

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 170-2026

A By-law to adopt Amendment Number 165 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 165 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, “7”, “8” and “9” is 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 23rd day of June, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 26 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 23, 2026.
City Council voted in favour of this by-law on June 23, 2026.
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.
Effective Date of By-Law: June 23, 2026

AMENDMENT NUMBER 165

TO THE VAUGHAN OFFICIAL PLAN 2010

OF THE VAUGHAN PLANNING AREA

The following text and Schedules "1", "2", "3", "4", "5", "6", "7", "8" and "9" constitute Amendment Number 165 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "I", "II" and "III".

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 13 – Land Use, Schedule 14A – Areas Subject to Secondary Plans, and Schedule 9 – Future Transportation Network, and Volume 2, Section 11.8 - North Kleinburg-Nashville Secondary Plan, Figures "1" and "2", and Schedule A – North Kleinburg-Nashville Secondary Plan Area, Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets, within the Huntington Road Community (Focus Area 2), and the corresponding policies to facilitate a development comprised of single-detached and townhouse dwellings of various types and sizes, a commercial/mixed-use block, park blocks, elementary school blocks, open space blocks and stormwater management blocks, on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 165" on Schedule "1" attached hereto:

1. Amend Schedule 13 – Land Use of Volume 1, VOP 2010 to remove the portion of the Subject Lands located at 10983 Huntington Road (1321362 Ontario Inc. - Vitullo South) and Block 22 in Registered Plan 65M-4129 (Kleinburg Residential Estates Ltd. - Bifolchi) as shown on Schedule "1", from the "Low-Rise Residential" designation, as shown on Schedule "2", attached hereto.
2. Amend Schedule 14A – Areas Subject to Secondary Plans of Volume 1, VOP 2010 to include the Subject Lands into "7. North Kleinburg-Nashville, 11.8".
3. Amend Figures "1" and "2", and Schedule A – North Kleinburg-Nashville Secondary Plan Area, Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets, of Section 11.8, Volume 2, VOP 2010 to add 10983 Huntington Road (1321362 Ontario Inc. - Vitullo South) and Block 22 in Registered Plan 65M-4129 (Kleinburg Residential Estates Ltd. - Bifolchi), into the Huntington Road Community (Focus Area 2) of the North Kleinburg-Nashville Secondary Plan in Section 11.8, Volume 2 of VOP 2010, and redesignate them to "KN Low-Rise Residential I – H3 Max" and "KN Low-Rise Residential III – H3

Max” on Schedule B2 – Land Use, as shown on Schedules “4” to “9”, attached hereto.

4. Remove the GTA West Transportation Corridor Protection Area and Boundary and replace with Highway 413 (Controlled Access Highway) including the Transitway Right-of-Way, as designated by the Ministry of Transportation, and the applicable 14-metre setback requirement, identified within the Huntington Road Community (Focus Area 2) as shown on Schedules “5” to “7”.
5. Reorganize the land use designations identified within the Huntington Road Community (Focus Area 2) and delete the “KN Low-Rise Mixed-Use II” and “KN Low-Rise Residential II” designations, as shown on Schedule “5”, attached hereto.
6. Permit stand-alone commercial uses and delete the maximum gross floor area of 500 square metres for retail and office uses on collector streets within the “KN Low-Rise Mixed-Use I” designation.
7. Permit back-to-back townhouses in the KN Low-Rise Residential designations.
8. Amend the location and size of parks, school sites, roads and trails identified on Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets within the Huntington Road Community (Focus Area 2) and Schedule 9 – Future Transportation Network of VOP 2010.
9. Permit individual lot access on Minor Collector Roads.
10. Remove the Valleyland Off-Street Trails shown on Schedule C2 – Trails and Parks, of the North Kleinburg-Nashville Secondary Plan, as requested by the Toronto and Region Conservation Authority, as shown on Schedule “6”, attached hereto.
11. Redesignate the “Natural Areas” and “Agricultural” designations outside of the Greenbelt Plan Area boundary to permit residential uses.
12. Make refinements to the Greenbelt Plan Area Boundary to correspond with the boundary of the Greenbelt Plan.
13. Increase the target density for the Huntington Road Community from 40 persons/jobs per hectare to 65 to 75 persons and jobs/hectare for the Subject

Lands.

14. Increase the total number/proportion of dwelling units for the Subject Lands to accommodate approximately 1,200 dwelling units on the Subject Lands, whereas an estimated total of 1,650 dwelling units is identified for all the three Focus Areas of the North Kleinburg-Nashville Secondary Plan area.
15. A corresponding increase in total planned population and employment in the Huntington Road Community (Focus Area 2) to accommodate approximately 4,466 residents and jobs of which 3,900 will be residents, on the Subject Lands, whereas approximately 5,480 residents and jobs are identified for the entire North Kleinburg-Nashville Secondary Plan area.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located in Block 62 West on the east side of Huntington Road, between Nashville Road and Kirby Road, and comprised of the following parcels of land and being Part of Lots 27, 28 and 29, Concession 9, City of Vaughan, as shown on Schedule “1” attached hereto as “Lands Subject to Amendment No.165.”:

- 10983 Huntington Road (located outside of the North Kleinburg-Nashville Secondary Plan area)
- 11023 and 11035 Huntington Road
- 11069, 11075 and 11091 Huntington Road and Part of West ½ of East ½ of Lot 28, Concession 9; Part of the West ½ of Lot 28, Concession 9; Part Lot 29, Concession 9, and Part 1 of Plan 65R-33799 (also known as 11115 Huntington Road)
- 11131 and 11231 Huntington Road
- 11363 Huntington Road and Part of Lot 29, Concession 9, Part 1 of Plan 65R-35008
- Block 22 in Registered Plan 65M-4129 (located outside of the North Kleinburg-Nashville Secondary Plan area).

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* and 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 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area, and within York Region are located within the delineated "Urban Area" as shown on Map 1 – Regional Structure, within a "Community Area" as shown on Map 1A – Land Use Designations, and within a "Designated Greenfield Area" on Map 1B – Urban System Overlays of the York Region Official Plan 2022 . In accordance with PPS 2024 Policies 2.1 and 4.1, the Amendment would facilitate a more compact urban form and achievement of the minimum target of 50 residents and jobs per gross hectare in designated growth areas, such as the Subject Lands, in accordance with policy 2.3.1.5 of the PPS 2024. This is achieved by the introduction of a back-to-back townhouse dwelling built form, permitting up to seven attached townhouse units in a block, and updating the target density of 40 persons/jobs per hectare for the Huntington Road Community (Focus Area 2) identified in Part A - Section 7.3.2 of the North Kleinburg-Nashville Secondary Plan in Volume 2 of VOP 2010. The Application facilitates the efficient use of land within the Settlement Area by supporting a development that achieves a complete community with a more compact urban form which assists in the achievement of the minimum density target, increases the ability to optimize planned municipal infrastructure, and provides the opportunity for a range of housing options with a mix of unit types and sizes, as well as a parks, elementary schools, and a commercial area to meet the diverse needs of its residents. On this basis, the Amendment is consistent with the PPS 2024.

2. The Greenbelt Plan, 2017 was established by the Province to provide land use and natural heritage management direction for lands within the Greenbelt Plan area, in order to identify where urbanization should not occur, and to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape.

Approximately 32 hectares of the Subject Lands are located within the “Protected Countryside” of the Greenbelt Plan area, and more specifically within the Natural Heritage System overlay, which will remain designated “Natural Areas” and “Agricultural Areas” as shown on Schedule B2 – Land Use attached hereto, in accordance with Greenbelt Plan Area Policy 4.9 a) of the North Kleinburg-Nashville Secondary Plan, which is subject to the applicable Greenbelt Plan policies in Section 3.5 of VOP 2010, and the Greenbelt Plan, 2017. In consideration of the above, the Amendment conforms to the Greenbelt Plan, 2017.

3. York Region Council adopted the York Region Official Plan 2022 (‘YROP 2022’) in June 2022. YROP 2022 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. On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024. 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 Subject Lands are designated “Community Area” and “Agricultural Area” on Map 1A – Land Use Designations and identified as “Designated

Greenfield Area” and within “Greenbelt Plan Boundary” on Map 1B – Urban System Overlays. Map 1 – Regional Structure also identifies the Subject Lands as “Urban Area”, “Agricultural System”, “Regional Greenlands System”, and within “Greenbelt Plan Boundary”.

Community Areas shall contain a wide range and mix of housing types and sizes, consistent with the prescribed intensification and density targets and objectives of the YROP 2022. The portions of the Subject Lands located within the Greenbelt Plan Area will remain appropriately designated for protection in YROP 2022 and VOP 2010 and conveyed into public ownership through subsequent applications. The Amendment conforms to the YROP 2022.

