THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 220-2026

A By-law to adopt Amendment Number 151 'PART A' to the York Region Official Plan 2022 for the York Region Planning Area and 'PART B' the Vaughan Official Plan 2010 for the Vaughan Planning Area.

WHEREAS Official Plan Amendment file no. 26.19 was initiated by the City of Vaughan to update employment area policies in the York Region Official Plan 2022 for the York Region Planning Area and Vaughan Official Plan 2010 for the Vaughan Planning Area, to be consistent with amendments to the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and policies of the Provincial Planning Statement, 2024;

AND WHEREAS Council, by By-law No. 018-2026 passed on January 27, 2026, approved Official Plan Amendment file no. 26.19 and that decision was appealed to the Ontario Land Tribunal as Case No. OLT-26-000221;

AND WHEREAS the Tribunal made an order with respect to the appeal on October 28, 2026;

AND WHEREAS this By-law is solely for the administrative purpose of implementing the Tribunal's order dated October 28, 2026, and no further approval of Council is required;

NOW THEREFORE the Ontario Land Tribunal ORDERS AS FOLLOWS:

1. THAT the attached Amendment Number 151 'PART A' to the York Region Official Plan 2022 for the York Region Planning Area and 'PART B' the Vaughan Official Plan 2010 for the Vaughan Planning Area is hereby approved.

AMENDMENT NUMBER 151
'PART A'

TO THE YORK REGION OFFICIAL PLAN 2022

OF THE YORK REGION PLANNING AREA

The following text constitutes Amendment Number 151 'PART A' to the York Region Official Plan of the York Region Planning Area.

I PURPOSE

The purpose of ‘PART A’ of this Amendment to the York Region Official Plan 2022, as amended, is to align with the new definition of “area of employment” in the *Planning Act* and “employment area” in the *Provincial Planning Statement 2024* that took effect on Oct. 20, 2024.

This Amendment addresses transitional policies in accordance with subsections 1(1), 1(1.1) and 1(1.2) of the *Planning Act.* with respect to areas of employment until such time as the Council-adopted Vaughan Official Plan 2025 (VOP 2025) is approved by the Minister of Municipal Affairs and Housing in accordance with Section 17 of the *Planning Act*.

II LOCATION

The lands located in the Employment Area in the municipal jurisdiction of the City of Vaughan in the York Region Official Plan 2022 as shown on Map 1A Land Use Designations and Appendix 1 York Region Employment Area Zones and Densities.

III BASIS

The decision to amend the York Region Official Plan 2022 is based on the considerations identified in ‘PART B’ of Amendment Number 151.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The York Region Official Plan 2022, as amended, is hereby amended by:

1. Section 4.3 Employment Areas of the York Region Official Plan, is hereby amended by deleting Policy 4.3.3 and substituting it for the following:

   Policy 4.3.3 That *Employment Areas*, as shown on *Map 1A*, shall be designated in local official plans in accordance with policy 2.8.2(3) of the *Provincial Planning*

Statement, 2024 for employment uses for clusters of business and economic activities including, manufacturing, warehousing, industrial, and associated retail and office, and ancillary facilities.

2. Section 4.3 Employment Areas of the York Region Official Plan, is hereby amended by adding Policy 4.3.16 to follow immediately after Policy 4.3.15, and re-number existing policies accordingly, as follows:

Policy 4.3.16 Lands designated *Employment Area* within the City of Vaughan as shown on *Map 1A* are subject to Vaughan Official Plan policies authorizing the continuation of use(s) that are excluded from the definition of *Employment Area*, provided that the use(s) are lawfully established on the parcel of land before Oct. 20, 2024.

3. Definitions Section of the York Region Official Plan, is hereby amended by deleting the definition of “Employment Area” and substituting with a new “Employment Area” definition as the following:

***Employment Area*:** Areas designated in this Plan for clusters of business and economic activities, including manufacturing, warehousing, goods movement, associated retail and office, and *ancillary* facilities. An *Employment Area* also includes areas of land described by subsection 1(1) and 1(1.1) of the *Planning Act*. Uses that are excluded from *Employment Areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

V IMPLEMENTATION

The implementation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall

apply with respect to this Amendment.

VI INTERPRETATION

The interpretation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

AMENDMENT NUMBER 151
'PART B'

TO THE VAUGHAN OFFICIAL PLAN 2010

OF THE VAUGHAN PLANNING AREA

The following text constitutes Amendment Number 151 'PART B' to the Official Plan of the Vaughan Planning Area.

I PURPOSE

The purpose ‘PART B’ of this Amendment to the Vaughan Official Plan 2010 (VOP 2010), as amended, is to align with the new definition of “area of employment” in the *Planning Act* and “employment area” in the *Provincial Planning Statement 2024* that took effect on Oct. 20, 2024.

This Amendment addresses transitional policies in accordance with subsections 1(1), 1(1.1) and 1(1.2) of the *Planning Act.* with respect to areas of employment until such time as the Council-adopted Vaughan Official Plan 2025 (VOP 2025) is approved by the Minister of Municipal Affairs and Housing in accordance with Section 17 of the *Planning Act*.

