

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 106-2026

A By-law to adopt Amendment Number 160 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 160 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, and “7” are hereby adopted;
2. 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 26th day of May, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 17 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 28, 2026.
City Council voted in favour of this by-law on May 26, 2026.
Approved by Mayoral Decision MDC 007-2026 dated May 26, 2026.
Effective Date of By-Law: May 26, 2026

AMENDMENT NUMBER 160
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, and “7” constitute Amendment Number 160 to the Official Plan of the Vaughan Planning Area.

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

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1, Schedule 1 – "Urban Structure", Schedule 1A – "Urban Area", Schedule 1C – "Protected Major Transit Station Areas", Schedule 2 – "Natural Heritage Network", Schedule 9 – "Future Transportation Network", and Schedule 13 – "Land Use" to facilitate the development of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management block, public park and public roads on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 160" on Schedule "1" attached hereto:

1. Amend Schedule 1 – "Urban Structure", to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from "Natural Areas and Countryside" to "Community Areas" and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to align with the urban boundary illustrated in York Region Official Plan 2022, as identified on Schedule "2" of the By-law.
2. Amend Schedule 1A – "Urban Area", to redesignate a portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from "Non-Urban Area" to "Urban Area" and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to align with the urban boundary illustrated in York Region Official Plan 2022, as identified on Schedule "3" of the By-law.
3. Amend Schedule 1C – "Protected Major Transit Station Areas", to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from "Natural Areas and Countryside" to "Community Areas" and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to align with the urban boundary

illustrated in York Region Official Plan 2022, as identified on Schedule “4” of the By-law.

4. Amend Schedule 2 – “Natural Heritage Network”, to remove the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to reflect the boundary of the environmental protection block (Block 109 on Draft Plan of Subdivision File No. 19T-25V001), as identified on Schedule “5” of the By-law.
5. Amend Schedule 9 – “Future Transportation Network” to add a Proposed Minor Collector Road in the location of Street “A” on Draft Plan of Subdivision File No. 19T-25V001, as identified on Schedule “6” of the By-law.
6. Amend Schedule 13 – “Land Use”, to redesignate portions of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from “Agricultural” to “Low-Rise Residential”, “Natural Areas”, “Parks” and “Infrastructure and Utilities”, as identified on Schedule “7” of the By-law.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of King-Vaughan Road, east of Jane Street, being Part of Lot 1, Concession 4, Geographic Township of King, municipally known as 2720 King-Vaughan Road, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No. 160.”

III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Planning Statement, 2024 (‘PPS 2024’) is a policy statement issued pursuant to Section 3 of the *Planning Act* that came into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise

of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 states that Settlement Areas shall be the focus of growth and development and that land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public services.

The Subject Lands is within a Settlement Area and the “Designated Greenfield Area” and “New Community Area” of York Region on Map 1B – “Urban System Overlays” of York Region Official Plan 2022. In accordance with PPS 2024 Policies 2.1 and 4.1, the Amendment would provide an appropriate range and mix of housing options and densities to meet the needs of current and future residents, and adjust the developable area boundaries by reflecting all current natural heritage feature limits and appropriate vegetative protection zones to facilitate development within a Settlement Area. The Amendment would also amend various policies that facilitate a more compact urban form and achieve the minimum target of 50 residents and jobs per gross hectare encouraged by Policy 2.3.1.5 of the PPS 2024.

The Amendment provides additional developable area available within a Settlement Area which assists in the achievement of the minimum density target, facilitates a more intensive urban form, increases the ability to utilize existing and planned municipal infrastructure, and provides a range of unit types. In consideration of the above, the Amendment is consistent with the PPS 2024.

2. The Oak Ridges Moraine Conservation Plan, 2017 (‘ORM 2017’), was established by the Province to provide land use and resource management direction for lands within the Oak Ridges Moraine. The purpose of the ORM 2017 is to provide resource and land use management direction on how to protect the Oak Ridges Moraine’s ecological and hydrological features and functions. The Subject Lands is primarily cultivated fields associated with an agricultural operation.

The Subject Lands is at an edge of the Oak Ridges Moraine and will not adversely impact the moraine as there are no Key Natural Heritage Features or Key Hydrological Features near the proposed development. The eastern portion of the Subject Lands not subject to the Amendment is approximately 27 hectares and will

continue to have agricultural uses. On this basis, the Amendment conforms to the ORM 2017.

3. York Region Council adopted the York Region Official Plan in June 2022 ('YROP 2022'), which was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get it Done Act, 2024*) later rescinded some of those modifications. Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 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.

