

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 192-2026

A By-law to amend By-law 174-2024, which amended City of Vaughan By-law 001-2021.

WHEREAS Council, by By-law No. 174-2024 passed on October 29, 2024, approved Application Z.24.018 and that decision was appealed to the Ontario Land Tribunal as Case No. OLT-25-000061 solely with respect to the lands legally described as Part of Lot 28, Concession 11, Part 4, Plan 65R-19710, and no other appeals were filed;

AND WHEREAS the Tribunal made an order with respect to the appeal on September 1, 2026, amending By-law No. 174-2024 to rezone the lands legally described as Part of Lot 28, Concession 11, Part 4, Plan 65R-19710 from GC General Commercial Zone to FD Future Development Zone;

NOW THEREFORE the Ontario Land Tribunal ORDERS AS FOLLOWS:

1. That City of Vaughan By-law Number 174-2024, is hereby amended by:
 - a) Deleting the reference to “Subject Lands” in the first provision numbered section 1(a) and replacing it with “Parts 1-3, Plan 65R-19710”.
 - b) Deleting the second provision numbered section 1(a) in its entirety.
 - c) Adding the following new provisions:
 - i. “b) Rezoning the lands shown as Part 4, Plan 65R-19710 on Schedule “1” attached hereto from “GC – General Commercial Zone” to “FD Future Development Zone”, in the manner shown on the said Schedule “1”.
 - ii. c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1281, as follows:

Exception Number 1281	Legal Description: Part of Lot 28, Concession 11, being Part 4, Plan 65R-19710
Applicable Parent Zone: FD	
Schedule A Reference: 212	
By-laws: 174-2024, 192-2026	
14.1281.1 Permitted Uses	
1. The following additional <u>uses</u> shall be permitted on the lands <u>zoned</u> Future Development (FD), as shown on Figure E-1872: a. <u>Conservation use</u> ; b. <u>Passive recreational use</u> ; c. <u>Agriculture</u> ; d. <u>Single detached dwelling</u> ; e. <u>Temporary sales office</u> ; and f. <u>Seasonal farm stand</u> .	
14.1281.2 Other Provisions	
1. The following definitions shall apply to the lands <u>zoned</u> Future Development (FD), as shown on Figure E-1872: a. Lot Line, Front means the <u>lot line</u> abutting Highway 50.	
14.1281.3 Figures	
Figure E-1872	

iii. d) Adding a new Figure E-1872 in Subsection 14.1281 attached hereto as Schedule “2”.

iv. e) Amending Map 212 in Schedule A in the form attached hereto as Schedule “3”.

d) Deleting Schedule “1” to By-law No. 174-2024 and replacing it with Schedule “1” attached to this By-law.