4. VOP 2010 sets out the City’s general planning goals and policies that guide future land use. The Subject Lands are identified in Volume 1 of VOP 2010 as “Community Areas”, “Natural Areas and Countryside” and “Greenbelt Plan Area” on Schedule 1 – Urban Structure and designated “North Kleinburg-Nashville Secondary Plan, Section 11.8 in Volume 2” and “Low-Rise Residential” on Schedule 13 – Land Use. More specifically, the portion of the Subject Lands identified within Section 11.8 – North Kleinburg-Nashville Secondary Plan in Volume 2 of VOP 2010, are identified as “Focus Area 2” and “Huntington Road Community” on Schedule A – North Kleinburg-Nashville Secondary Plan Area, and designated on Schedule B2 – Land Use for the Huntington Road Community as:

- “KN Low-Rise Residential I – H3 Max” with a maximum height of three (3) storeys
- “KN Low-Rise Residential II – H3 Max” with a maximum height of three (3) storeys
- “KN Low-Rise Residential III – H2 Min, H3 Max” with a minimum height of two (2) storeys and a maximum height of three (3) storeys
- “KN Low-Rise Mixed-Use I – H2 Min, H3 Max” with a minimum height of two (2) storeys and a maximum height of three (3) storeys
- “KN Low-Rise Mixed Use II – H2 Min, H3 Max” with a minimum height of two (2) storeys and a maximum height of three (3) storeys
- “Natural Areas” (outside of the Greenbelt Plan Area) which is subject to the Core

Features policies in Section 3.2 and the Natural Areas policies in Section 9.2.2.16 of VOP 2010.

- “Agricultural” (outside of the Greenbelt Plan Area) which is subject to the Agricultural policies in Section 9.2.2.24 of VOP 2010
- “Natural Areas” and “Agricultural Areas” within the “Greenbelt Plan Area”

Two elementary school sites, a Neighbourhood Park, two parkettes, two Stormwater Management Ponds, Minor Collector Roads, Off-Street Trails, On-Street Trails, and Trails and Connections, are also identified on Schedule B2 – Land Use and Schedule C2 – Trails and Parks.

The Amendment is appropriate for the following reasons:

- The addition of the lands located at 10983 Huntington Road and in Block 22 of Registered Plan 65M-4129 to the Huntington Road Community (Focus Area 2) closes the gap between the North Kleinburg-Nashville Secondary Plan Area and the existing estate residential subdivision to the south, thereby closing the gap and providing an appropriate transition between these two areas through the implementation of larger lots abutting the existing estate residential subdivision and installation of fencing. Given these lands are designated “Low-Rise Residential” on Schedule 13 – Land Use of VOP 2010, they were already permitted to have single-detached, semi-detached and townhouse dwellings, which are being carried forward in the new land use designations identified for these lands in the Huntington Road Community, as shown on Schedule “5” attached hereto.
- The northern boundary of the Greenbelt Plan as shown on Schedules B2 – Land Use and C2 – Trails and Parks for the Huntington Road Community in the North Kleinburg-Nashville Secondary Plan is not consistent with the Greenbelt Area boundary shown on the schedules of the Greenbelt Plan, 2017 or the land use schedules of YROP 2022 and VOP 2010, Volume 1. On this basis, an amendment to correct the Greenbelt Plan boundary as shown in the North Kleinburg-Nashville Secondary Plan is required.
- The redesignation of the lands designated “Natural Areas” and “Agricultural”

outside of the Greenbelt Plan Area boundary to “KN Low-Rise Residential I” reflect the staked boundaries of the top of bank and tree dripline, which fall within the Greenbelt Plan Area will remain in the “Greenbelt Plan Area”, “Natural Areas and Countryside” and “Natural Areas” designations of VOP 2010, along with the required vegetative protection zone. The Amendment now more accurately reflects the Natural Heritage Network and the Greenbelt Plan Area boundary, which is intended to be conveyed to the City through future development applications.

- TRCA staff have taken part in multiple staking exercises on the Subject Lands to determine the tree dripline of existing wooded area and the top of bank situated in the Greenbelt Plan Area. A 30-metre vegetative protection zone is proposed from the staked dripline where it falls within the Greenbelt Plan Area boundary and 10 metres where the vegetation protection zone extends beyond the Greenbelt Plan Area boundary. No structures are permitted in the vegetation protection zone. Based on the analysis provided in the Environmental Impact Study, dated October 21, 2025, prepared by Beacon Environmental, the Environmental Impact Study Addendum, dated April 23, 2026, prepared by Beacon Environmental, and the Memo prepared by Malone Given Parsons Ltd., dated May 8, 2026 entitled “Policies for Vegetation Protection Zones within and outside of the Greenbelt Plan”, the Environmental Planning Item 2 Page 8 of 25 Division of the Policy Planning and Special Programs Department has determined that the Development conforms to the Greenbelt Plan.
- Newly proposed trails are required to be located outside of buffers to wetland and natural hazard features in accordance with the Toronto and Region Conservation Authority (‘TRCA’) requirements. Although TRCA policies have provisions allowing for minor recreational uses, including trails, to be sited within the natural system provided they are located and designed to the satisfaction of staff, they have advised that they will review further trail design details as part of future *Planning Act* and permit applications. Given further trail design details will be reviewed as part of future applications, the TRCA has requested that trails shown within the valleylands and environmental buffers as shown on Schedule C2 – Trails and

Parks of the North Kleinburg-Nashville Secondary Plan be deleted.

- The GTA West Transportation Corridor Protection Area (for Highway 413) as shown on Schedule B2 – Land Use, Schedule C2 – Trails and Parks and Schedule D2 – Steets is no longer applicable, as the Ministry of Transportation has now confirmed the Highway 413 right-of-way which has been designated as a controlled access highway accordingly. As such, the new Highway 413 right-of way and the associated additional setback (minimum 14 metres) as approved by the Ministry of Transportation are shown on Schedules “5” to “7” attached hereto. No development is proposed to be located within the new Highway 413 designated lands, as it is not permitted.
- The reduction of the Neighbourhood Park size from the required 2.5 to 3.5 hectares identified in Policy 4.13 b) of Part B – The Plan, to accommodate two Neighbourhood Parks on the Subject Lands that are 1.63 hectares and 1.74 hectares in size respectively, as shown symbolically on Schedule “6” attached hereto, and implemented by way of Zoning By-law Amendment and Draft Plan of Subdivision approvals, is consistent with the Neighbourhood Park size requirement of 0.75 to 5 hectares identified in policy 7.3.2.6 of VOP 2010. One of the Neighborhood Parks will also be replacing the three “Parkettes” originally identified on Schedules B2 – Land Use and C2 – Trails and Parks, which should range from 0.2 to 0.6 hectares in size as identified in Part B – Policy 4.13 c), but the size of the second Neighbourhood Park is the combined equivalent of the three Parkettes, and therefore provides sufficient parkland to serve the residents of the Huntington Road Community (Focus Area 2) at full build out.
- Policy 9.2.3.2.b of VOP 2010 does not permit the back-to-back townhouse built form in the areas designated Low-Rise Residential; however, the proposed back-to-back townhouse built form provides a more compact building typology and range of unit types while maintaining a low-rise built form compatible with the surrounding area in accordance with the policies of the PPS 2024.
- The proposed density of approximately 65 to 75 persons and jobs per hectare for the Development is consistent with the density target of 50 residents and jobs per

gross hectare in designated growth areas in policy 2.3.1.5 of the PPS 2024 and the density target of 70 people and jobs per hectare identified by the York Region Official Plan 2022 for designated greenfield areas in Vaughan, which updates the target density identified in the North Kleinburg-Nashville Secondary Plan for the Huntington Road Community (Focus Area 2) where the Subject Lands are located.

- The proposed total number/proportion of 1,200 dwelling units for the Subject Lands in the Huntington Road Community (Focus Area 2), whereas an estimated total of 1,650 dwelling units is identified for all three Focus Areas of the North Kleinburg-Nashville Secondary Plan Area, supports the above-noted density target for designated growth areas, with a portion of that being accommodated within lands that were previously not part of the Huntington Road Community (Focus Area 2) but now are included by way of this Amendment. This increase in dwelling units will inherently result in a corresponding increase in the total planned residents and jobs within the expanded Huntington Road Community (Focus Area 2).
- The deletion of the “KN Low-Rise Mixed-Use II” and “KN Low-Rise Residential II” designations and policies from the Huntington Road Community (Focus Area 2) of the North Kleinburg-Nashville Secondary Plan meets the intent of VOP 2010 Volumes 1 and 2 for achieving a compact built form within a complete community, that is consistent with the policies of the PPS 2024 while also considering the intended land use context of the Huntington Road Community (Focus Area 2). The remaining land use designations in the Huntington Road Community (Focus Area 2) as shown on Schedule “5” attached hereto, can appropriately accommodate the mix of housing types and sizes at the densities required to support the intensification and efficient use of lands within a Settlement Area.

