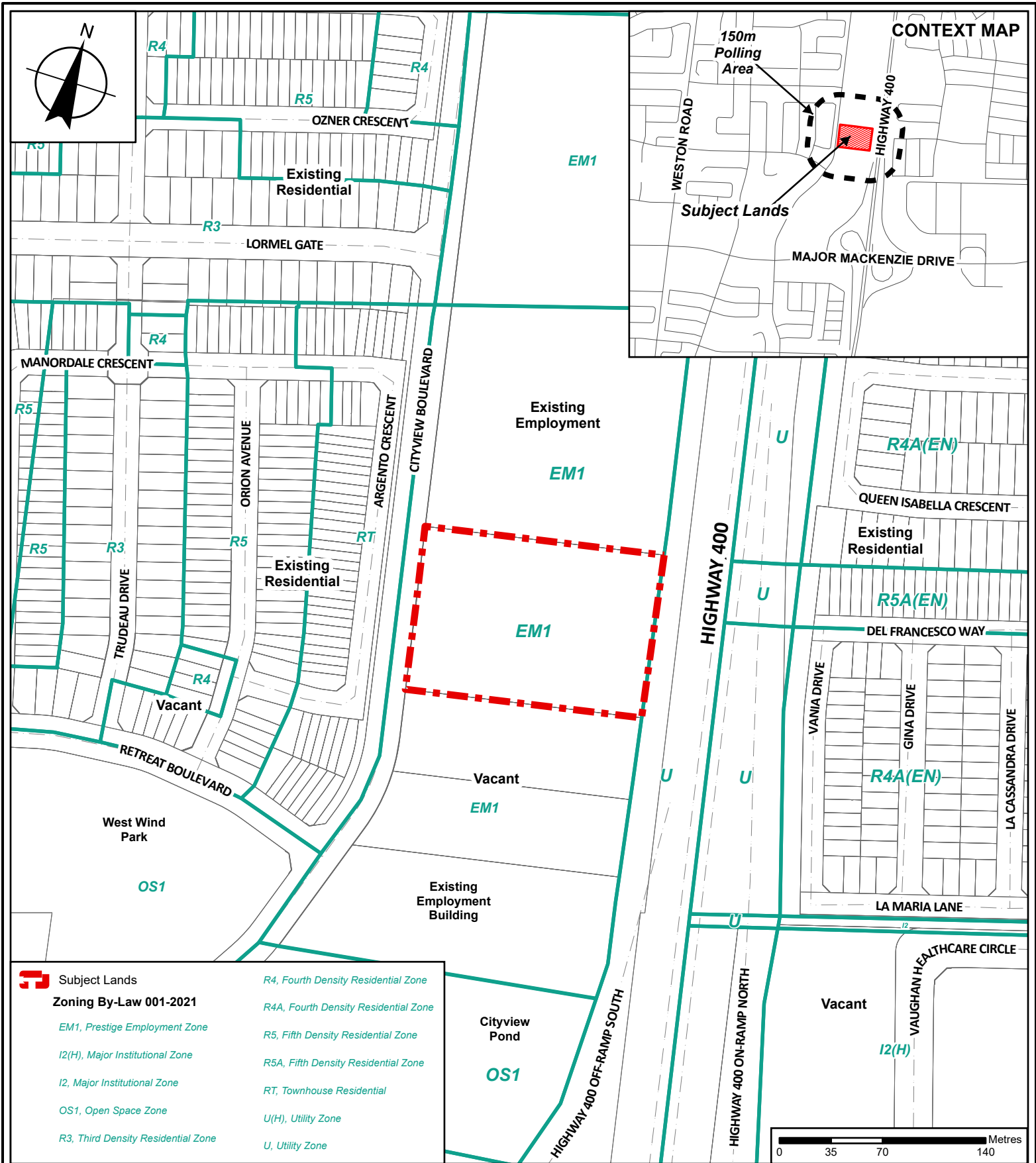
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DATE OF PUBLIC NOTICE: April 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
201 and 231 Cityview Boulevard
Block 59, Registered Plan 65M-3885

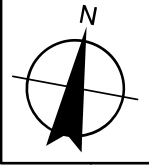


APPLICANT:
Lionston Developments Inc.

