

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 191-2026

Amendment Number 168 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

WHEREAS an application for Official Plan Amendment was filed with respect to the lands legally described as Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710, City of Vaughan to permit employment uses and facilitate the development of a temporary intermodal facility with accessory office uses on the subject lands;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-25-000064 and the Tribunal made an order with respect to the appeal on September 1, 2026;

NOW THEREFORE the Ontario Land Tribunal ORDERS AS FOLLOWS:

1. THAT the attached Amendment Number 168 to the Vaughan Official Plan 2010 of the Vaughan Planning Area is hereby approved.

AMENDMENT NUMBER 168
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 168 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”.

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 and Volume 1, Schedule 13 - Land Use to permit employment uses and facilitate the development of a temporary intermodal facility with accessory office uses on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Lands Subject to Amendment No. 168” on Schedule “1” attached hereto (the “Amendment”):

1. Redesignate the Subject Lands from “Natural Areas and Countryside” to “Employment Areas” in Volume 1, Schedule 1 - Urban Structure.
2. Redesignate the Subject Lands from “Agricultural” to “General Employment” in Volume 1, Schedule 13 - Land Use.

II LOCATION

The lands subject to this Amendment, referred to as the “Subject Lands”, are shown on Schedule “1” as attached hereto as “Lands Subject to Amendment No. 168”. The Subject Lands are located east of Highway 50 and west of Cold Creek Road, north of Nashville Road, and south of Kirby Road, and are legally described as Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710.

III BASIS

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

1. The current policy framework for the Subject Lands is disconnected from the emerging context, failing to reflect and account for the presence of industrial and commercial amenities which have become prominent given the clustering of

logistical operations, such as the CPKC Vaughan intermodal Terminal and Highway 427 extension.

2. The Provincial Planning Statement, 2024 (PPS) is a policy statement issued pursuant to Section 3 of the *Planning Act* that came into effect on October 20, 2024. The PPS provides direction on matters of provincial interest related to land use planning and development, helping achieve the provincial goal of meeting the needs of the province while enhancing the quality of life for all Ontarians. The PPS promotes efficient development and land use patterns, economic development and competitiveness in Employment Areas. Further, the PPS states that planning authorities shall protect Employment Areas that are located in proximity to major goods movement facilities and corridors. The Subject Lands are located within the Settlement Area and meet the definition of Employment Areas under the *Planning Act* and the PPS. The Amendment will facilitate the capitalization of the economic and employment opportunities present in this context, more efficiently utilizing lands in close proximity to a major goods movement facility and represent an appropriate designation of uses that are freight supportive. The Amendment is consistent with the PPS.
3. The York Region Official Plan, 2022 (YROP) was adopted by Regional Council in June 2022 and approved by the Minister of Municipal Affairs and Housing in November 2022. The YROP guides new planning and development in York Region, ensuring consistent and regionally coordinated development with local municipal plans. It prioritizes sustainability, protection of the natural environment, and economic growth to deliver important human services to residents. The YROP recognizes the importance of employment areas, and directs their protection, maintenance, and designation in local official plans. Further, their protection in proximity to goods movement facilities is identified, while the clustering of such uses to create synergies within the goods movement industry is promoted. The Subject Lands are located within the Urban Area and designated as Employment Area in the YROP. The Amendment will facilitate conformity with the Employment Area designation on the Subject Lands, while contributing to the clustering of uses supportive of goods movement given the

existing surrounding context and proximity to such facilities. As of July 1, 2024, Bill 185, Cutting Red Tape to Build More Homes Act, 2024, removed the planning responsibilities of the Regional Municipality of York. As the Region of York no longer has planning authority, the YROP is deemed to be an Official Plan applicable to the City of Vaughan, which the City is responsible for implementing.