5. The statutory Public Meetings were held on September 13, 2023 and November 18, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting reports of September 13, 2023 and November 18, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 26, 2023 and November 25, 2025. Subsequently, on

June 23, 2026, Vaughan Council adopted the recommendation of the Committee of the Whole meeting on June 2, 2026, to approve Official Plan Amendment File OP.21.029, (Block 62 West Landowners Group Inc.).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010, Volume 1 is hereby amended by:

1. Amending Schedule 14A – Areas Subject to Secondary Plans by adding the lands identified on Schedule “1” to this amendment, attached hereto, to include the portion of the Subject Lands located at 10983 Huntington Road and Block 22 in Registered Plan 65M-4129 into the North-Kleinburg-Nashville Secondary Plan area and referencing the appropriate section number in the legend.
2. Amending Schedule 13 – “Land Use” by removing the portion of the Subject Lands located at 10983 Huntington Road and Block 22 in Registered Plan 65M-4129 shown on Schedule “1” attached hereto, from the “Low-Rise Residential” designation, as shown on Schedule “2” attached hereto.
3. Amending Schedule 9 – “Future Transportation Network” by updating the street network for the Subject Lands, as shown on Schedule “3” attached hereto.

VOP 2010, specifically Volume 2, Section 11.2, North Kleinburg-Nashville Secondary Plan is hereby amended by:

1. Deleting Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan Schedule A – North Kleinburg-Nashville Secondary Plan Area, Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets, and Figure 1 – Focus Areas within the Kleinburg-Nashville Community Plan Area (OPA 601) and Figure 2 – Kleinburg-Nashville Focus Area Study Composite Plan, and substituting therefor Schedule A – North Kleinburg-Nashville Secondary Plan Area, Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets, and Figure “1” – Focus Areas within the Kleinburg-Nashville Community Plan Area (OPA 601) and Figure “2” – Kleinburg-Nashville Focus Area Study Composite Plan, attached hereto as Schedules “4” to “9” to:

- a. Add the portion of the Subject Lands located at 10983 Huntington Road and Block 22 in Registered Plan 65M-4129 as shown on Schedule “1” attached hereto, into Focus Area 2 – Huntington Road Community of the North Kleinburg-Nashville Secondary Plan in Section 11.8, Volume 2 of VOP 2010, and redesignate them to “KN Low-Rise Residential I – H3 Max” and “KN Low-Rise Residential III – H3 Max” as shown on Schedule “5”, attached hereto.
- b. Remove the GTA West Transportation Corridor Protection Area and Boundary from Schedule A – North Kleinburg-Nashville Secondary Plan Area, Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets and replace with Highway 413 (Controlled Access Highway) including the Transitway Right-of-Way, as designated by the Ministry of Transportation, and the applicable 14-metre setback requirement, identified within the Huntington Road Community (Focus Area 2), as shown on Schedules “4” to “7”, attached hereto.
- c. Revise the land use designations identified within the Huntington Road Community (Focus Area 2) and delete the “KN Low-Rise Mixed-Use II” and “KN Low-Rise Residential II” designations, as shown on Schedule “5”, attached hereto.
- d. Revise the location and size of parks, school sites, roads and trails identified within the Huntington Road Community (Focus Area 2), as shown on Schedules “5”, “6” and “7”, attached hereto.
- e. Remove the Valleyland Off-Street trails identified within the Huntington Road Community (Focus Area 2), as shown on Schedule “6”, attached hereto, as requested by the Toronto and Region Conservation Authority.
- f. Refine the Greenbelt Plan Area Boundary within the Huntington Road Community (Focus Area 2), as shown on Schedules “5”, “6” and “7” attached hereto, to correspond with the boundary of the Greenbelt Plan,

2017.

- g. Redesignate the “Natural Areas” and “Agricultural” designations within the Huntington Road Community (Focus Area 2) and outside of the Greenbelt Plan Area, as shown on Schedules “5”, “6” and “7” attached hereto.
2. Adding the following policies after Policy 8.1.a) in Volume 2, Section 11.8 – “North Kleinburg-Nashville Secondary Plan”, Part B: The Plan, and renumbering in sequential order:

“(OPA #165) 9.0 Site Specific Policies

9.1 Huntington Road Community (Focus Area 2) (OPA #165)

a) The lands known as 10983, 11023, 11035, 11069, 11075 and 11091 Huntington Road and Part of West ½ of East ½ of Lot 28, Concession 9; Part of the West ½ of Lot 28, Concession 9; Part Lot 29, Concession 9, and Part 1 of Plan 65R-33799 (also known as 11115 Huntington Road), 11131, 11231, and 11363 Huntington Road and Part of Lot 29, Concession 9, Part 1 of Plan 65R-35008, and Block 22 in Registered Plan 65M-4129, located in Block 62 West, identified on Volume 1, Schedule 14A – Lands Subject to Secondary Plans (as Item 7) are subject to the policies set out in Policy 9.1 Huntington Road Community (Focus Area 2) of Part B: The Plan of this Plan.

b) Notwithstanding “Huntington Road Community (Area 2)” Policy 7.3.2 in Part A: Preamble to the Plan, all references to “Parkettes” and “KN Low-Rise Mixed-Use II” and “KN Low-Rise Residential II” designations shall be deleted, and references to “a Neighbourhood Park” shall be replaced with “two Neighbourhood Parks”.

- c) Notwithstanding the “Neighbourhood Development” Policy d) iii. in Section 3.0 – Objectives of Part B: The Plan, the projected development potential shall be approximately 1,200 new dwelling units upon full build out of the expanded Huntington Road Community (Focus Area 2).
- d) Notwithstanding “Neighbourhood Development” Policy d) vii. in Section 3.0 – “Objectives” of Part B: The Plan, the density target for the expanded Huntington Road Community (Focus Area 2) shall be 65 to 75 residents and/or jobs per hectare.
- e) Notwithstanding “Neighbourhood Development” Policy d) viii. in Section 3.0 – “Objectives” of Part B: The Plan, the estimated total population yield for the expanded Huntington Road Community (Focus Area 2) only, shall be approximately 4,466 residents and jobs, of which approximately 3,900 are residents.
- f) Notwithstanding “KN Low-Rise Residential III” Policy 4.4 b) in Section 4.0 – “Land Use Policies” of Part B: The Plan, back-to-back townhouses shall be a permitted building type in the “KN Low-Rise Residential III” designation in the Huntington Road Community (Focus Area 2).
- g) Notwithstanding “KN Low-Rise Mixed-Use I” Policy 4.5 a) in Section 4.0 – “Land Use Policies” of Part B: The Plan, stand-alone commercial uses shall be permitted and there shall be no maximum gross floor area for retail and office uses on collector streets within the “KN Low-Rise Mixed-Use I” designation.
- h) Notwithstanding “Neighborhood Park/Parkettes” Policy

4.13 b) in Section 4.0 – “Land Use Policies” of Part B: The Plan, the Neighbourhood Parks shown symbolically on Schedule C2 – Trails and Parks attached hereto, shall range in size from 1.6 hectares to 2 hectares, depending on their planned role and function.