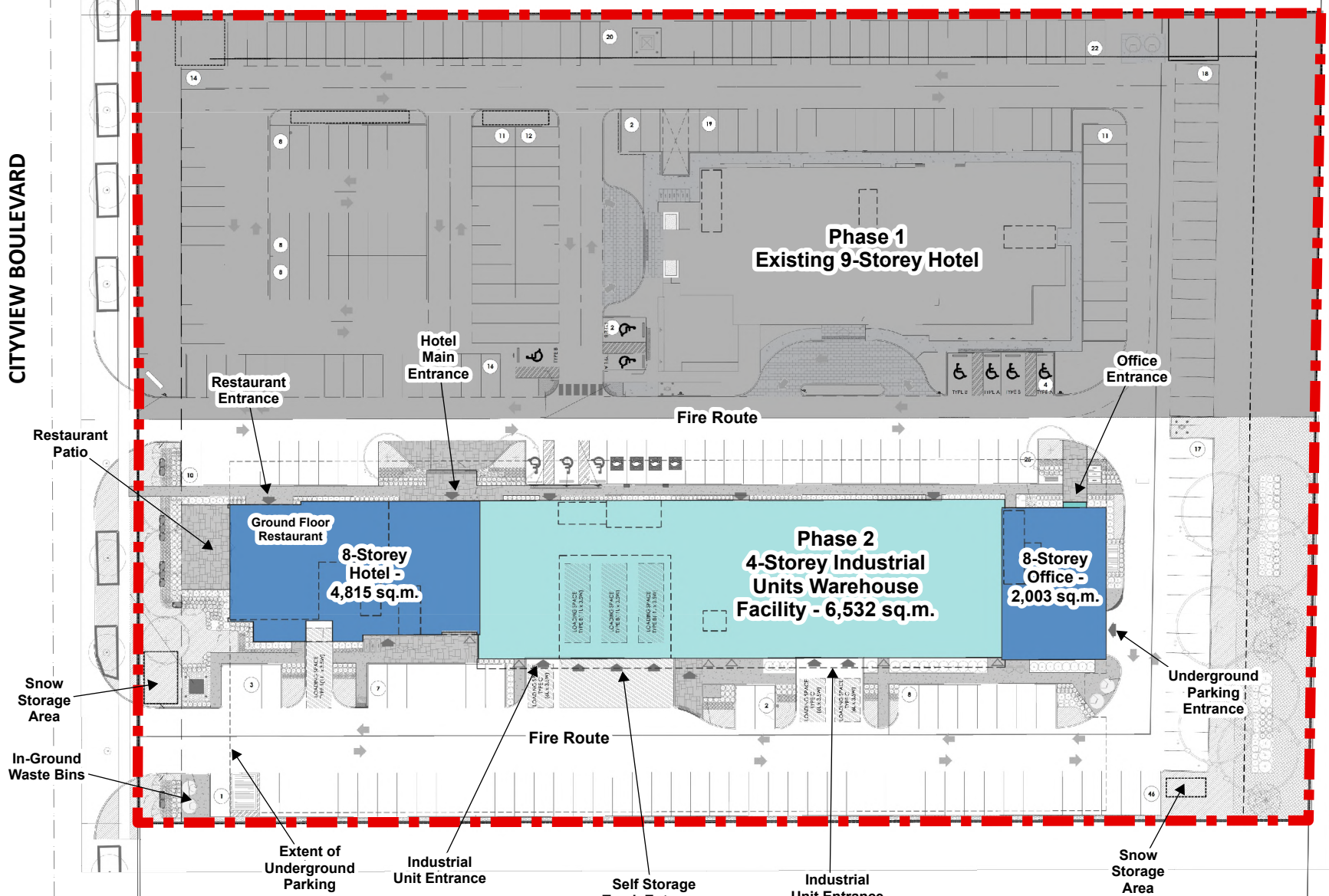
FILE: OP.26.003
RELATED FILE:
DA.21.055


DATE: May 5, 2026

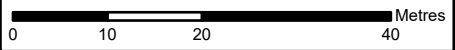
1



CITYVIEW BOULEVARD



 Subject Lands



Conceptual Site Plan

LOCATION:
201 and 231 Cityview Boulevard
Block 59, Registered Plan 65M-3885

APPLICANT:
Lionston Developments Inc.



Development and
Parks Planning

Attachment

FILE: OP.26.003
RELATED FILE:
DA.21.055

DATE: May 5, 2026

2



**NOTICE OF PUBLIC MEETING
 COMMITTEE OF THE WHOLE**

Official Plan Amendment File OP.26.004
 Zoning By-law Amendment File Z.26.012

DATE OF MEETING: Tuesday, May 5, 2026
TIME: 7:00 p.m.
MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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clerks@vaughan.ca

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILES IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

APPLICANT:	Ganlan Developments Ltd.
DESCRIPTION OF SUBJECT LAND:	165 Cityview Boulevard Vicinity of Cityview Boulevard and Retreat Boulevard (Attachment 1)
WARD:	3
PURPOSE OF THE APPLICATIONS:	To redesignate the Subject Lands from “Employment Area” to “Community Area” in Vaughan Official Plan 2010, and to amend Zoning By-law 001-2021 to permit a health and fitness centre and recreational uses with site-specific exceptions, as shown on Attachment 2.
RELATED APPLICATION:	File: DA.24.025

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on these applications please contact Harry Zhao, Planner, at Harry.Zhao@vaughan.ca or 905-832-8585, Ext. 8507. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file numbers and applicant.

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clerks@vaughan.ca

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ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 17(24) of the *Planning Act*, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which an official plan amendment would apply, the Minister, the appropriate approval authority, and a person or public body that made the request to amend the official plan, has a statutory right to appeal an official plan amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, public body, or registered owner of any land to which the official plan amendment would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of the proposed official plan amendment.

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make

oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Official Plan Amendment and/or the passing of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 543/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.