4. The Subject Lands are located within the “Natural Areas and Countryside” on Schedule 1 - Urban Structure of VOP 2010 and are designated “Agricultural” on Schedule 13 - Land Use of VOP 2010. The Natural Areas and Countryside and Agricultural designations do not permit employment uses. The Amendment is appropriate for the following reasons:

- The Subject Lands meet the definition of Employment Areas under the *Planning Act* and the PPS.
- The Subject Lands are located in an emerging context of employment uses which are supportive of the nearby major goods movement facility, reflected in their designation as Employment Area in the YROP.
- The Amendment will update the VOP 2010 for the Subject Lands to reflect the direction of and achieve conformity with the YROP, while supporting the City's policies related to Employment Areas and economic development.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

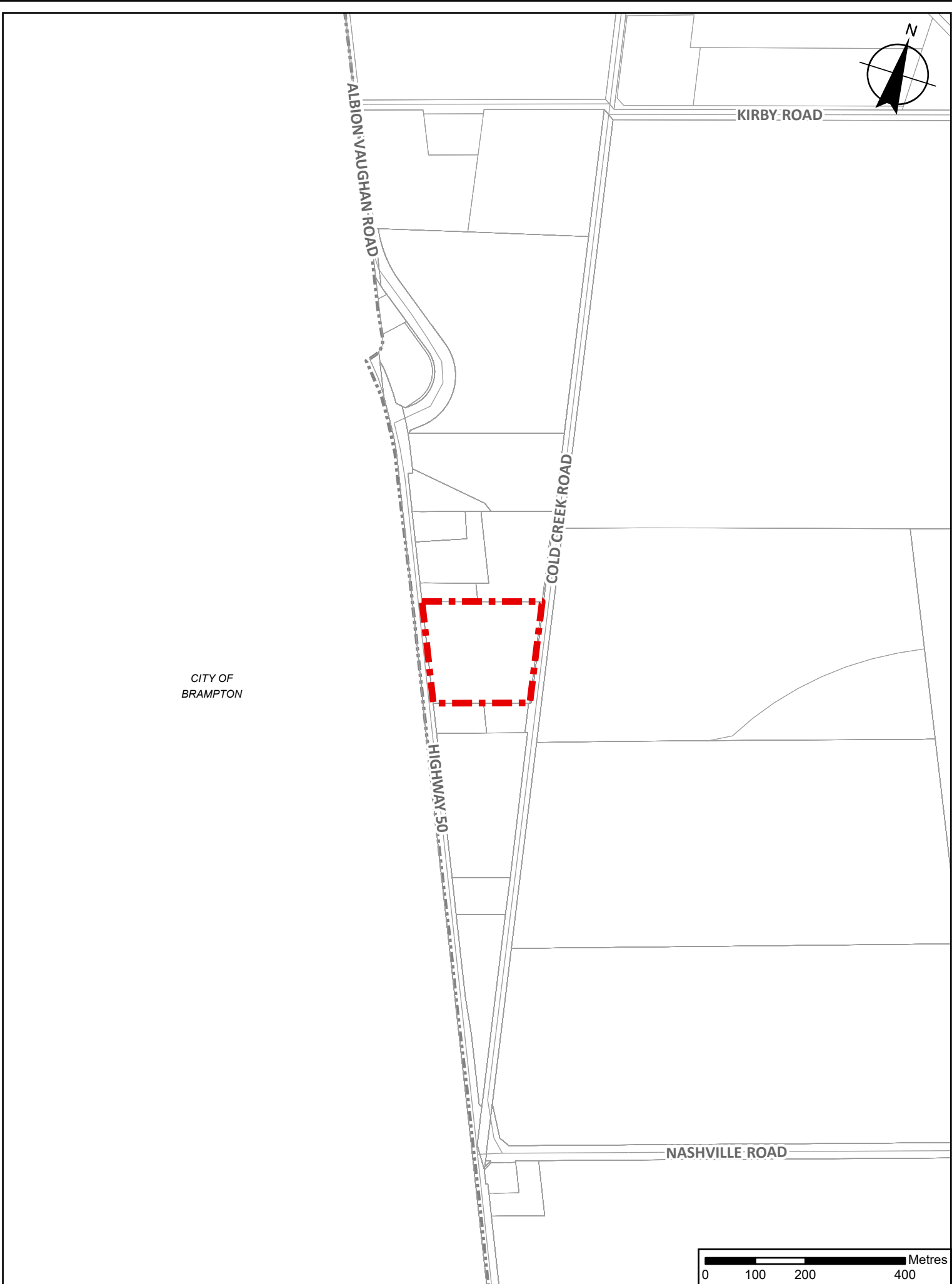
1. Amending Volume 1, Schedule 1 – Urban Structure by redesignating the Subject Lands, as identified on Schedule “2” to this Amendment, from “Natural Areas and Countryside” to “Employment Areas”.
2. Amending Volume 1, Schedule 13 – Land Use by redesignating the Subject Lands, as identified on Schedule “3” to this Amendment, from “Agricultural” to “General Employment”.