YROP 2022 guides economic, environmental and community building decisions across York Region. The portion of the Subject Lands subject to the Amendment are designated "Urban Area" and partially within the "Regional Greenlands System" on Map 1 – "Regional Structure" and "Community Area" on Map 1A – "Land Use Designations" of the YROP 2022. Policy 3.2.2 of the YROP 2022 permits refinements to the boundaries of the "Regional Greenlands System" where supported by appropriate technical studies. Community Areas shall contain a wide range and mix of housing types, sizes and tenures, consistent with the intensification and density targets and objectives of the YROP 2022. The portions of the Regional Greenlands System and associated buffer area on the Subject Lands have been scoped through the review of an Environmental Impact Study and a site staking exercise completed in coordination with the landowner, City and Toronto and Region Conservation Authority in order to establish appropriate development limits and additional developable area within the Community Areas designation that contributes to meeting the prescribed density targets and providing a range and mix of housing types. The remaining Regional Greenlands System lands and buffer area will be appropriately designated for protection in VOP 2010 and conveyed into public ownership through subsequent development applications. The Amendment conforms to the York Region Official Plan 2022.

4. VOP 2010 sets out the City's general planning goals and policies that guide future land use. The Subject Lands is identified in VOP 2010 as "Community

Areas” and “Natural Areas and Countryside” on Schedule 1 – “Urban Structure”, and “Low-Rise Residential” and “Natural Areas” on Schedule 13 – “Land Use”.

The southwestern portion of the Subject Lands contain significant wetland and watercourse “Core Features” as shown on Schedule 2 – “Natural Heritage Network”.

The Amendment will contribute to increasing and diversifying housing options in the City of Vaughan. VOP 2010 also encourages the public ownership of natural features. The environmental protection block containing the natural heritage features and the appropriate vegetation protection zones will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area. In consideration of the above, the proposed amendments are appropriate and supported by the policies of VOP 2010.

5. The statutory Public Meeting was held on April 1, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of April 1, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on April 23, 2025. Vaughan Council, on April 28, 2026, ratified the March 31, 2026, Committee of the Whole recommendation to approve Official Plan Amendment File OP.25.001, (DG (Vaughan) Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Volume 1, Schedule 1 – “Urban Structure” by redesignating a portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to align with the urban boundary illustrated in York Region Official Plan 2022, as shown on Schedule “2” of this Amendment.

2. Amending Volume 1, Schedule 1A – “Urban Area” by redesignating a portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from “Non-Urban Area” to “Urban Area” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to align with the urban boundary illustrated in York Region Official Plan 2022, as shown on Schedule “3” of this Amendment.
3. Amending Volume 1, Schedule 1C – “Protected Major Transit Station Areas” by redesignating the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to align with the urban boundary illustrated in York Region Official Plan 2022, as shown on Schedule “4” of this Amendment.
4. Amending Volume 1, Schedule 2 – “Natural Heritage Network” by removing the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area to reflect the boundary of the proposed environmental protection block (Block 109 on Draft Plan of Subdivision File No. 19T-25V001), as shown on Schedule “5” of this Amendment.
5. Amending Volume 1, Schedule 9 – “Future Transportation Network” to add a Proposed Minor Collector Road in the location of Street “A” on Draft Plan of Subdivision File No. 19T-25V001, as shown on Schedule “6” of this Amendment.
6. Amending Volume 1, Schedule 13 – “Land Use” by redesignating a portion of the Subject Lands outside of the Oak Ridges Moraine Conservation Plan Area from “Agricultural” to “Low-Rise Residential”, “Natural Areas”, “Parks” and “Infrastructure and Utilities”, as shown on Schedule “7” of this Amendment.

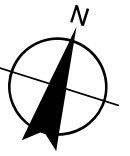
V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining

to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

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

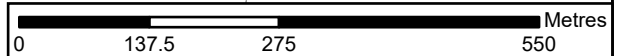


TOWNSHIP
OF KING

KING-VAUGHAN ROAD

CITY OF
VAUGHAN

JANE STREET



This is Schedule '1'
To Official Plan Amendment No. 160
Adopted the 26th Day Of May, 2026

File: OP.25.001

Related Files: Z.25.002, 19T-25V001

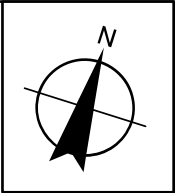
Location: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

Applicant: DG (Vaughan) Inc.
City of Vaughan



Lands Subject to
Amendment No. 160

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



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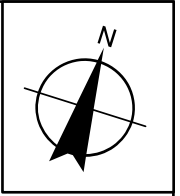
- Lands Subject to Amendment No. 160
- Natural Areas and Countryside
- Community Areas
- Employment Areas
- Urban Boundary
- Oak Ridges Moraine Conservation Plan Area¹