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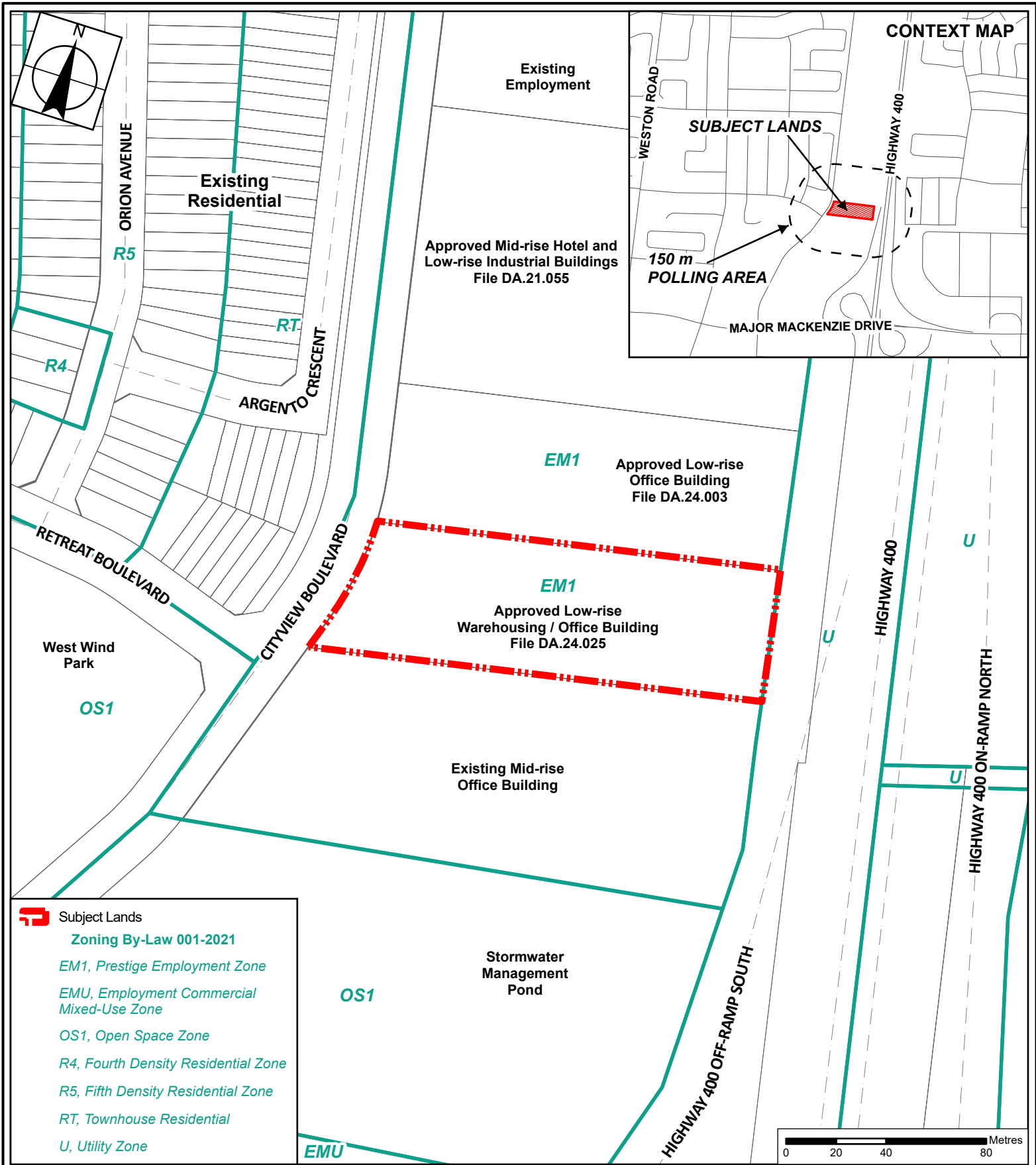
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulations 543/06 and 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

DATE OF PUBLIC NOTICE: April 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
165 Cityview Boulevard
Part of Block 60, Registered Plan 65M-3885

APPLICANT:
Ganlan Developments Ltd.

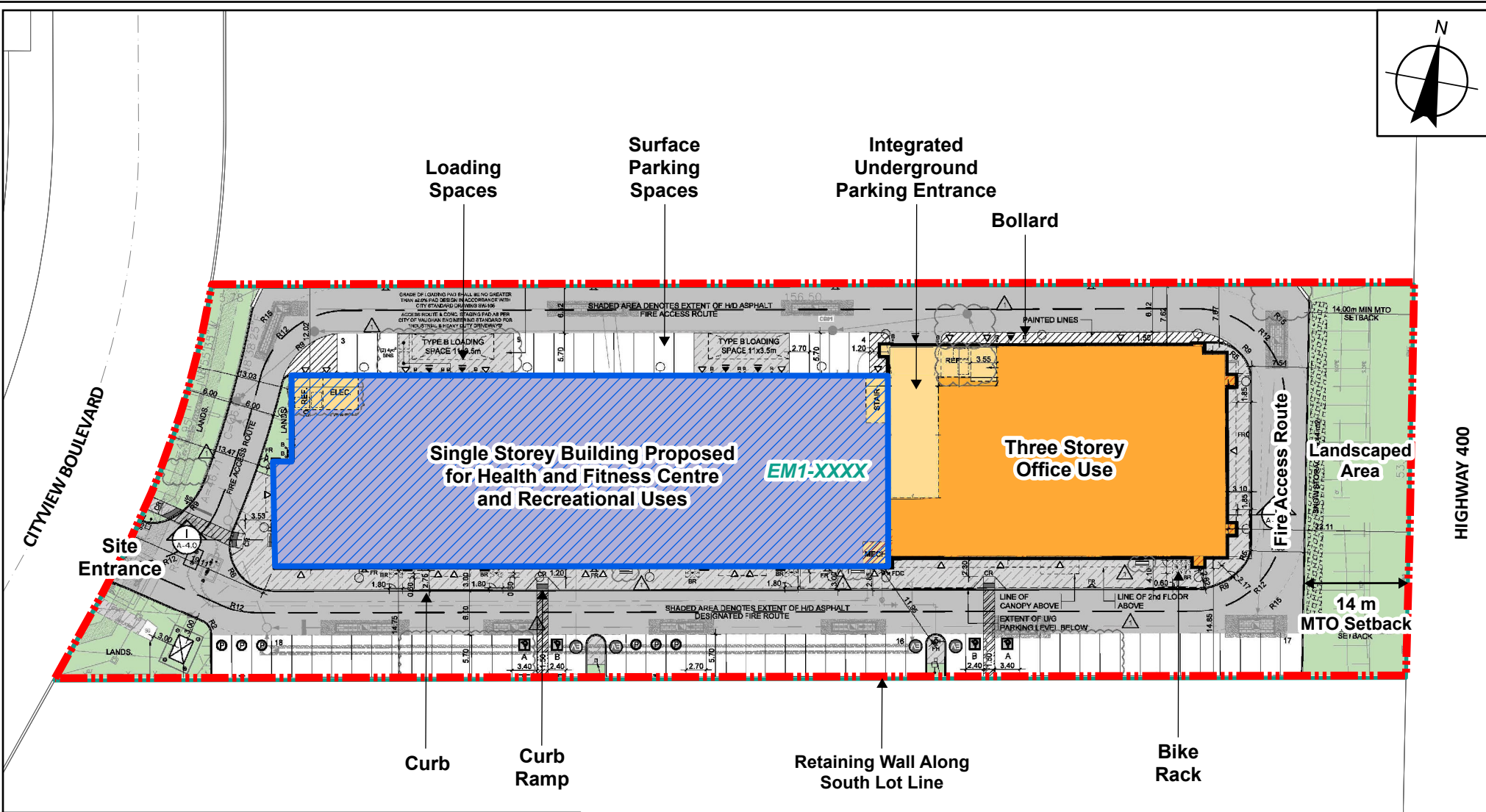
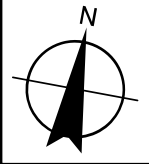