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.



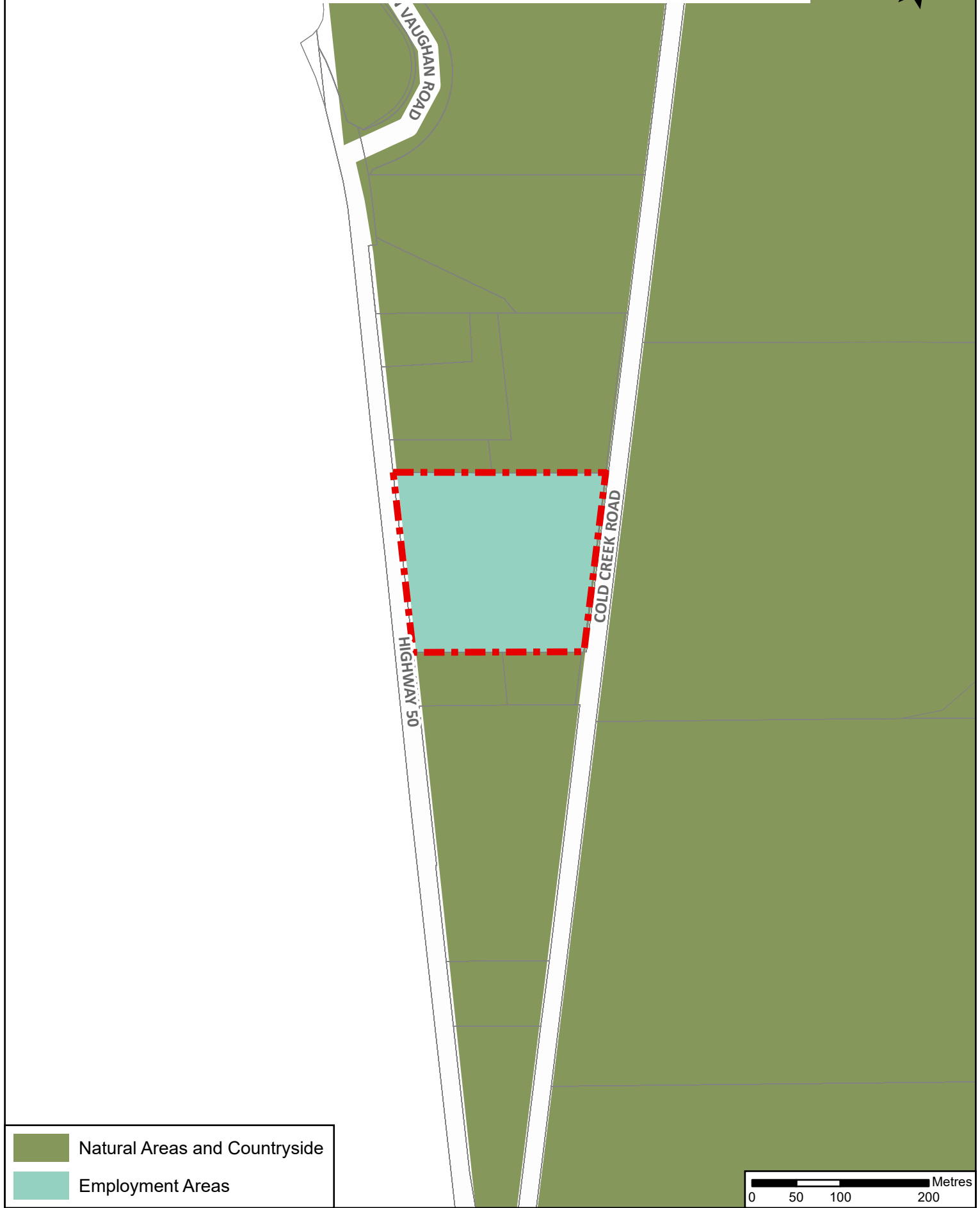
This is Schedule '1'
To Official Plan Amendment No. 168
Approved by the Ontario Land Tribunal on the 1st Day Of September, 2026

File: OP.23.005
Location: Part 4 65R-19710
Part Lot 28 Concession 11
Applicant: 2631622 Ontario Corp.
City of Vaughan