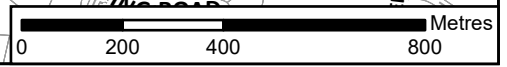
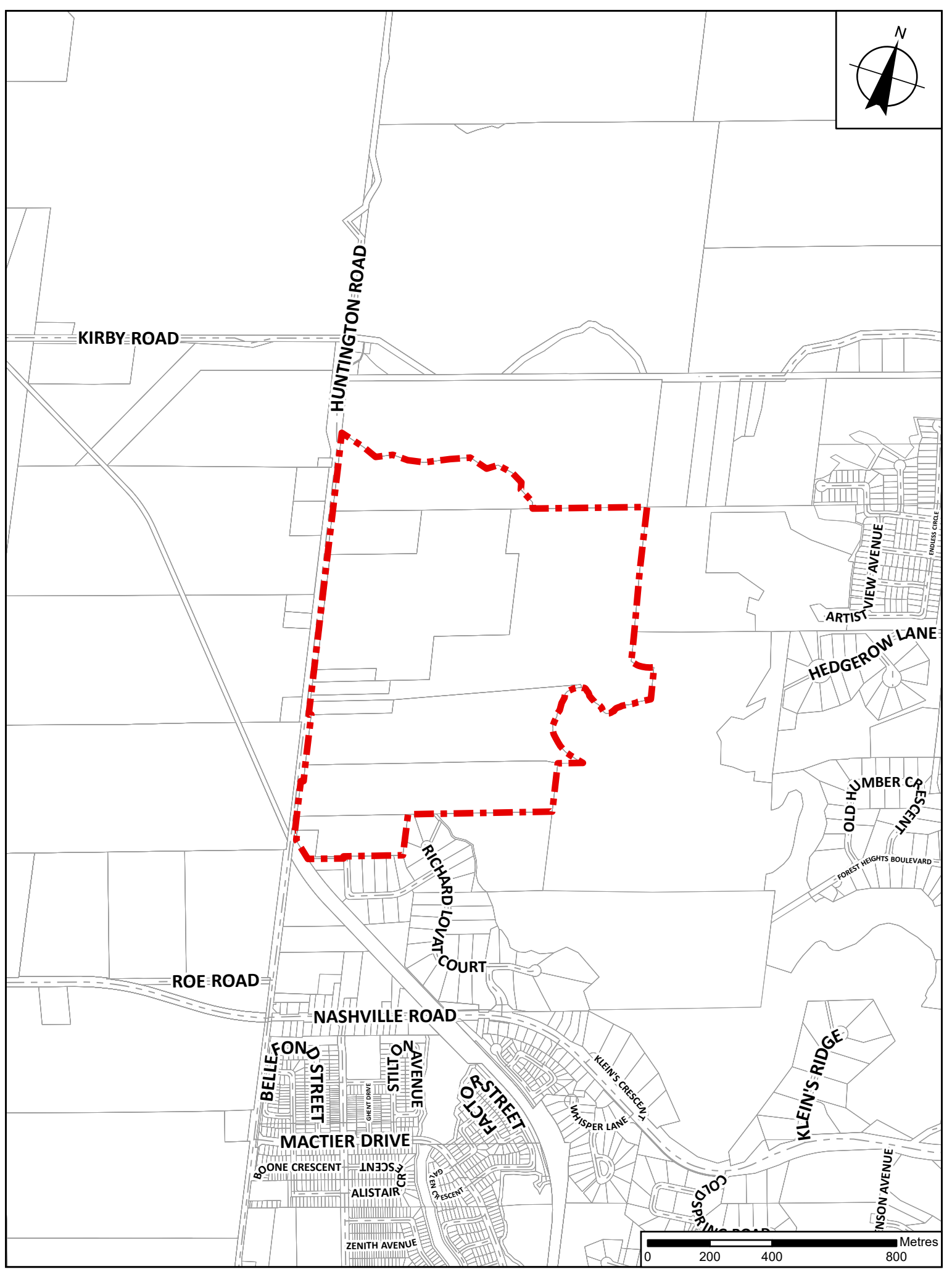
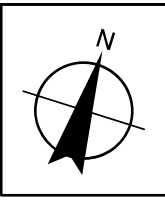
- i) Notwithstanding “The GTA West Transportation Corridor Protection Area” Policy 4.14, in Section 4.0 – “Land Use Policies” of Part B: The Plan, all references to “The GTA West Transportation Corridor Protection Area” shall be replaced with “Preliminary MTO Preferred Corridor” to reflect delineated area designated by the Ministry of Transportation for the Highway 413 (Controlled Access Highway) including the Transitway Right-of-Way, as designated by the Ministry of Transportation, and the applicable 14-metre setback requirement as shown on Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Streets, attached hereto.
- j) Notwithstanding “Built Form” Policy 5.4 c) in Section 5.0 – “Urban Design and Amenity Policies” of Part B – The Plan, individual direct access shall be permitted for lots located on Minor Collector Roads as shown on Schedule B2 – Land Use and Schedule D2 – Streets, attached hereto. (OPA #165).”

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, Draft Plan of Subdivision and/or Site Development Approval, pursuant to the *Planning Act*.

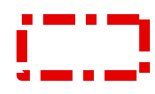
VI INTERPRETATION

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.



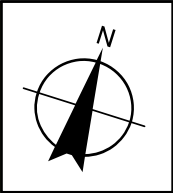
This is Schedule '1'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026

File: OP.21.029
Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799
Block 22 in Registered Plan 65M-4129
Applicant: Block 62 West Landowners Group Inc.
City of Vaughan










Lands Subject to
Amendment No. 165

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



Refer to the
North Kleinburg -
Nashville Secondary Plan
(Section 11.8 in Volume 2)


-  Lands Subject to Secondary Plans or Particular Area Specific Plans¹
-  Greenbelt Plan Area Boundary²
-  Agricultural
-  Natural Areas
-  Infrastructure and Utilities
-  Low-Rise Residential
-  New Community Areas

Refer to the North
Kleinburg - Nashville
Secondary Plan
(Section 11.8 in Volume 2)

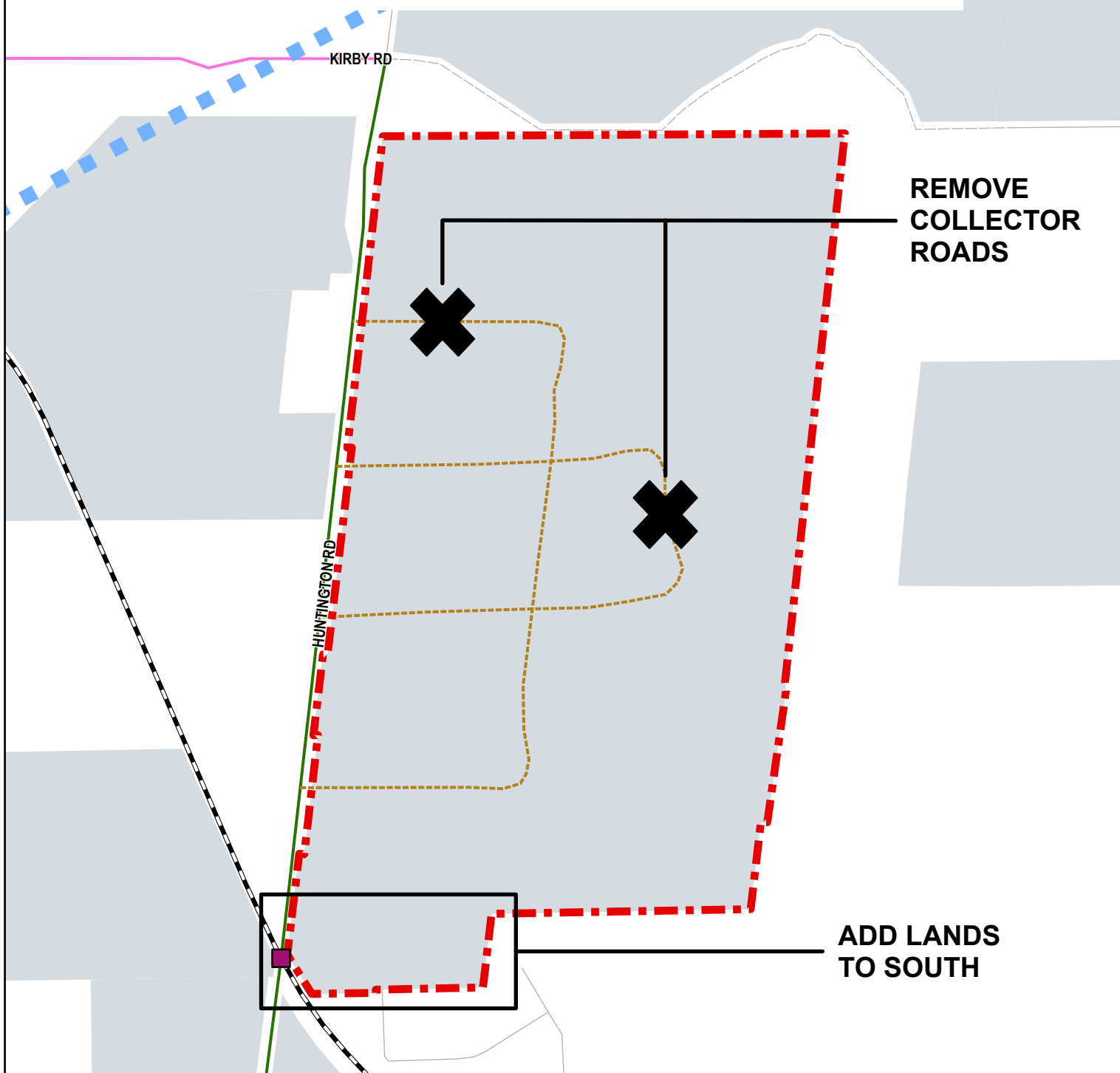


This is Schedule '2'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026

File: OP.21.029
Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799
Block 22 in Registered Plan 65M-4129
Applicant: Block 62 West Landowners Group Inc.
City of Vaughan