Development and
Parks Planning


Attachment

FILES:
OP.26.004 and Z.26.012
RELATED FILE:
DA.24.025
DATE:
May 5, 2026

1

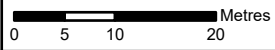


 Subject Lands

 Portions of Building Proposed for Health and Fitness Centre and Recreational Uses

Zoning By-Law 001-2021

Proposed EM1, Prestige Employment Zone, Subject to Site-Specific Exceptions



Site Plan and Proposed Zoning

LOCATION:
165 Cityview Boulevard
Part of Block 60, Registered Plan 65M-3885

APPLICANT:
Ganlan Developments Ltd.



Development and
Parks Planning

Attachment

FILES:
OP.26.004 and Z.26.012

RELATED FILE:
DA.24.025

DATE:
May 5, 2026

2



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.25.051

DATE OF MEETING: Tuesday, May 5, 2026

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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APPLICANT:	Millrun Investments Inc.
DESCRIPTION OF SUBJECT LANDS:	11069, 11075, 11091 and 11115 Huntington Road (see Attachment 1)
WARD:	1
PURPOSE OF THE APPLICATION:	The Owner seeks to rezone the Subject Lands to permit a residential subdivision containing 150 single-detached dwellings and 172 townhouse dwellings, for a total of 322 dwelling units, 59 future development/part residential lots, a park block, an elementary school block, a stormwater management pond block, and open space blocks and the associated vegetation protection zone (buffer) blocks, with one vehicular access proposed to be provided from Huntington Road, as shown on Attachment 2.
RELATED APPLICATIONS:	File: OP.21.019 & 19T-25V015

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on this application please contact Letizia D'Addario, Senior Planner, at letizia.d'addario@vaughan.ca or 905-832-8585, Ext. 8213. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

**When submitting a request for additional information please quote file numbers and applicant.

PUBLIC CONSULTATION:

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ONTARIO LAND TRIBUNAL (OLT):

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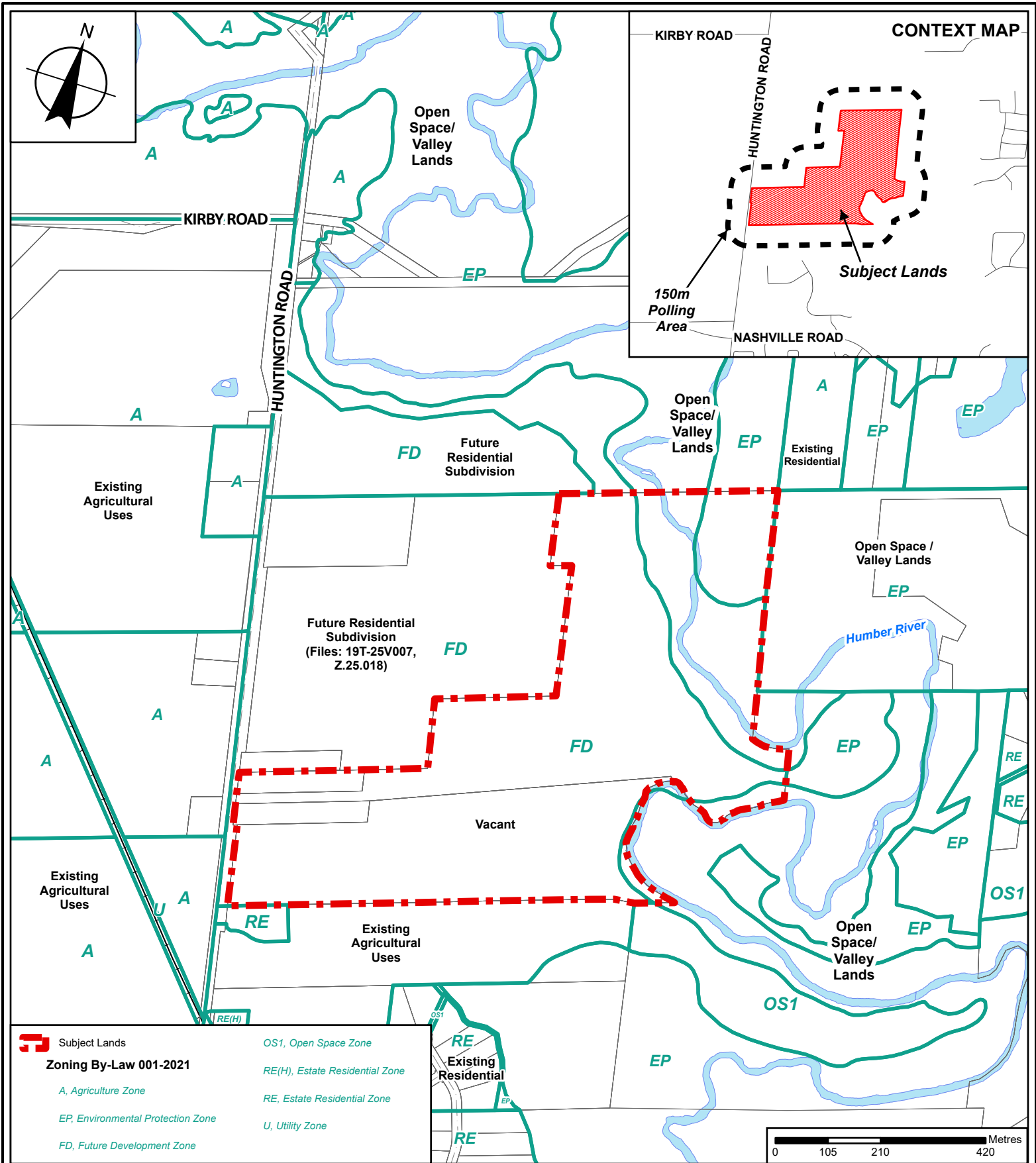
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DATE OF PUBLIC NOTICE: April 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
 11069, 11075, 11091, 11115 Huntington Road
 Part of West 1/2 of East 1/2 Lot 28, Concession 9
 Part of West 1/2 of Lot 28, Concession 9
 Part of Lot 29, Concession 9