Lands Subject to
Amendment No. 168

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



This is Schedule '2'

To Official Plan Amendment No. 168

Approved by the Ontario Land Tribunal on the 1st Day Of September, 2026

File: OP.23.005

Location: Part 4 65R-19710

Part Lot 28 Concession 11

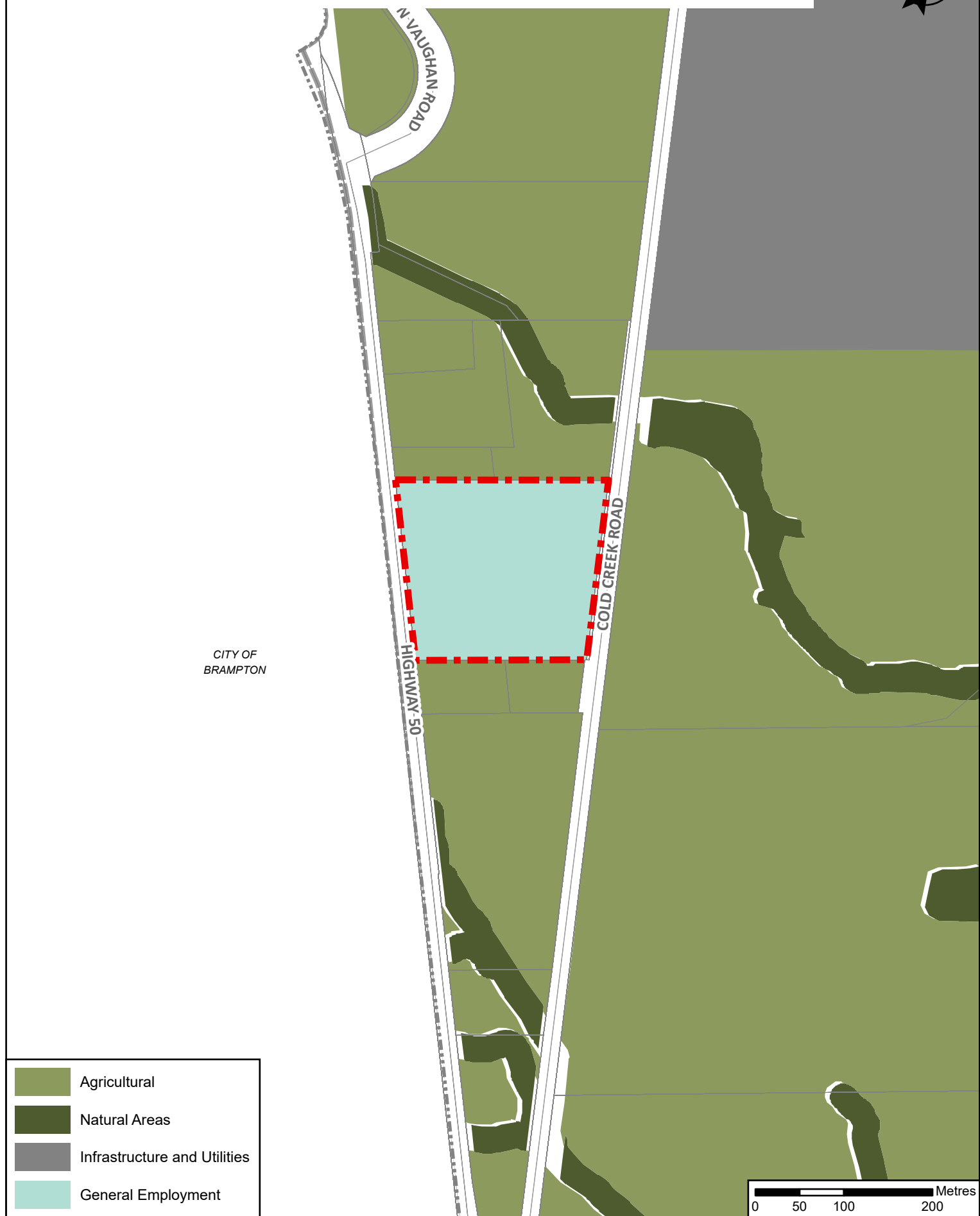
Applicant: 2631622 Ontario Corp.