0 85 170 340 Metres

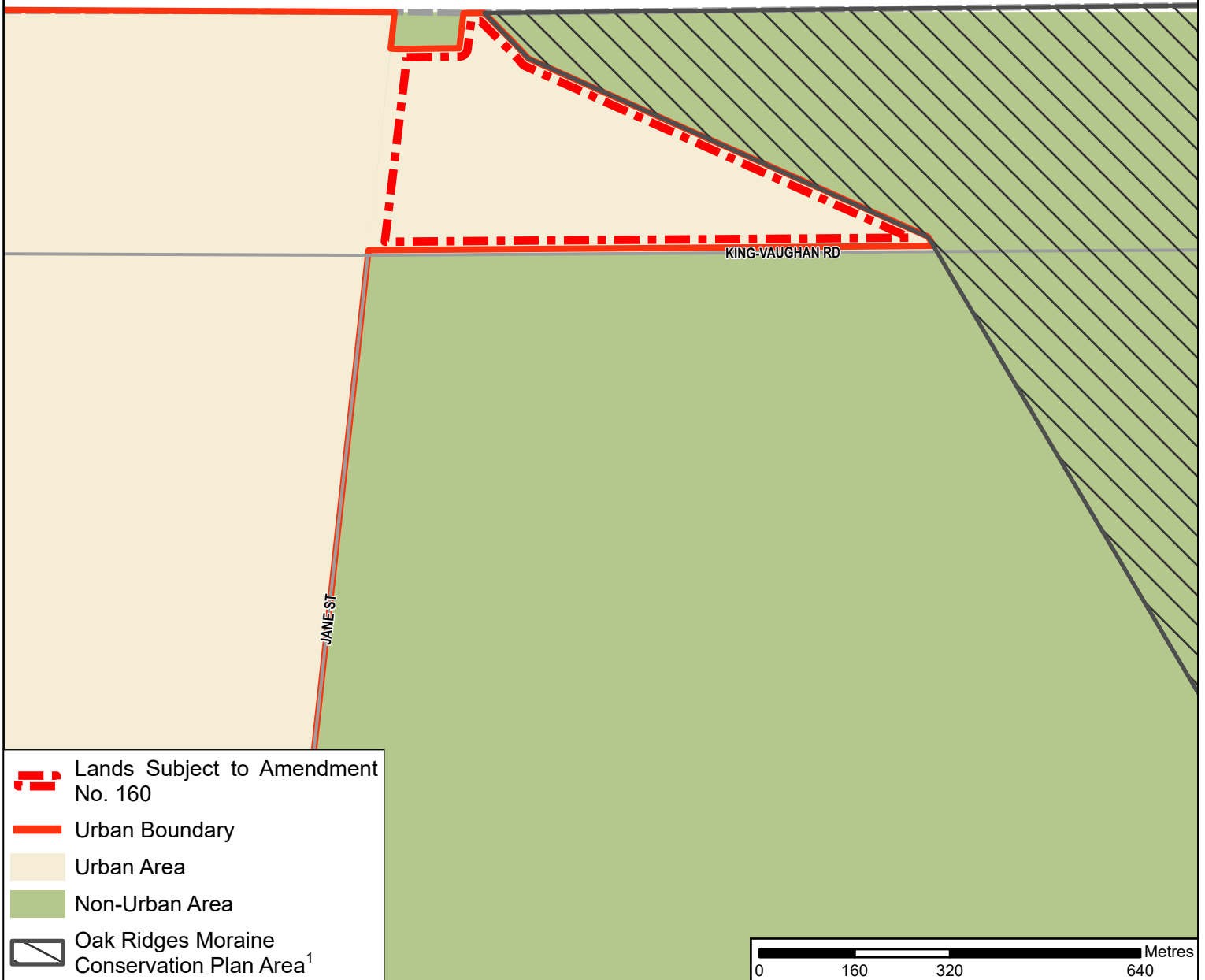
**This is Schedule '2'
To Official Plan Amendment No. 160
Adopted the 26th Day Of May, 2026**

File: OP.25.001
Related Files: Z.25.002, 19T-25V001
Location: 2720 King-Vaughan Road
 Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