APPLICANT: Millrun Investments Inc.



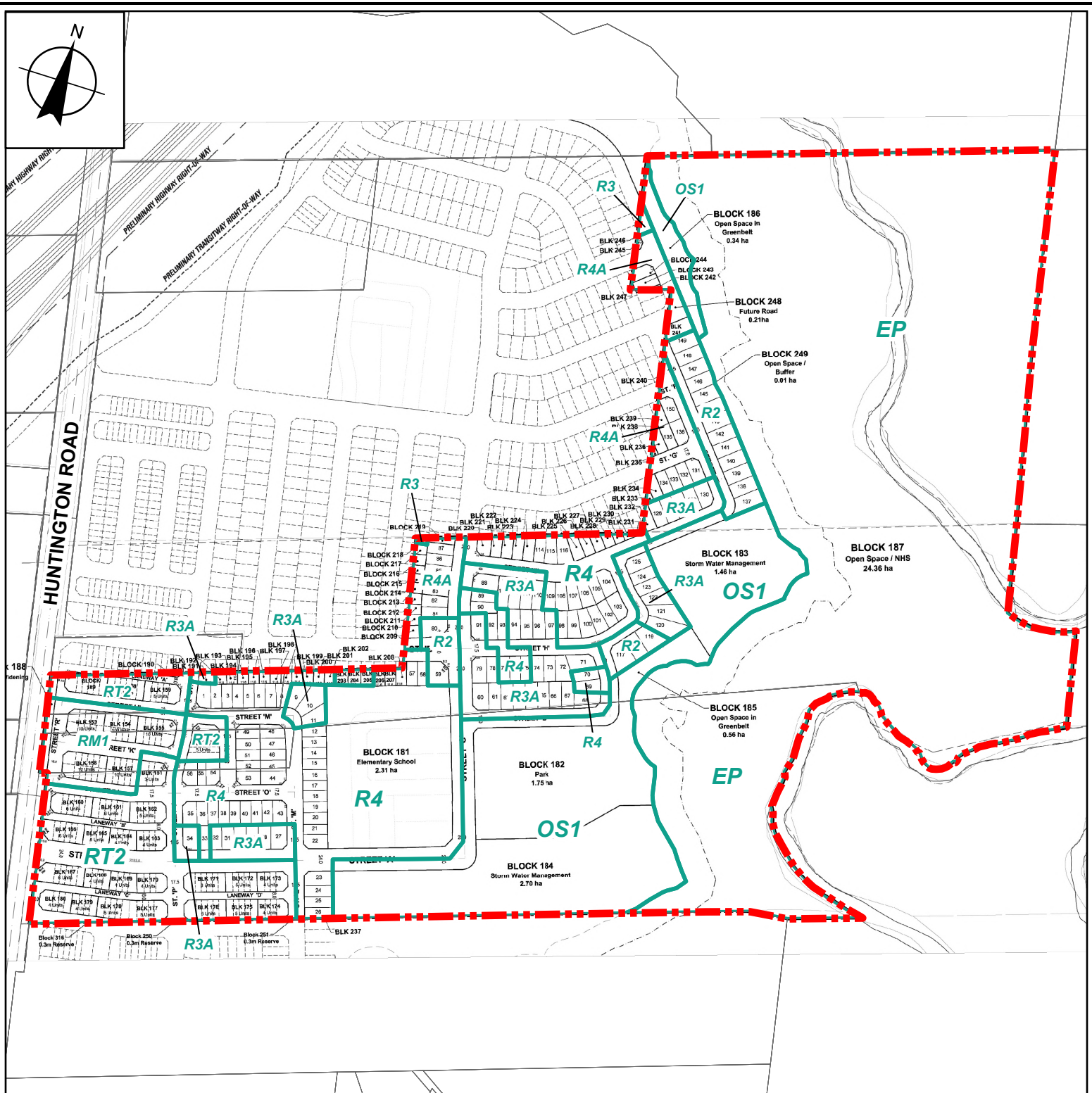
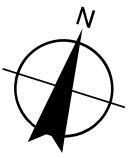
Development and
Parks Planning

Attachment

FILE: Z.25.051
RELATED FILES: OP.21.029,
 19T-25V015

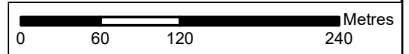
DATE: May 5, 2026

1



Subject Lands
Zoning By-Law 001-2021

- EP, Environmental Protection Zone*
- OS1, Open Space Zone*
- R2, Residential Second Density Zone*
- R3, R3A Residential Third Density Zone*
- R4, R4A, Residential Fourth Density Zone*
- RT2, Residential Townhouse Zone*
- RM1, Multiple Unit Residential Zone*



Proposed Zoning and Draft Plan of Subdivision 19T-25V015

Attachment

LOCATION:
 11069, 11075, 11091, 11115 Huntington Road
 Part of West 1/2 of East 1/2 Lot 28, Concession 9
 Part of West 1/2 of Lot 28, Concession 9
 Part of Lot 29, Concession 9