 Lands Subject to
Amendment No. 165

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



Freeway (Provincial)	Local
Major Arterial (Regional)	Proposed New Road Link ¹
Minor Arterial (36m)	GTA West Corridor ² and Hwy. 427 extension ³
Major Collector (26m)	Grade Separation
Minor Collector (24m proposed/23m existing)	Railway
Special Classification (Refer to Secondary Plans)	Areas Subject to Secondary Plans

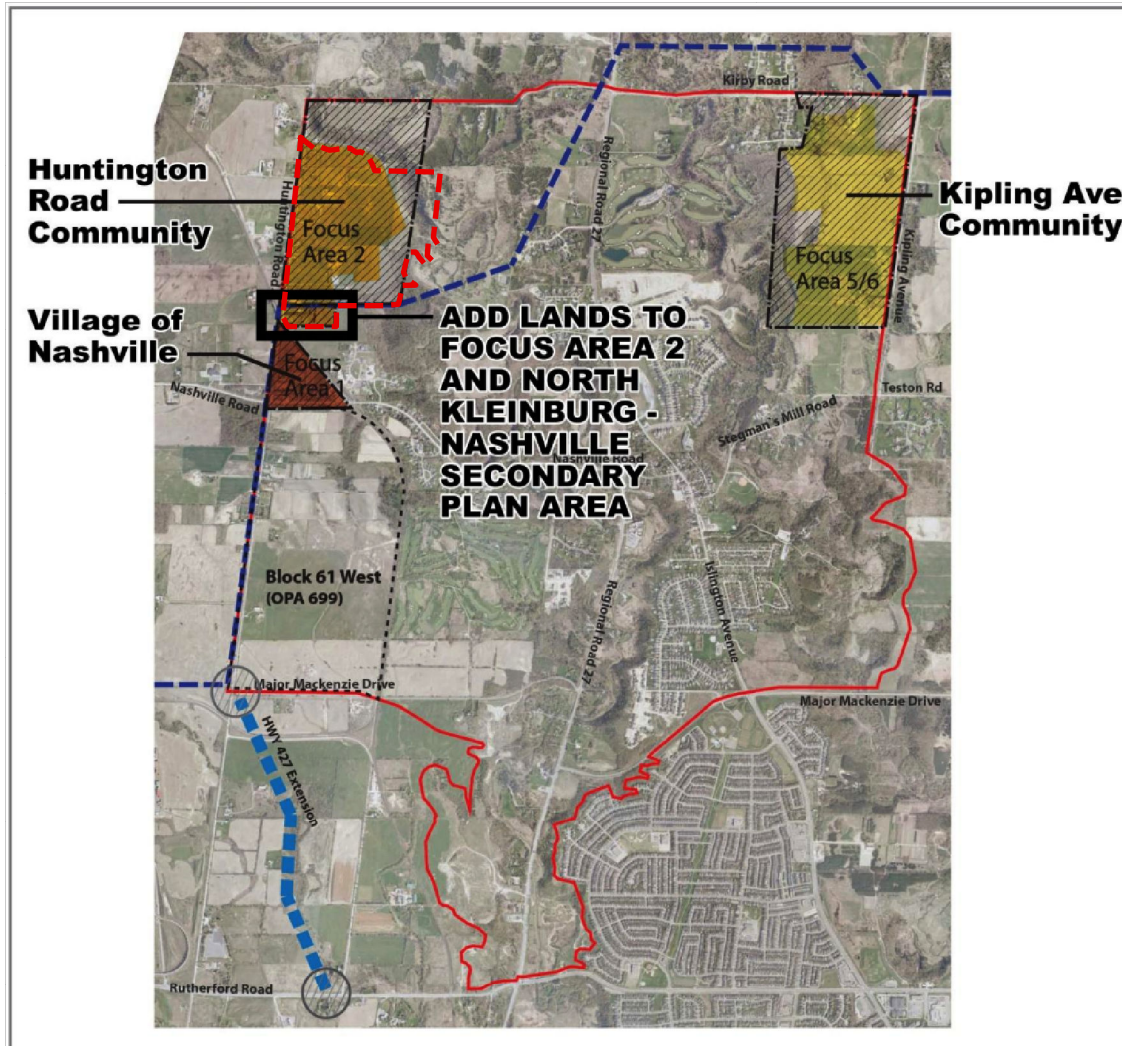


**This is Schedule '3'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026**

File: OP.21.029
Related Files: Z.25.018 and 19T-25V007,
 Z.25.022 and 19T-25V008,
 Z.25.051 and 19T-25V015
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
 11131, 11231, and 11363 Huntington Road
 Part of Lots 27, 28, and 29, Concession 9
 Part 1 of Plan 65R-33799
 Block 22 in Registered Plan 65M-4129
Applicant: Block 62 West Landowners Group Inc.
City of Vaughan

Lands Subject to
Amendment No. 165

Schedule A - North Kleinburg-Nashville Secondary Plan Area to Vaughan Official Plan 2010, Volume 2, Section 11.8



SCHEDULE A
North Kleinburg-Nashville
Secondary Plan Area

- Areas subject to the North Kleinburg-Nashville Secondary Plan
- Official Plan Boundary-Kleinburg-Nashville Community Plan
- Block 61 West Boundary
- GTA West Transportation Corridor Protection Area
- Highway 427 Extension

Estimated Population and Jobs at Build out: 5,400

Estimated New Dwelling Units at Build out: 1,650

Total Developable Area: 148 ha.

nts

November 2012

This is Schedule '4'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026

File: OP.21.029
Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799
Block 22 in Registered Plan 65M-4129
Applicant: Block 62 West Landowners Group Inc.
City of Vaughan

Lands Subject to
Amendment No. 165

Schedule B2 - Land Use, Huntington Road Community to Vaughan Official Plan 2010, Volume 2, Section 11.8



**SCHEDULE B2
Land Use
Huntington Road Community**

- KN Low-Rise Residential I
- KN Low-Rise Residential III
- KN Low-Rise Mixed-Use I
- Elementary School
- Natural Areas
- Agricultural
- Neighbourhood Park
- Stormwater Management Pond
- Secondary Plan Area Boundary
- Greenbelt Plan Area Boundary
- Minor Collector Road
- Railway Crossing Improvements