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



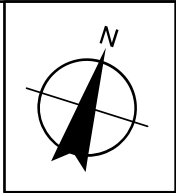
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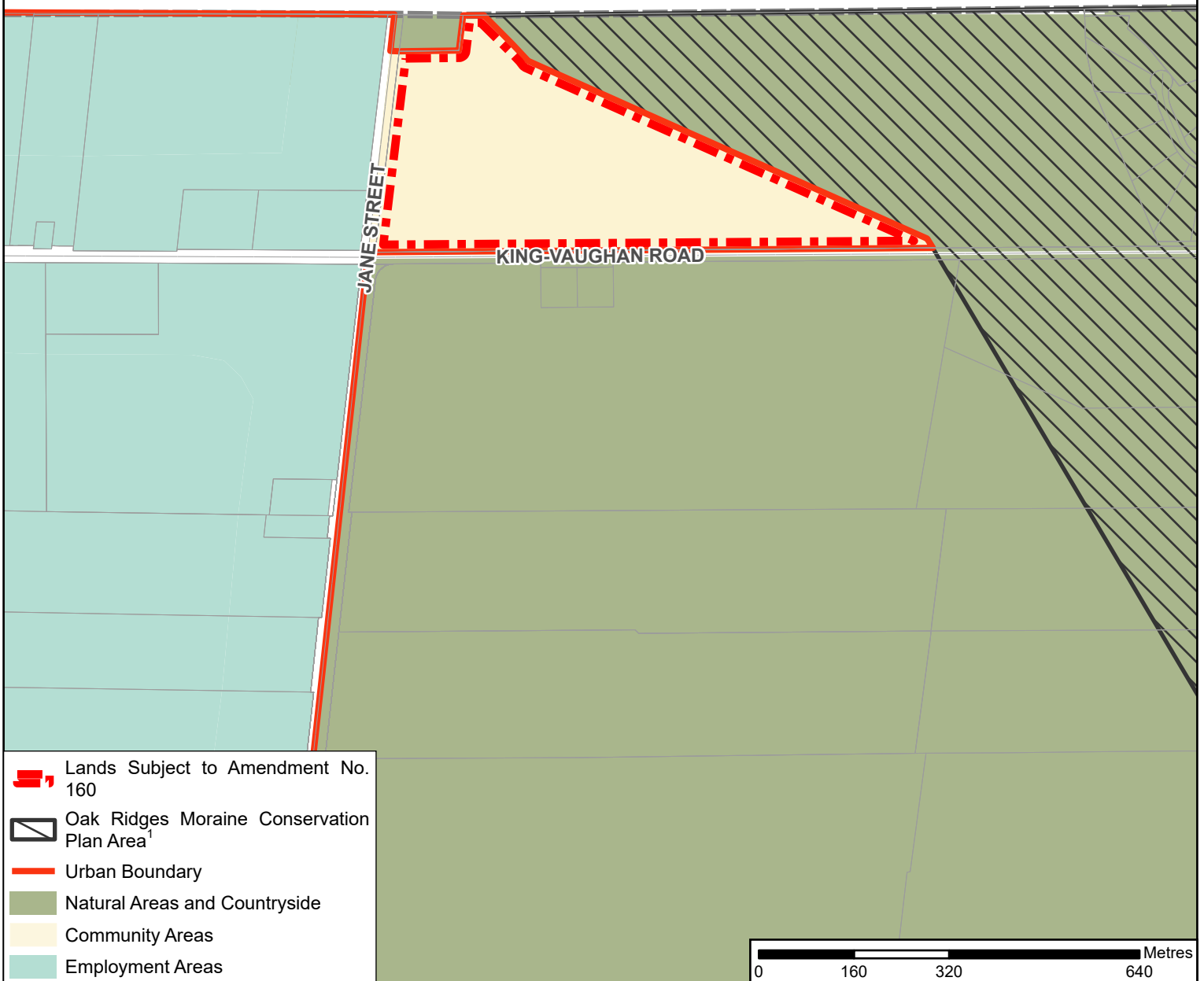
This is Schedule '3' To Official Plan Amendment No. 160 Adopted the 26th Day Of May, 2026

File: OP.25.001
Related Files: Z.25.002, 19T-25V001
Location: 2720 King-Vaughan Road
Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

This is Part of Schedule 1C - Protected Major Transit Station Areas To Vaughan Official Plan 2010, Volume 1