City of Vaughan



Lands Subject to
Amendment No. 168

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



This is Schedule '3'

To Official Plan Amendment No. 168

Approved by the Ontario Land Tribunal on the 1st Day Of September, 2026

File: OP.23.005

Location: Part 4 65R-19710

Part Lot 28 Concession 11

Applicant: 2631622 Ontario Corp.

City of Vaughan



Lands Subject to
Amendment No. 168

APPENDIX I

The Subject Lands are located east of Highway 50 and west of Cold Creek Road, north of Nashville Road, and south of Kirby Road, and are legally described as Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710, in the City of Vaughan.

The purpose of this Amendment is to permit employment uses to facilitate the development of a temporary intermodal facility with accessory office uses on the subject lands.

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: September 1, 2026

CASE NO(S).: OLT-25-000064

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2631622 Ontario Corp.

Subject: Request to amend the Official Plan – Failure to adopt the requested amendment

Description: To permit the amendment of the Vaughan Official Plan 2010 and Zoning By-law 001-2021

Reference Number: OP.23.005

Property Address: 11151 Highway 50

Municipality: Vaughan

OLT Case No.: OLT-25-000064

OLT Lead Case No.: OLT-25-000064

OLT Case Name: 2631622 Ontario Corp. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2631622 Ontario Corp.

Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision

Description: To permit the amendment of the Vaughan Official Plan 2010 and Zoning By-law 001-2021

Reference Number: Z.23.008

Property Address: 11151 Highway 50

Municipality: Vaughan

OLT Case No.: OLT-25-000063

OLT Lead Case No.: OLT-25-000064

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2631622 Ontario Corp.

Subject: By-law No. 001-2021

Description: To permit the amendment of the Vaughan Zoning By-law
001-2021
Reference Number: 174-2024
Property Address: 11151 Highway 50
Municipality: Vaughan
OLT Case No.: OLT-25-000061
OLT Lead Case No.: OLT-25-000064

BEFORE:

S. BRAUN) Tuesday, the 1st
VICE-CHAIR)
) day of September, 2026

THIS MATTER, in respect of the lands municipally known as 11151 Highway 50, in the City of Vaughan, legally described as Part of Lot 28, Concession 11, Part 4, Plan 65R-19710 ("Subject Site"), having come for a merit hearing on March 10-12, 2026, before the Ontario Land Tribunal (the "Tribunal"), and the Tribunal having issued its interim decision on March 30, 2026 (the "Decision") ordering that the appeals of the Official Plan Amendment, By-law No. 174-2024, and Temporary Use By-law are allowed, in part, on an interim basis, and the draft Official Plan Amendment, Zoning By-law Amendment, and Temporary Use By-law (collectively, the "Planning Instruments") are approved in principle;

AND THE TRIBUNAL having withheld its Final Order, pending the Tribunal being in receipt of the Planning Instruments in final form, confirmed to be satisfactory to the Applicant/Appellant, 2631622 Ontario Corp., and the City of Vaughan, in accordance with Paragraph [66] of the Decision;

AND THE TRIBUNAL now having received confirmation from the Parties of the fulfillment of the pre-requisites of the Decision, satisfactory to the City of Vaughan, including confirmation of the final form of the Official Plan Amendment attached hereto as

Attachment 1, the Zoning By-law Amendment attached hereto as **Attachment 2**, and the Temporary Use By-law attached hereto as **Attachment 3**;

NOW THEREFORE,

THE TRIBUNAL ORDERS THAT:

1. The City of Vaughan Official Plan 2010 is amended in accordance with the Official Plan Amendment attached hereto as **Attachment 1**;
2. The City of Vaughan By-law No. 174-2024 is amended in accordance with the Zoning By-law Amendment attached hereto as **Attachment 2**, as it relates to Part of Lot 28, Concession 11, Part 4, Plan 65R-19710;
3. Pursuant to section 34(31) of the *Planning Act*, By-law No. 174-2024, as amended by the By-law set out in Attachment 2 to this Order, is deemed to have come into force on the day it was passed;
4. The City of Vaughan Zoning By-law No. 001-2021 is amended in accordance with the Temporary Use By-law attached hereto as **Attachment 3**;
5. The municipal clerk is authorized to format, as may be necessary, and assign a number to the by-law for record keeping purposes; and
6. The Tribunal may be spoken to in the event that the Parties have any difficulty in implementing this Order.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.