Total Developable Area: 64.0 ha
Revised April 2026

0 25 50 100 200 300 400 metres

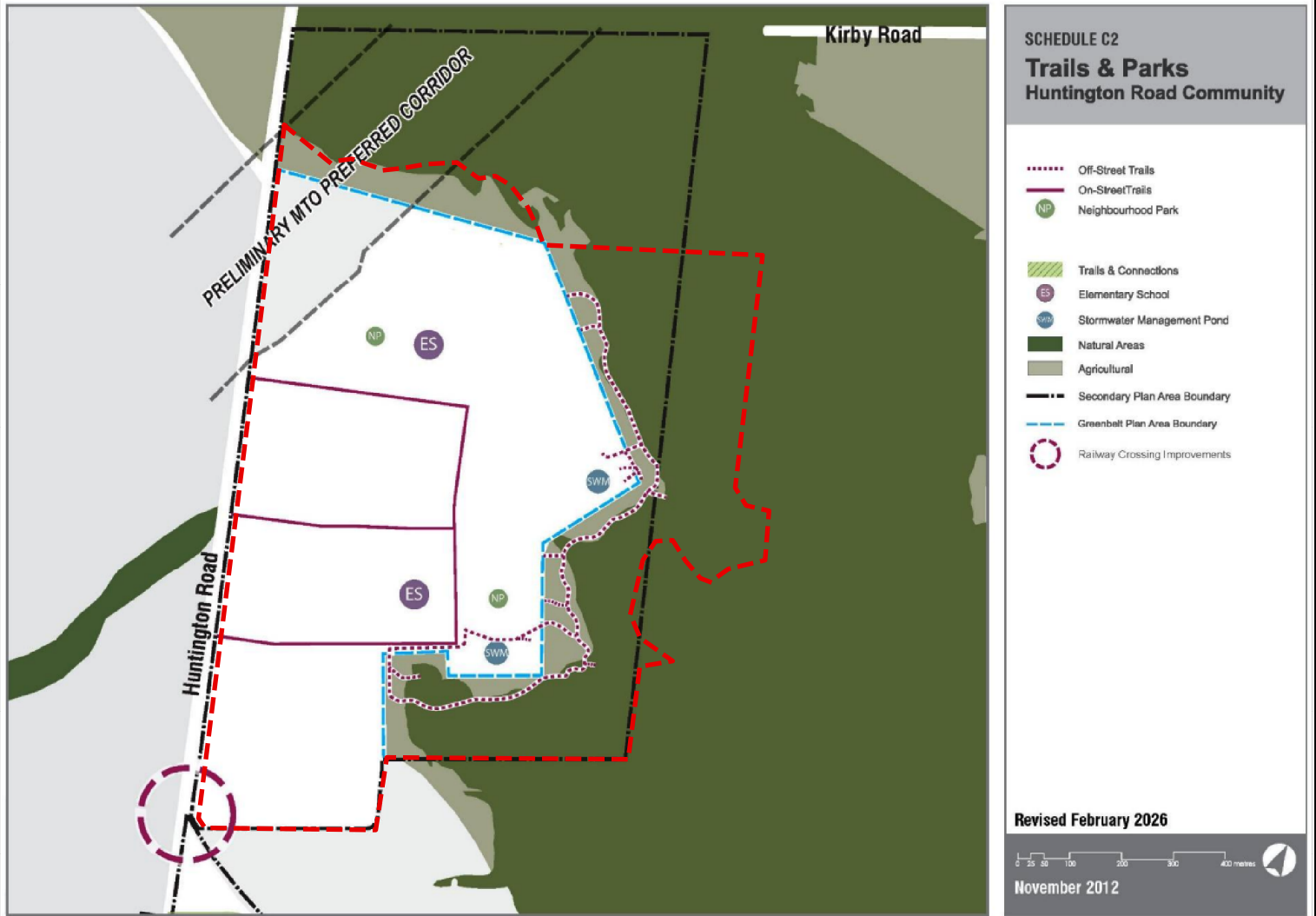
November 2012

This is Schedule '5' To Official Plan Amendment No. 165 Adopted the 23rd Day Of June, 2026

File: OP.21.029
Related Files: Z.25.018 and 19T-25V007,
 Z.25.022 and 19T-25V008,
 Z.25.051 and 19T-25V015
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
 11131, 11231, and 11363 Huntington Road
 Part of Lots 27, 28, and 29, Concession 9
 Part 1 of Plan 65R-33799
 Block 22 in Registered Plan 65M-4129
Applicant: Block 62 West Landowners Group Inc.
City of Vaughan

Lands Subject to
Amendment No. 165

Schedule C2 - Trails and Parks, Huntington Road Community to Vaughan Official Plan 2010, Volume 2, Section 11.8



This is Schedule '6'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026

File: OP.21.029

Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015

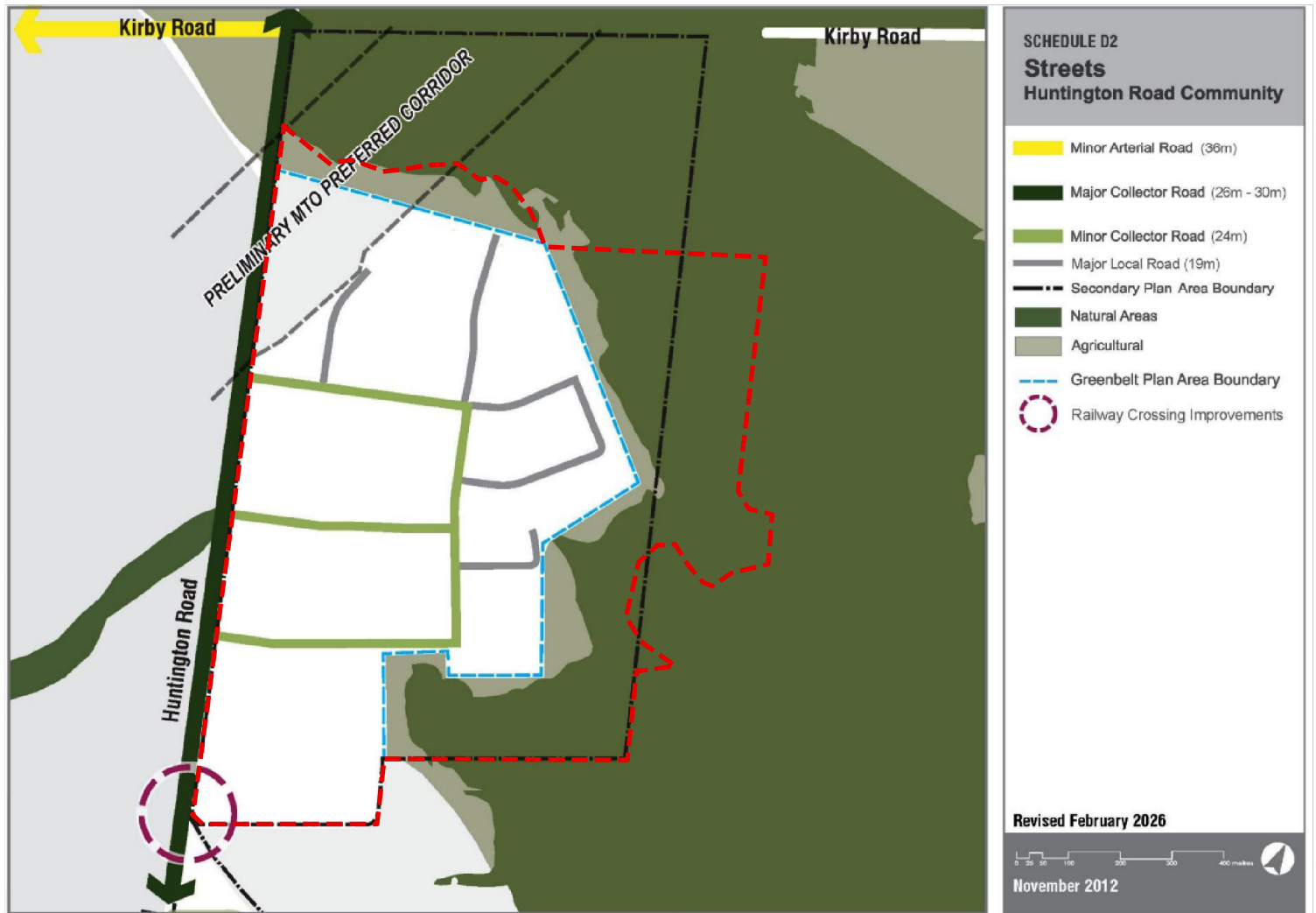
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799
Block 22 in Registered Plan 65M-4129

Applicant: Block 62 West Landowners Group Inc.
City of Vaughan



Lands Subject to
Amendment No. 165

Schedule D2 - Streets, Huntington Road Community to Vaughan Official Plan 2010, Volume 2, Section 11.8