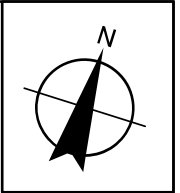
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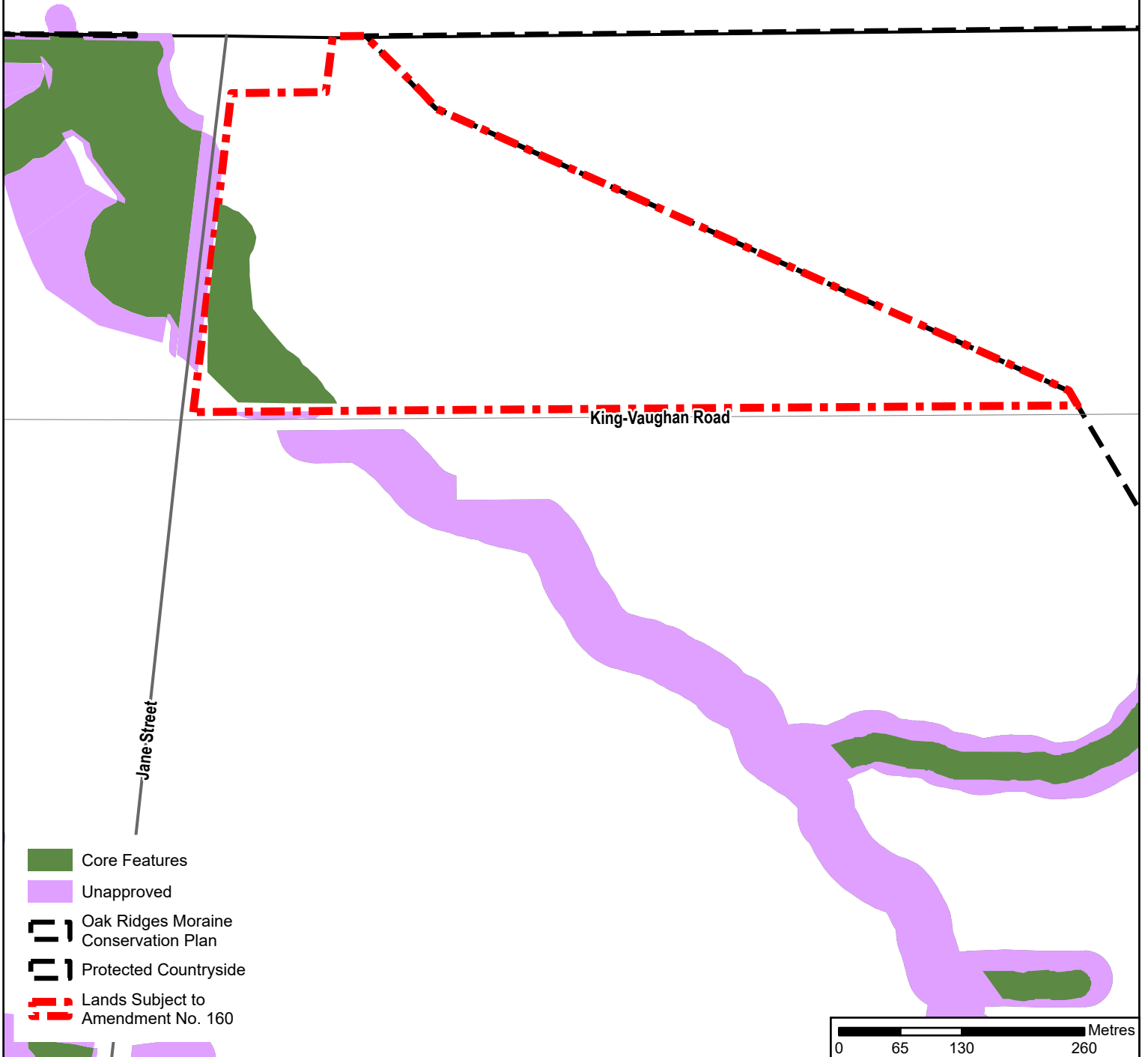
**This is Schedule '4'
To Official Plan Amendment No. 160
Adopted the 26th Day Of May, 2026**

File: OP.25.001
Related Files: Z.25.002, 19T-25V001
Location: 2720 King-Vaughan Road
 Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