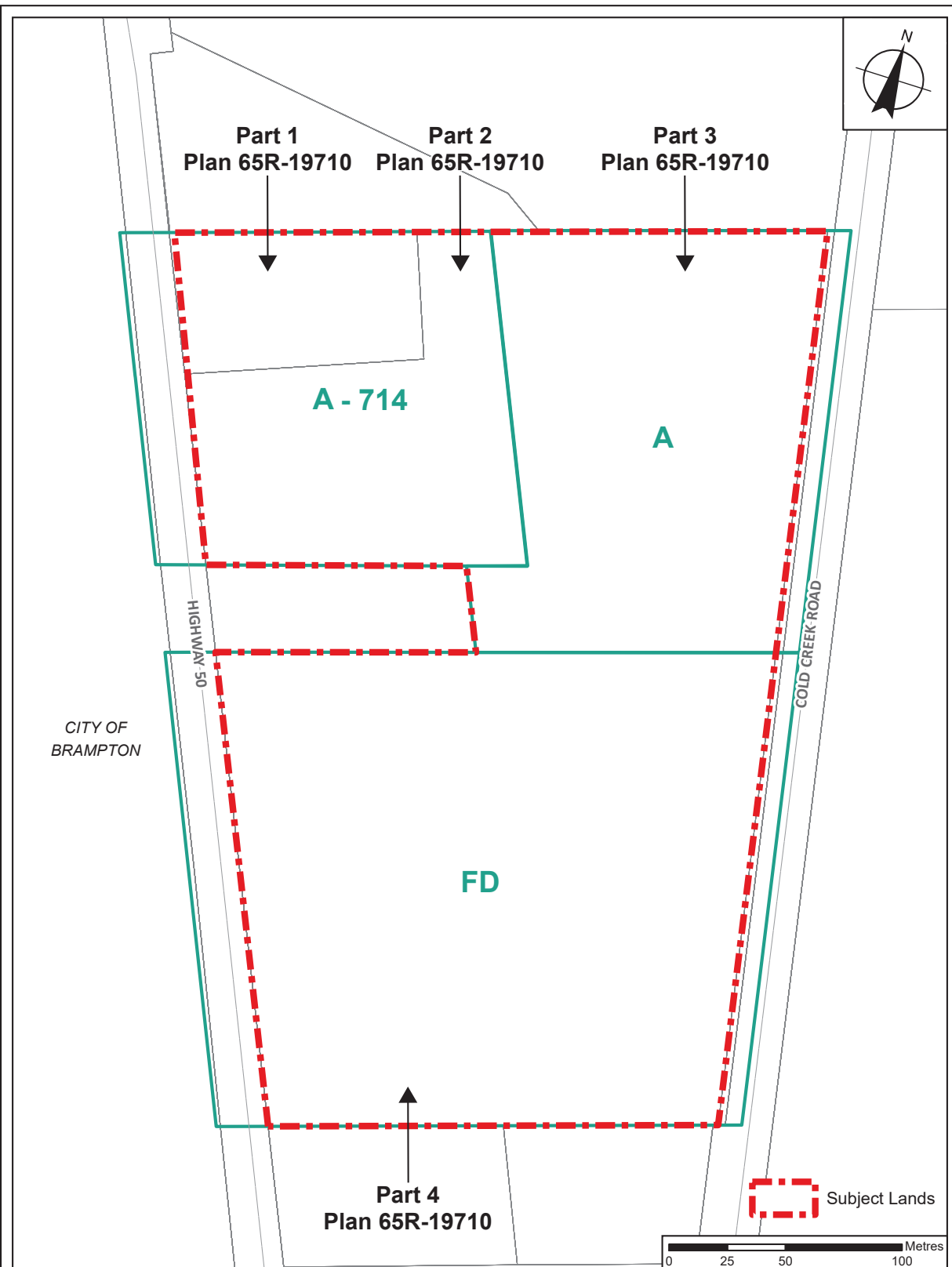
e) Deleting Schedule “2” to By-law No. 174-2024 and replacing it with Schedule “3” attached to this By-law.

f) Deleting the “Summary to By-law 174-2024” and replacing it with the following:
“The land subject to this By-law are legally described as Part of Lot 28, Concession 11, being Parts 1-4, Plan 65R-19710, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Map 212 in Schedule A of City of

Vaughan Comprehensive Zoning By-law 001-2021 to:

1. Rezone Parts 1-3, Plan 65R-19710 from “GC – General Commercial Zone” and “GC – General Commercial Zone”, subject to site-specific Exception 14.714, to “A – Agriculture Zone” and “A – Agriculture Zone”, subject to site-specific Exception 14.714, which were erroneously re-zoned in Zoning By-law 001-2021, as adopted; and
 2. Rezone Part 4, Plan 65R-19710 from “GC – General Commercial Zone” to “FD – Future Development Zone”, together with site-specific zoning exceptions, in accordance with the approval of the Ontario Land Tribunal.”
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