FILE:
Z.25.051

RELATED FILES:
OP.21.029, 19T-25V015

DATE: May 5, 2026

2



**NOTICE OF PUBLIC MEETING
 COMMITTEE OF THE WHOLE**

Zoning By-law Amendment File Z.26.002

DATE OF MEETING: Tuesday, May 5, 2026

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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APPLICANT:	Rosscomm Holdings Ltd.
DESCRIPTION OF SUBJECT LAND:	10A Freshway Drive
WARD:	4
PURPOSE OF THE APPLICATION:	The Owner seeks to rezone the subject lands to permit a concrete mixing plant use together with site-specific exceptions, and the removal of the Holding Symbol "(H)" on the subject lands, as shown on Attachment 2.
RELATED APPLICATION:	File: DA.26.001

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on this application please contact David Harding, Senior Planner, at David.Harding@vaughan.ca or 905-832-8585, Ext. 8409. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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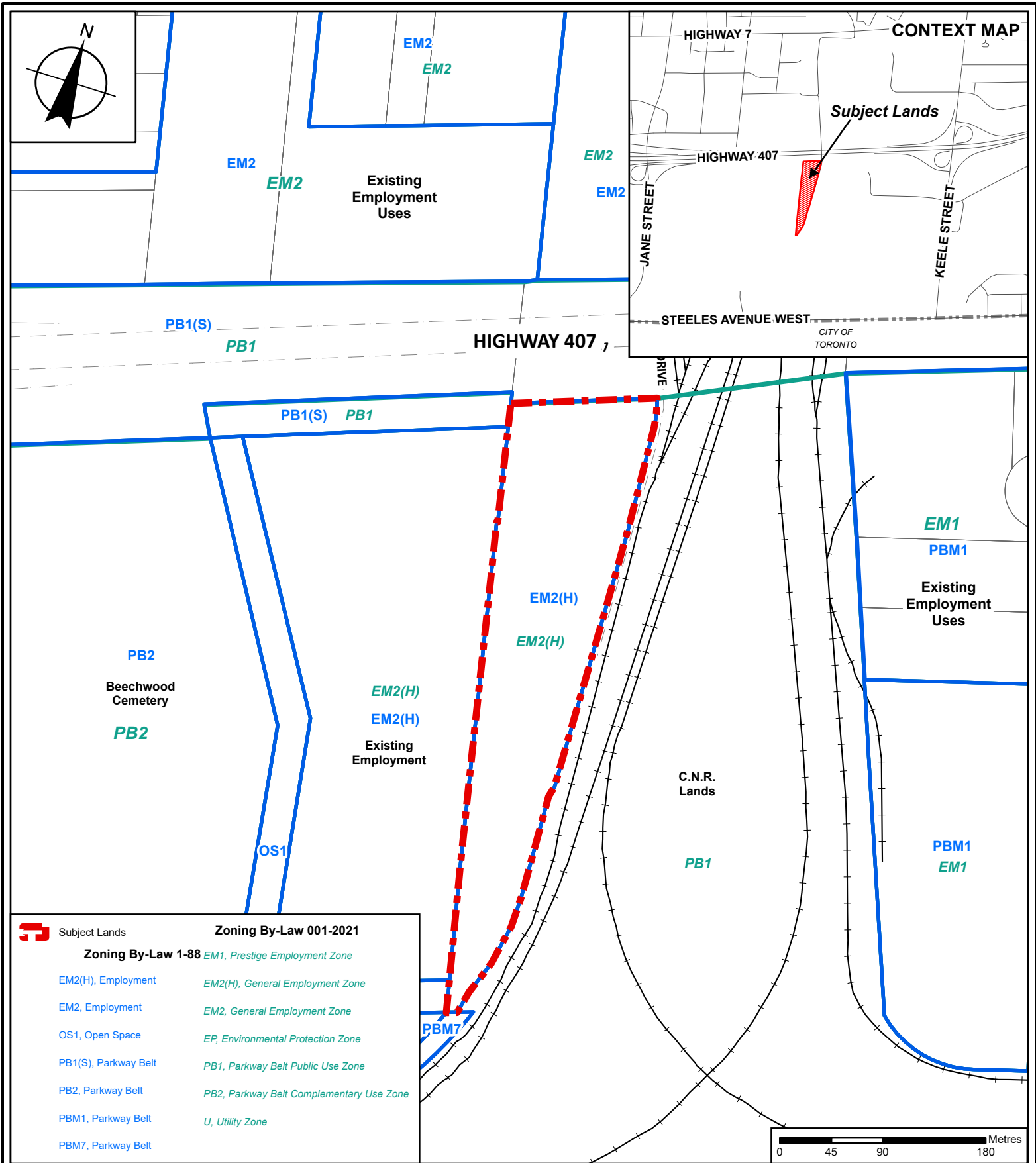
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DATE OF PUBLIC NOTICE: April 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



Context and Location Map

LOCATION:
10A Freshway Drive
Part of Lots 2 and 3, Concession 4

APPLICANT:
Rosscomm Holdings Ltd.



Attachment

FILE: Z.26.002
RELATED FILE:
DA.26.001

DATE: May 5, 2026

1



NOTICE OF PUBLIC MEETING COMMITTEE OF THE WHOLE

Zoning By-law Amendment File Z.26.004

DATE OF MEETING: Tuesday, May 5, 2026

TIME: 7:00 p.m.