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



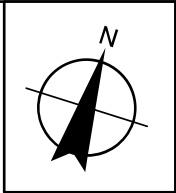
TOWNSHIP
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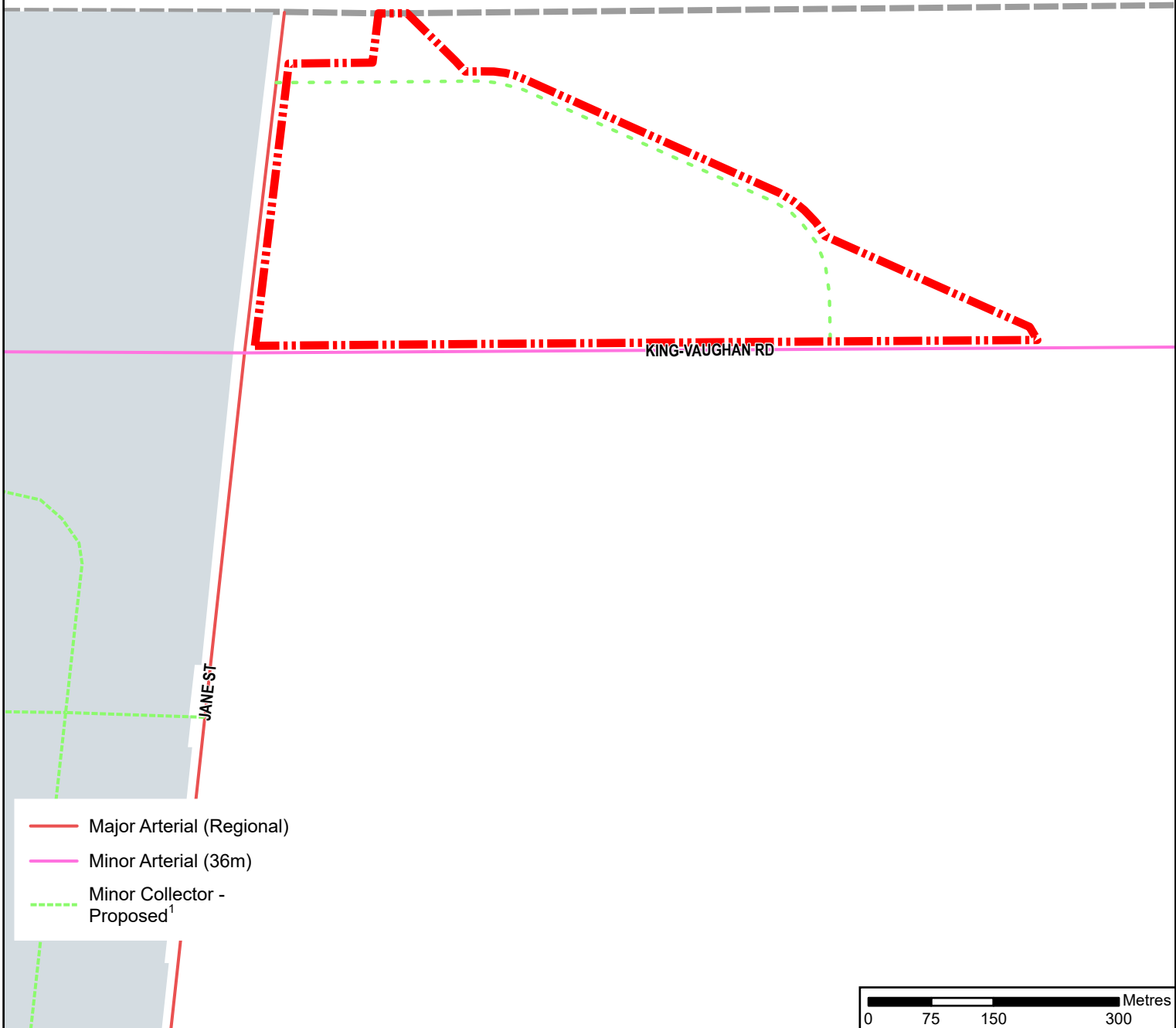
This is Schedule '5' To Official Plan Amendment No. 160 Adopted the 26th Day Of May, 2026

File: OP.25.001
Related Files: Z.25.002, 19T-25V001
Location: 2720 King-Vaughan Road
Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

This is Part of Schedule 9 - Future Transportation Network To Vaughan Official Plan 2010, Volume 1



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This is Schedule '6' To Official Plan Amendment No. 160 Adopted the 26th Day Of May, 2026