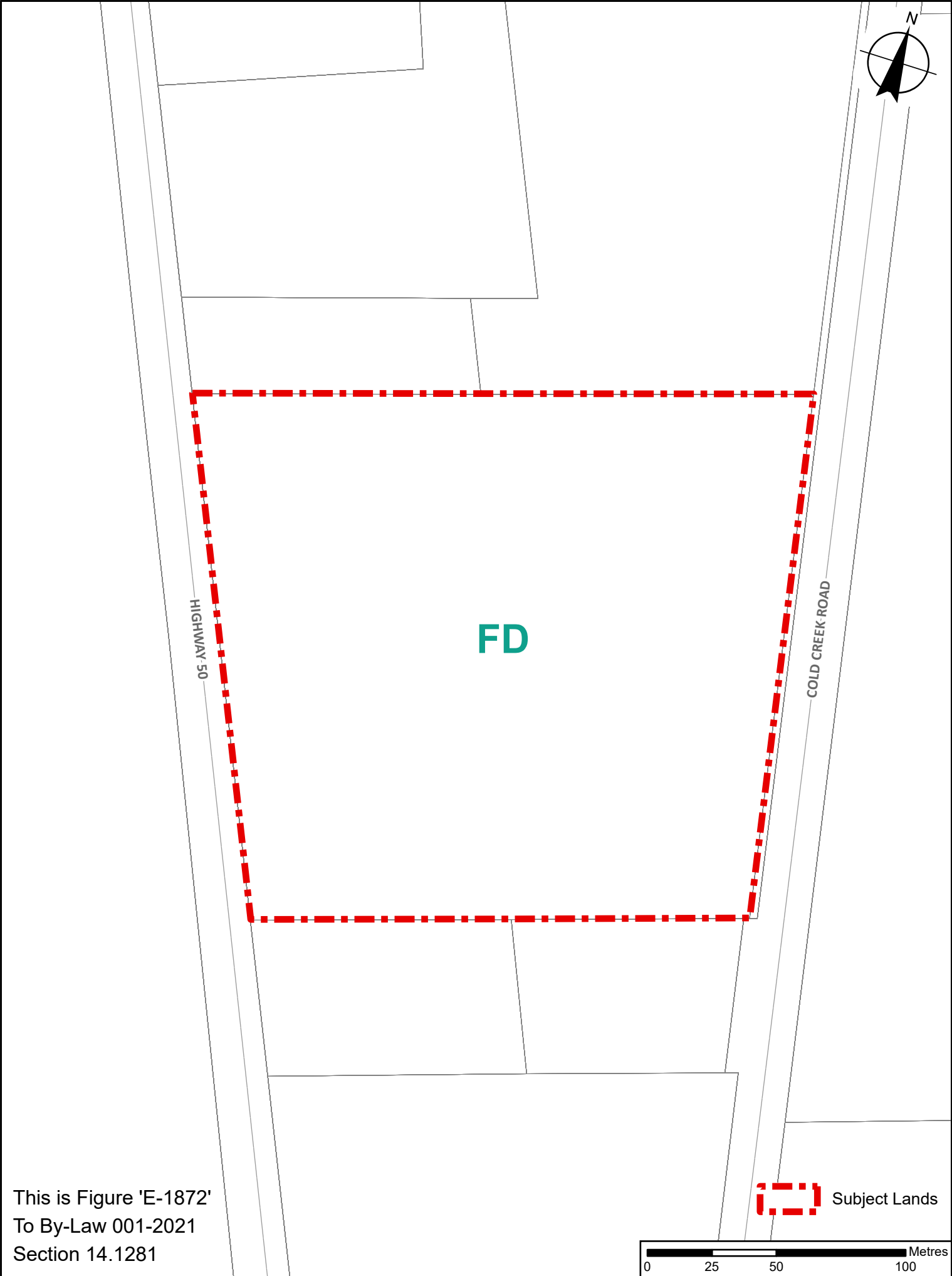


THIS IS SCHEDULE '1'
TO BY-LAW 192-2026
APPROVED BY THE ONTARIO LAND TRIBUNAL ON THE 1st DAY OF SEPTEMBER, 2026

File: Z.24.018

Location: Part of Lot 28,
Concession 11, being Parts
1-4, Plan 65R-19710

Applicant: City of Vaughan
City of Vaughan



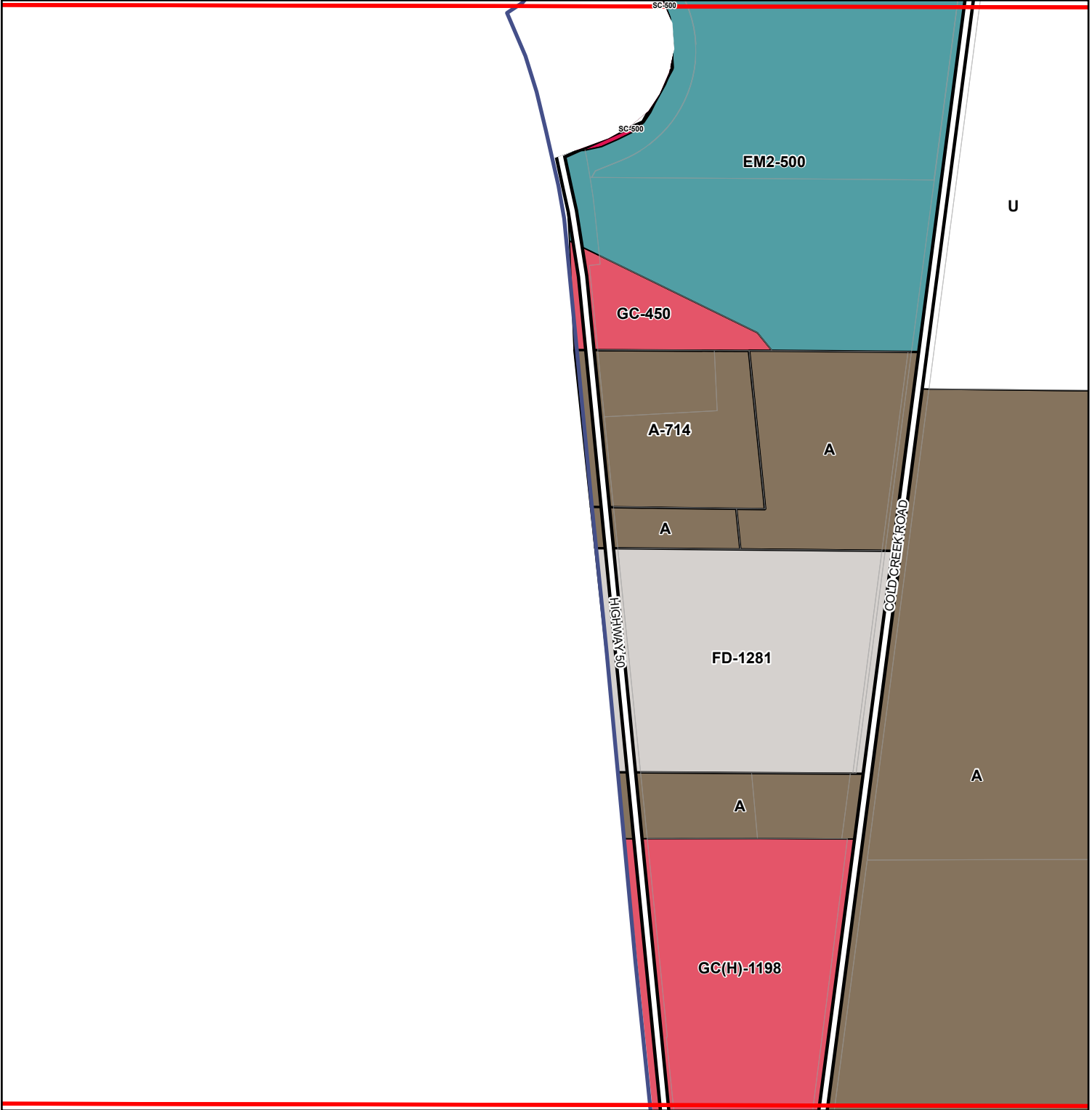
THIS IS SCHEDULE '2'
TO BY-LAW 192-2026

APPROVED BY THE ONTARIO LAND TRIBUNAL ON THE 1st DAY OF SEPTEMBER, 2026

File: Z.24.018
Location: Part of Lot 28,
Concession 11, being Part
4, Plan 65R-19710
Applicant: City of Vaughan
City of Vaughan

Zoning By-law 001 - 2021

Schedule A | Map 212



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

Legend

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)
- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

Map Scale

1:5,000

Final: August 2026

252	253	254
282	233	234
212	213	214
192	193	194
172	173	174

THIS IS SCHEDULE '3'
TO BY-LAW 192-2026
APPROVED BY THE ONTARIO LAND TRIBUNAL ON THE 1st DAY OF SEPTEMBER, 2026

File: Z.24.018
Location: Part of Lot 28,
Concession 11, being Parts
1-4, Plan 65R-19710
Applicant: City of Vaughan
City of Vaughan

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.