MEETING LOCATION: Vaughan City Hall, Council Chamber, 2141 Major Mackenzie Drive, Vaughan

LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PARTICIPATION

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APPLICANT:	U-PAK Disposals Ltd.
DESCRIPTION OF SUBJECT LAND:	Part of the east ½ of Lot 20 and Lot 21, Concession 9, Part of Part 1 on Reference Plan 64R-4816, Block 60 East (Attachment 1)
WARD:	2
PURPOSE OF THE APPLICATION:	To develop 163 residential units in the form of single-detached houses and townhouses, as shown on Attachment 2.
RELATED APPLICATION:	19T-26V002

PLEASE SEE REVERSE FOR LOCATION OF THE SUBJECT LAND AND IMPORTANT INFORMATION REGARDING PROCESS

IMPORTANT INFORMATION

TO OBTAIN MORE INFORMATION: To obtain additional information on this application please contact Izabela Molendowski, Senior Planner, at Izabela.Molendowski@vaughan.ca or 905-832-8585, Ext. 8355. Requests for additional information can also be submitted by email to developmentplanning@vaughan.ca.

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The City records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be video/audio recording you and City staff may make these recordings available to the public.

ONTARIO LAND TRIBUNAL (OLT):

Pursuant to section 34(19) of the *Planning Act*, an applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), a registered owner of any land to which the zoning by-law would apply, and the Minister has a statutory right to appeal a zoning by-law amendment to the Ontario Land Tribunal. To have this right of appeal, the specified person, the public body and registered owner of any land to which the zoning by-law would apply must make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the passing of the proposed zoning by-law amendment.

If a specified person (as defined by the *Planning Act*), public body (as defined by the *Planning Act*), registered owner of any land to which the plan or zoning by-law would apply, does not make oral submissions at a public meeting or make written submissions to the City of Vaughan's Council before the adoption of a proposed Zoning By-law Amendment, then the specified person, public body, or registered owner of any land to which the plan would apply, may not be entitled to appeal

the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person, public body, or registered owner of any land to which the plan would apply.

ADDITIONAL STATEMENTS PURSUANT TO O.REG 545/06.

If a person or public body would otherwise have an ability to appeal the decision of Council of the City of Vaughan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council of the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

OLT appeals, together with all required fees, must be filed directly with the Office of the City Clerk for more information on the appeal process please visit <https://olt.gov.on.ca/>.

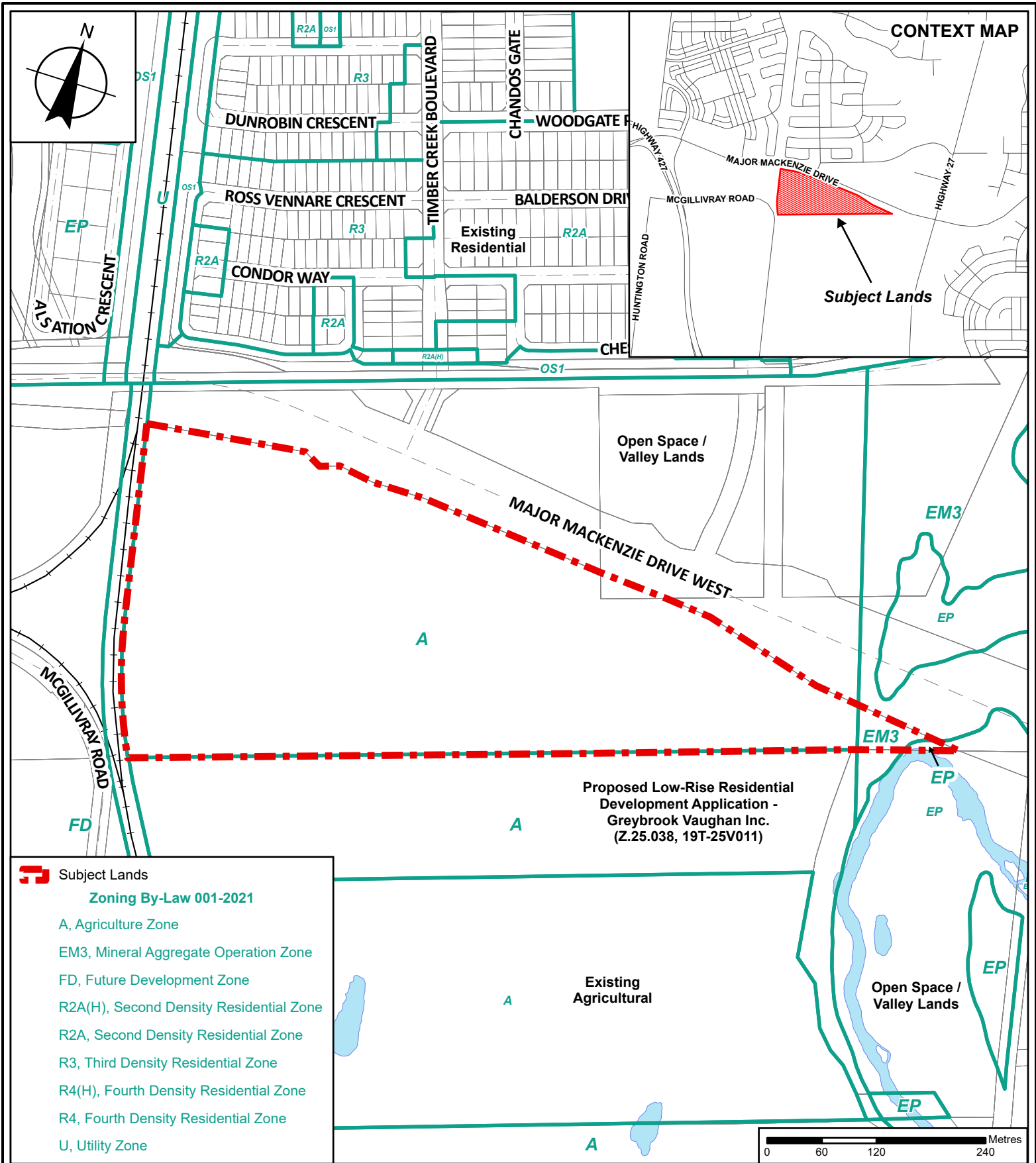
NOTICE REQUIREMENTS FOR LANDLORDS & CONDOMINIUM CORPORATIONS: In accordance with Ontario Regulation(s) 543/06 and/or 545/06 if you own a building that contains 7 (seven) or more residential units, you must post this public notice in a location that is visible to all residents within your building.