This is Schedule '7'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026

File: OP.21.029

Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015

Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799

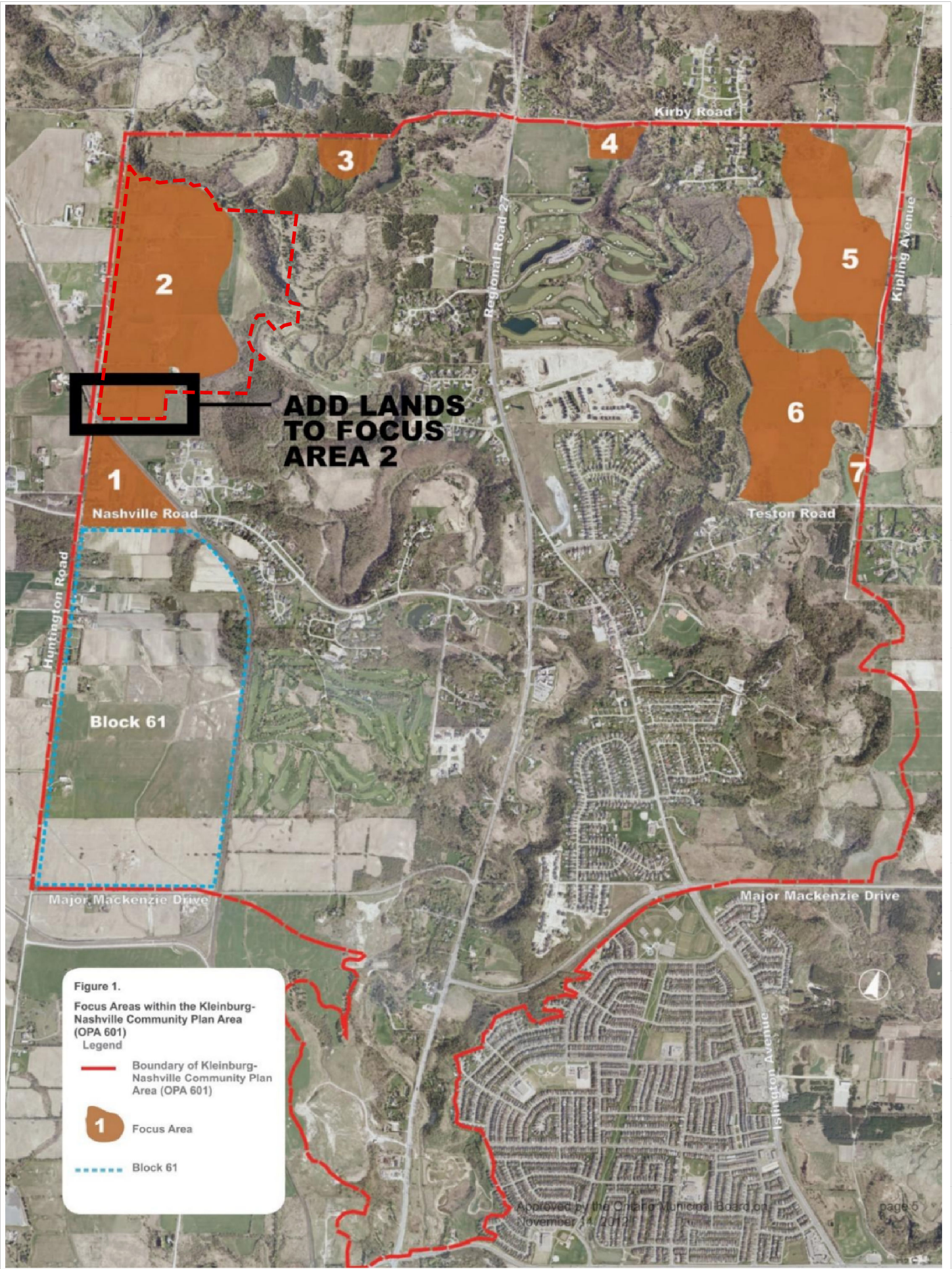
Block 22 in Registered Plan 65M-4129

Applicant: Block 62 West Landowners Group Inc.

City of Vaughan



Lands Subject to
Amendment No. 165



This is Schedule '8'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026


File: OP.21.029

Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015

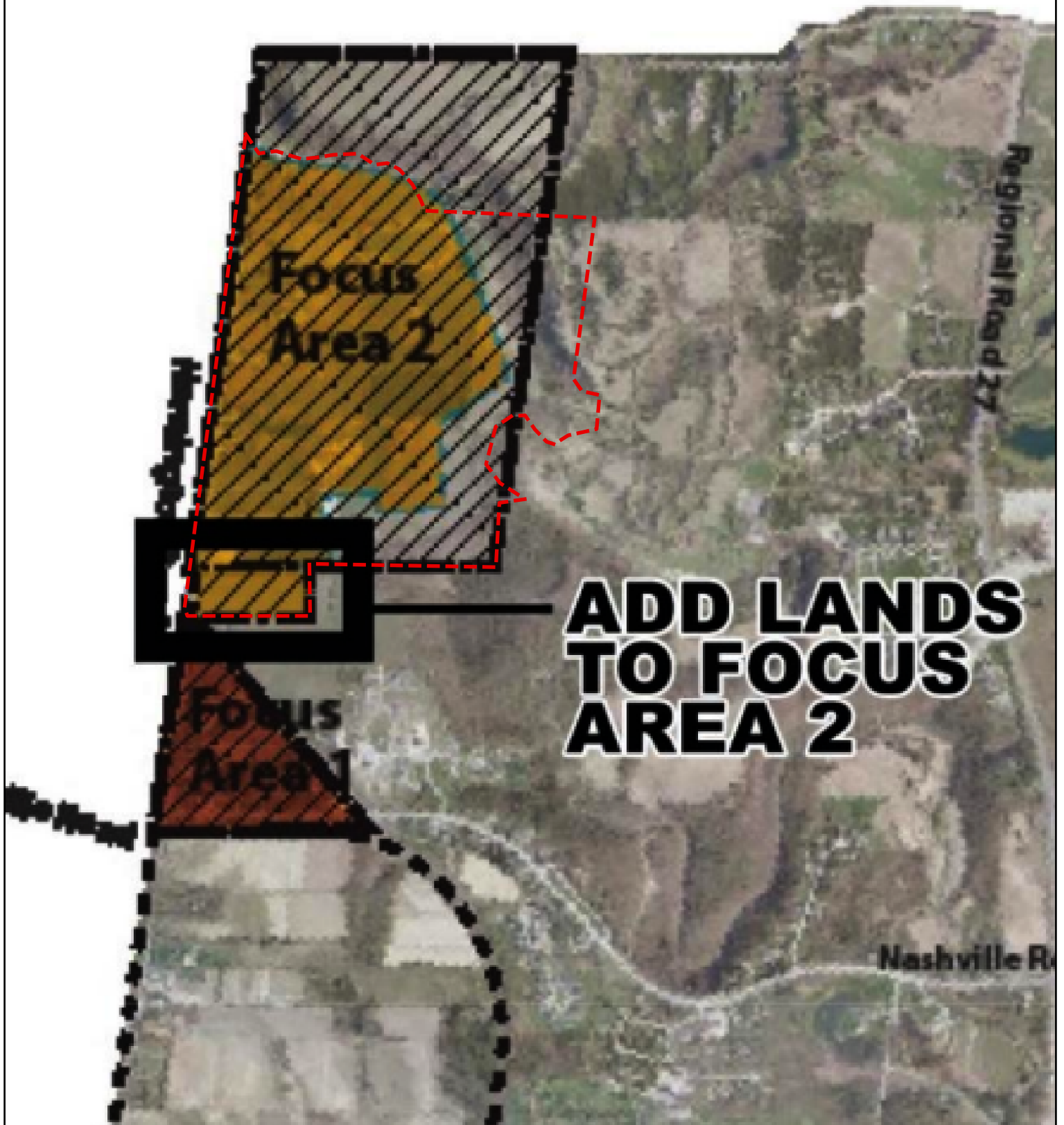
Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799

Block 22 in Registered Plan 65M-4129

Applicant: Block 62 West Landowners Group Inc.
City of Vaughan

 Lands Subject to
Amendment No. 165

**This is Part of Figure 2 - Kleinburg-Nashville Focus Area Study -
Composite Plan to Vaughan Official Plan 2010, Volume 2, Section 11.8**



**This is Schedule '9'
To Official Plan Amendment No. 165
Adopted the 23rd Day Of June, 2026**

File: OP.21.029

Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015

Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
Part 1 of Plan 65R-33799

Block 22 in Registered Plan 65M-4129

Applicant: Block 62 West Landowners Group Inc.
City of Vaughan



Lands Subject to
Amendment No. 165

APPENDIX I

The Subject Lands are located on the east side of Huntington Road, between Nashville Road and Kirby Road, and are comprised of the following parcels of land and being Part of Lots 27, 28 and 29, Concession 9, in the City of Vaughan:

- 10983 Huntington Road (located outside of the North Kleinburg-Nashville Secondary Plan area)
- 11023 and 11035 Huntington Road
- 11069, 11075 and 11091 Huntington Road and Part of West ½ of East ½ of Lot 28, Concession 9; Part of the West ½ of Lot 28, Concession 9; Part Lot 29, Concession 9, and Part 1 of Plan 65R-33799, also known as 11115 Huntington Road
- 11131 and 11231 Huntington Road
- 11363 Huntington Road and Part of Lot 29, Concession 9, Part 1 of Plan 65R-35008
- Block 22 in Registered Plan 65M-4129 (located outside of the North Kleinburg-Nashville Secondary Plan area).

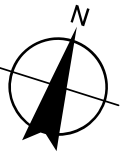
The purpose of this Amendment is to permit a development containing approximately 1,200 residential units, comprised of single-detached and townhouse dwellings of various types and sizes, a commercial/mixed-use block, two neighbourhood park blocks, two elementary school blocks, open space blocks and two stormwater management blocks, on the Subject Lands.