File: OP.25.001

Related Files: Z.25.002, 19T-25V001

Location: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

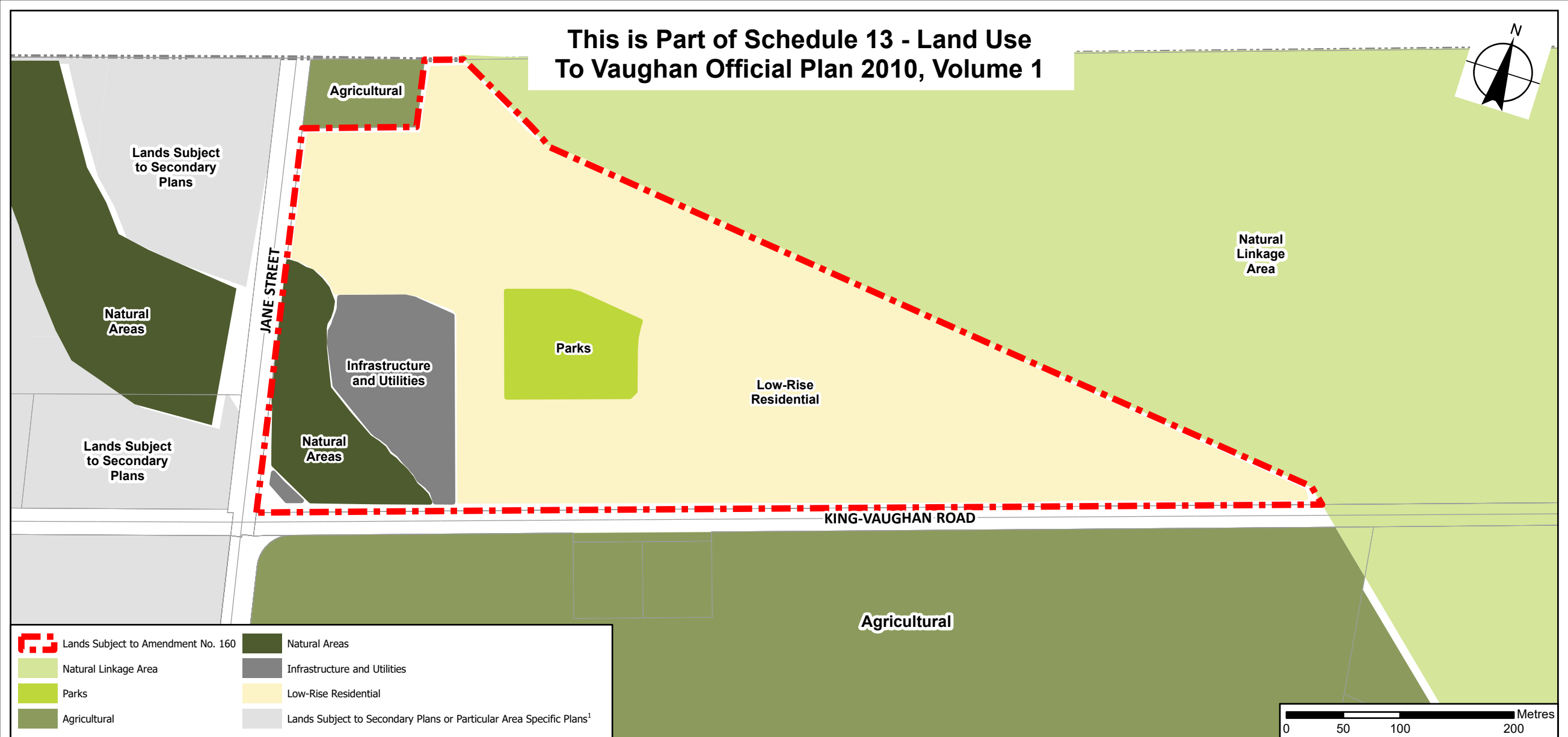
Applicant: DG (Vaughan) Inc.









City of Vaughan

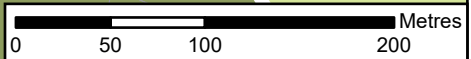


Lands Subject to
Amendment No. 160

**This is Part of Schedule 13 - Land Use
To Vaughan Official Plan 2010, Volume 1**



	Lands Subject to Amendment No. 160		Natural Areas
	Natural Linkage Area		Infrastructure and Utilities
	Parks		Low-Rise Residential
	Agricultural		Lands Subject to Secondary Plans or Particular Area Specific Plans ¹



File: OP.25.001
Related Files: Z.25.002, 19T-25V001
Location: 2720 King-Vaughan Road
 Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

This is Schedule '7'
To Official Plan Amendment No. 160
Adopted the 26th Day of May, 2026

Signing Officers

 Mayor

 Clerk

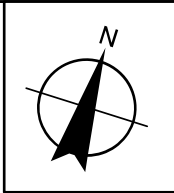
APPENDIX I

The Subject Lands are located north of King-Vaughan Road, east of Jane Street, Part of Lot 1, Concession 4, Geographic Township of King, and municipally known as 2720 King-Vaughan Road, in the City of Vaughan.