In accordance with the *Condominium Act*, a corporation that is served with a notice under the *Planning Act* shall notify all persons whose names are in the record of the corporation required by section 46.1 or are required by that section to appear in that record that it has been served with a notice under the *Planning Act* and shall make a copy of the notice available for examination by them.

DATE OF PUBLIC NOTICE: April 10, 2026

NANCY TUCKETT, Director of Development and Parks Planning

TODD COLES, City Clerk



- Subject Lands
- Zoning By-Law 001-2021**
- A, Agriculture Zone
- EM3, Mineral Aggregate Operation Zone
- FD, Future Development Zone
- R2A(H), Second Density Residential Zone
- R2A, Second Density Residential Zone
- R3, Third Density Residential Zone
- R4(H), Fourth Density Residential Zone
- R4, Fourth Density Residential Zone
- U, Utility Zone

Context and Location Map

LOCATION:
 Part of East 1/2 of Lot 20 and Lot 21,
 Concession 9, Part of Part 1 on Reference
 Plan 64R-4816, Block 60 East

APPLICANT:
 U-PAK Disposals Ltd.

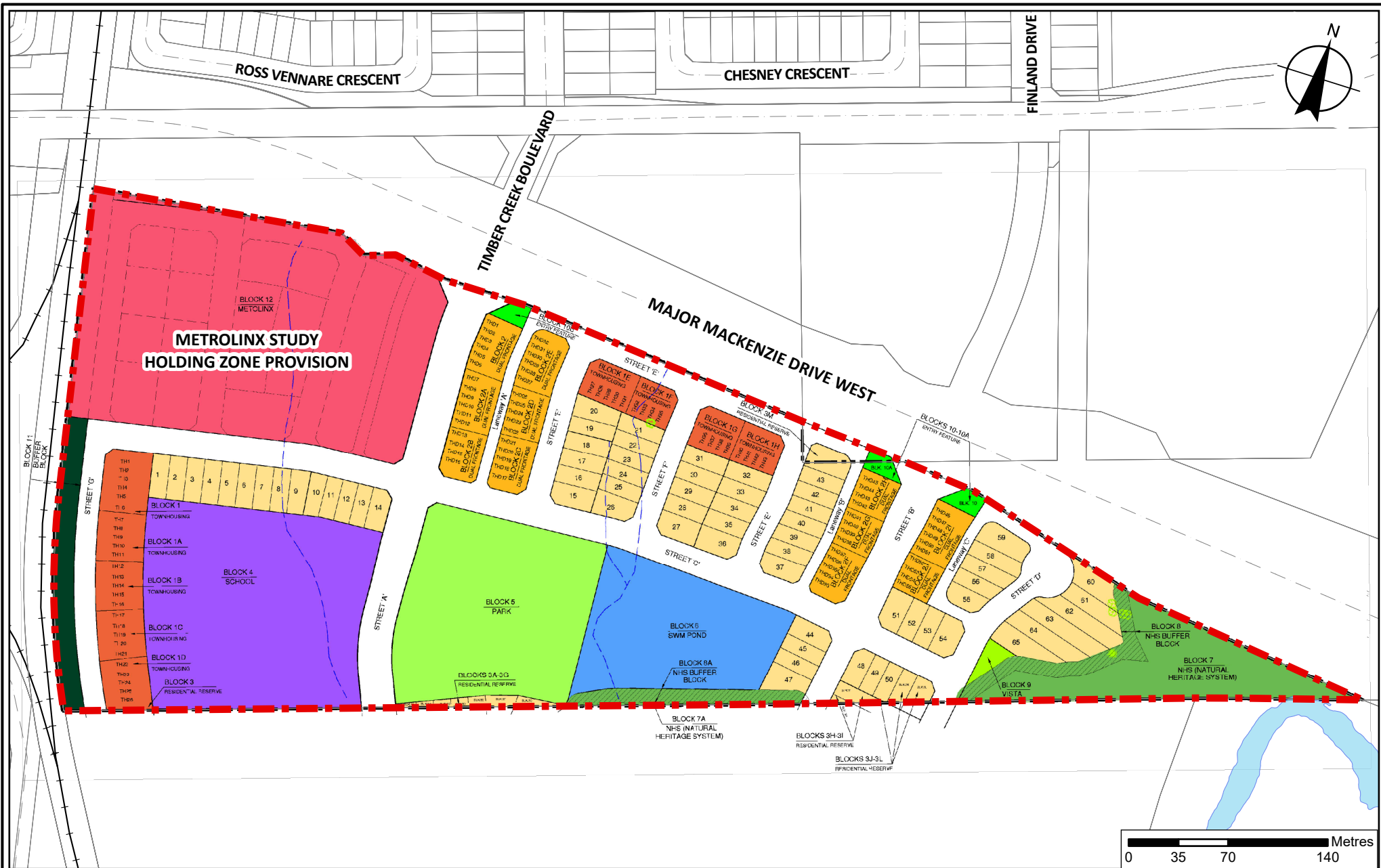


Development and
 Parks Planning

Attachment

FILE:
 Z.26.004
RELATED FILE:
 19T-26V002
DATE:
 May 5, 2026

1



Proposed Draft Plan of Subdivision

LOCATION:
 Part of East 1/2 of Lot 20 and Lot 21,
 Concession 9, Part of Part 1 on Reference
 Plan 64R-4816, Block 60 East

APPLICANT:
 U-PAK Disposals Ltd.



Development and
 Parks Planning

Attachment

FILE:
 Z.26.004
RELATED FILE:
 19T-26V002
DATE:
 May 5, 2026

2