On June 23, 2026, Vaughan Council ratified the June 2, 2026, Committee of the Whole recommendation, with amendments as set out in Communication C-05 dated June 1, 2026, to approve Official Plan Amendment File OP.21.029 (Block 62 West Landowners Group Inc.) as follows (in part):






- “1. That Official Plan Amendment File OP.21.029 (Block 62 West Landowners Group Inc.) be approved, to amend the schedules and policies of VOP 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1 as follows:
 - a) Amend Schedule 13 – Land Use of VOP 2010 (Volume 1) to remove the portion of the subject lands located at 10983 Huntington Rd. (1321362 Ontario Inc. - Vitullo South) and Block 22 in Registered Plan 65M-4129 (Kleinburg Residential Estates Ltd. - Bifolchi) as shown on Attachment 1, from the “Low-Rise Residential” designation, as shown on Attachment 2.
 - b) Amend Schedule 14A – Areas Subject to Secondary Plans of VOP 2010 (Volume 1) to include the Subject Lands into “7. North Kleinburg-Nashville, 11.8”.
 - c) Amend Figures 1 and 2, and Schedule A – North Kleinburg-Nashville Secondary Plan Area, Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Parks, to add 10983 Huntington Rd. (1321362 Ontario Inc. - Vitullo South) and Block 22 in Registered Plan 65M-4129 (Kleinburg Residential Estates Ltd. - Bifolchi) as shown on Attachment 1, into Focus Area 2 – Huntington Road Community of the North Kleinburg-Nashville Secondary Plan in Section 11.8, Volume 2 of VOP 2010, and redesignate them to “KN Low-Rise Residential I – H3 Max” and “KN Low-Rise Residential III – H3 Max” on Schedule B2 – Land Use, as shown on Attachments 3 to 5.
 - d) Remove the GTA West Transportation Corridor Protection Area and Boundary and replace with Highway 413 (Controlled Access Highway) including the Transitway Right-of-Way, as designated by the Ministry of Transportation, and the applicable 14-metre setback requirement, identified within the Huntington Road Community (Focus Area 2).

- e) Reorganize land use designations identified within the Huntington Road Community (Focus Area 2) and delete the “KN Low-Rise Mixed-Use II” and “KN Low-Rise Residential II” designations, as shown on Attachments 3 to 5.
- f) Permit stand-alone commercial uses and delete the maximum gross floor area of 500 square metres for retail and office uses on collector streets within the “KN Low-Rise Mixed-Use I” designation.
- g) Permit back-to-back townhouses in the KN Low-Rise Residential designations.
- h) Amend the location and size of parks, school sites, roads and trails identified on Schedule B2 – Land Use, Schedule C2 – Trails and Parks, and Schedule D2 – Parks within the Huntington Road Community (Focus Area 2) and Schedule 9 – Future Transportation Network of VOP 2010.
- i) Permit individual lot access on Minor Collector Roads.
- j) Remove the valleyland off-street trails shown on Schedule C2 – Trails and Parks, of the North Kleinburg-Nashville Secondary Plan, as requested by the Toronto and Region Conservation Authority, as shown on Attachment 4.
- k) Redesignate the “Natural Areas” and “Agricultural” designations outside of the Greenbelt Plan Area boundary to permit residential uses
- l) Make refinements to the Greenbelt Plan Area Boundary to correspond with the boundary of the Greenbelt Plan.
- m) Increase the target density for the Huntington Road Community from 40 persons/jobs per hectare to 65 to 75 persons and jobs/hectare for the Subject Lands.
- n) Increase the total number/proportion of dwelling units for the Subject Lands to accommodate approximately 1,200 dwelling units on the Subject Lands, whereas an estimated total of 1,650 dwelling units is identified for all the three Focus Areas of the North Kleinburg-Nashville Secondary Plan area.
- o) A corresponding increase in total planned population and employment to accommodate approximately 3,900 persons on the Subject Lands, whereas approximately 5,480 residents and jobs are identified for the entire North Kleinburg-Nashville Secondary Plan area.”

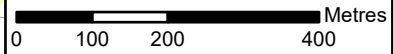
This is Part of Schedule 13 - Land Use to Vaughan Official Plan 2010, Volume 1



Refer to the North Kleinburg - Nashville Secondary Plan (Section 11.8 in Volume 2)

-  Lands Subject to Secondary Plans or Particular Area Specific Plans¹
-  Greenbelt Plan Area Boundary²
-  Agricultural
-  Natural Areas
-  Infrastructure and Utilities
-  Low-Rise Residential
-  New Community Areas

Refer to the North Kleinburg - Nashville Secondary Plan (Section 11.8 in Volume 2)



Appendix II


Existing Land Use of VOP 2010 Volume 1 Official Plan Amendment No. 165

File: OP.21.029

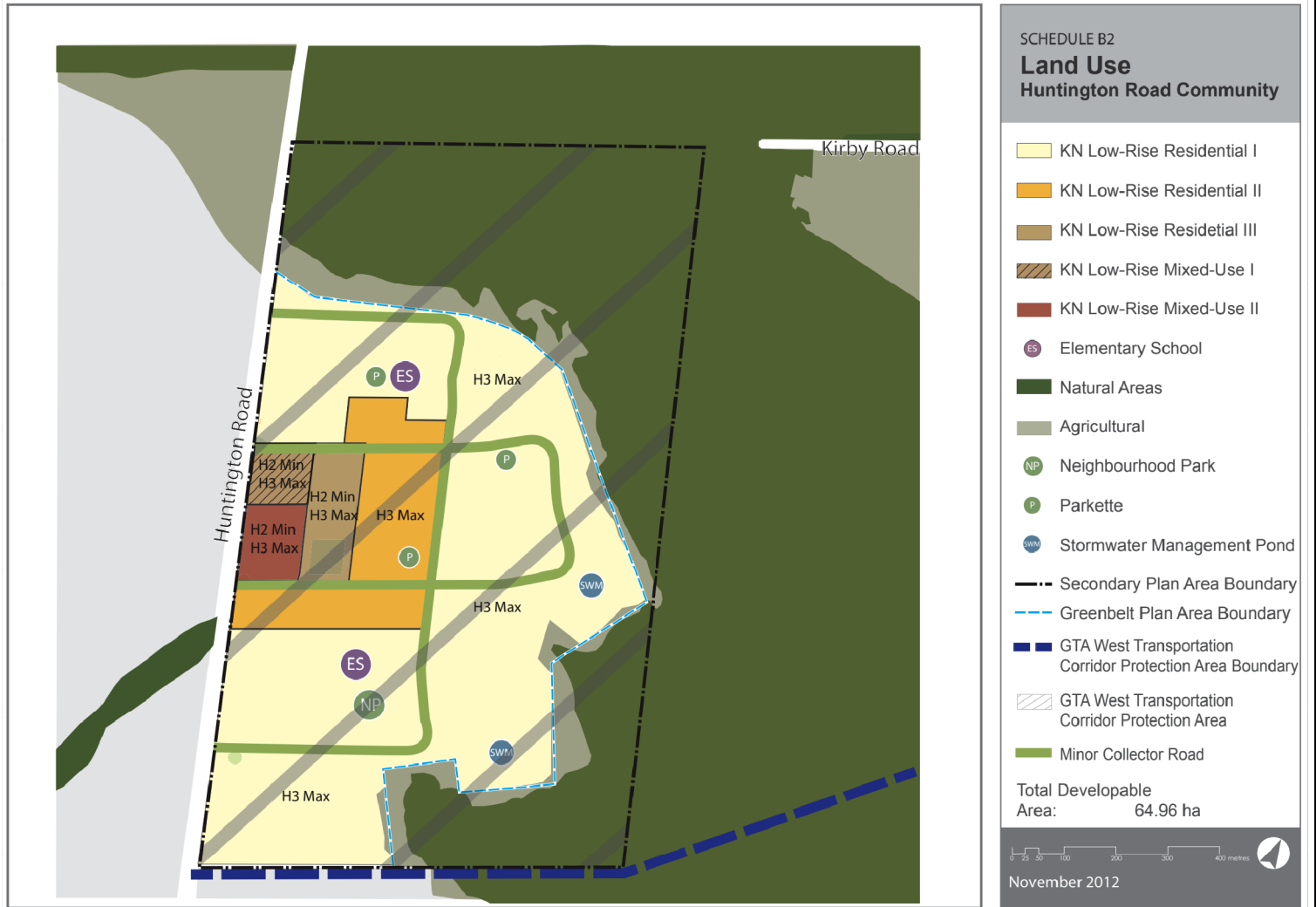
Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015

Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
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Block 22 in Registered Plan 65M-4129

Applicant: Block 62 West Landowners Group Inc.
City of Vaughan

 Lands Subject to Amendment No. 165

Schedule B2 - Land Use, Huntington Road Community to Vaughan Official Plan 2010, Volume 2, Section 11.8



Appendix III

Existing Land Use of North Kleinburg-Nashville Secondary Plan VOP 2010 Volume 2 Official Plan Amendment No. 165

File: OP.21.029

Related Files: Z.25.018 and 19T-25V007,
Z.25.022 and 19T-25V008,
Z.25.051 and 19T-25V015

Location: 10983, 11023, 11035, 11069, 11075, 11091, 11115,
11131, 11231, and 11363 Huntington Road
Part of Lots 27, 28, and 29, Concession 9
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Applicant: Block 62 West Landowners Group Inc.

City of Vaughan