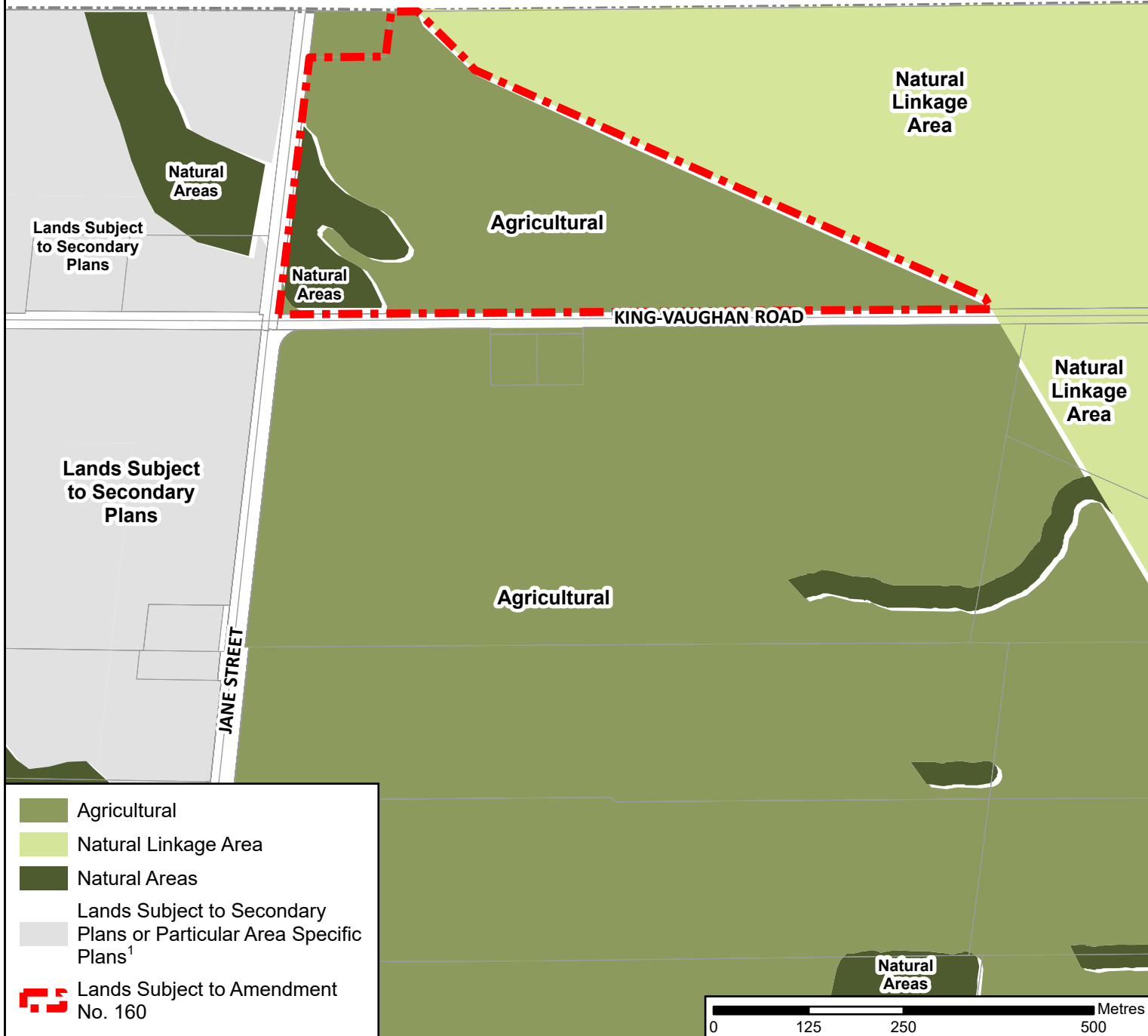
The purpose of this Amendment is to permit a residential development consisting of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management block, public park and public roads.

On April 28, 2026, Vaughan Council ratified the March 31, 2026, recommendation of the Committee of the Whole recommendation, to approve Official Plan Amendment File OP.25.001 (DG (Vaughan) Inc.) as follows (in part):

- “1. That Official Plan Amendment File OP.25.001 (DG (Vaughan) Inc.) be approved, to amend VOP 2010, Volume 1, for portions of the Subject Lands shown on Attachments 1 and 2 as follows:
 - a) To amend Schedule 1 – “Urban Structure”, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
 - b) To amend Schedule 1A – “Urban Area”, to redesignate a portion of the Subject Lands outside of the Oak Ridges Moraine from “Non-Urban Area” to “Urban Area” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
 - c) To amend Schedule 1C – “Protected Major Transit Station Areas”, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
 - d) To amend Schedule 2 – “Natural Heritage Network”, to remove the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine to reflect the boundary of Block 109;
 - e) To amend Schedule 9 – “Future Transportation Network” to add a Minor Collector Road in the location of Street “A”; and
 - f) To amend Schedule 13 – “Land Use”, to redesignate portions of the Subject Lands outside of the Oak Ridges Moraine from “Agricultural” to “Low-Rise Residential”, “Natural Areas”, “Parks” and “Infrastructure and Utilities”, as shown on Attachment 2.”



TOWNSHIP
OF KING



Appendix II Existing Land Uses Official Plan Amendment No. 160

File: OP.25.001

Related File: Z.25.002, 19T-25V001

Location: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

Applicant: DG (Vaughan) Inc.
City of Vaughan