II LOCATION

Lands located in the Employment Area as identified in the VOP 2010 as shown on Schedule 1 Urban Structure and Schedule 13 Land Use Designations.

III BASIS

The decision to amend VOP 2010, as amended, and York Region Official Plan 2022 (as identified in ‘PART A’ of Amendment No. 151), as amended, is based on the following considerations:

1. *Bill 97, the Helping Homebuyers, Protecting Tenants Act, 2023* received royal assent on June 8, 2023 which amended the *Planning Act* to change the definition of “area of employment” to exclude institutional uses, office and retail uses not associated with a primary employment use (such as manufacturing, warehousing, research and development), and other prescribed business and economic uses.
2. As a result of Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*), the *Planning Act* was amended to identify York Region as an upper-tier municipality

without planning responsibilities effective July 1, 2024. Pursuant to subsection 70.13(2) of the *Planning Act*, the York Region Official Plan 2022, adopted by York Region Council in June 2022 and approved, as modified, by the Minister of Municipal Affairs and Housing in November 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. Accordingly, the City has authority under subsection 70.13(2) of the *Planning Act* to amend York Region Official Plan 2022 as it applies to the City.

3. As a result of *Bill 97*, the *Planning Act* was amended to repeal and substitute the definition of “area of employment” in subsection 1(1), and add subsection 1(1.1) and subsection 1(1.2) to the *Planning Act* that gives the ability for municipalities to authorize the continuation of lawfully established use(s) that were established before Oct. 20, 2024 in an area of employment.
4. The *Provincial Planning Statement, 2024*, replaced the *Provincial Policy Statement, 2020* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*, which took effect on Oct. 20, 2024, and amended the definition of “employment area”.
5. The statutory Public Meeting was held on Dec. 2, 2025. The recommendation of the Committee of the Whole to receive the Public Meeting report of Dec. 2, 2025, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on Dec. 16, 2025. The Committee of the Whole meeting held on Jan. 20, 2026 recommended approval of the Official Plan Amendment File 26.19, (City of Vaughan).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010, as amended, is hereby amended by:

1. Section 2.2.4 Employment Areas of the Vaughan Official Plan is hereby deleted and replaced with the following:

Employment Areas are intended for the use of economic activities that require separation from other uses in order to achieve their maximum potential**.** While Vaughan is anticipated to see significant job growth in **Employment Areas**, they are considered **Stable Areas**, and their planned function for economic activity related to industrial, manufacturing, warehousing and their ancillary and accessory uses is to be maintained. In order to continue Vaughan's success at attracting the kind of economic activity that requires a location in **Employment Areas**, the City's **Employment Areas** must be protected from encroaching non-employment uses that would serve to destabilize their planned function, including residential, institutional, and retail or office uses that are not ancillary or accessory to the principal employment use.

2. Section 2.2.4 Employment Areas of the Vaughan Official Plan is hereby amended by deleting and replacing Policy 2.2.4.1, as follows:

Policy 2.2.4.1 That the planned function of the **Employment Areas**, as shown on Schedule 1, is to support economic activity in Vaughan by supplying land for a range of industrial, manufacturing, warehousing, including associated retail and office uses. The City also has two major Rail Facilities, located within the **Employment Areas**.

3. Section 2.2.4 Employment Areas of the Vaughan Official Plan is hereby amended by deleting and replacing Policy 2.2.4.2, as follows:
Policy 2.2.4.2 That the City's "employment area" is comprised of lands designated **General Employment**, **Prestige Employment**, **Employment Commercial Mixed-Use**, and lands shown as Employment Areas on Map 1A of the York Region Official Plan (until such time that it is repealed) and other land as defined in this Plan, the Planning Act, and the Provincial Planning Statement. For greater clarity, in an event of a conflict between what constitutes an Employment Area in this Plan and the York Region Official Plan, the York Region Official Plan shall prevail (until such time that it is repealed). Notwithstanding

anything else in this Plan, uses that are excluded from **Employment Areas** pursuant to the Provincial Planning Statement shall be prohibited in **Employment Areas**, unless they were lawfully established in accordance with Policy 2.2.4.3.

4. Section 2.2.4 Employment Areas of the Vaughan Official Plan, is hereby amended by adding Policy 2.2.4.3 to follow immediately after Policy 2.2.4.2, and re-number existing policies accordingly, as follows:

Policy 2.2.4.3 That, as of October 20, 2024, pursuant to subsections 1(1.1) and 1(1.2) of the *Planning Act*, the Vaughan's **Employment Areas**, include lands which are lawfully established uses that are not manufacturing, warehousing, goods movement, or ancillary uses. Use(s) lawfully established on the parcel of land before October 20, 2024 shall be permitted to continue. These lands shall continue to be recognized and be treated as forming part of the City's **Employment Area**.

5. Section 9.2.1 General Land Use Policies of the Vaughan Official Plan, is hereby amended by deleting and replacing Policy 9.2.1.9 as follows:

Policy 9.2.1.9 The following uses are permitted in all land use designations, with the exception of **Natural Areas**, **Parks**, **Private Open Spaces**, **Agricultural**, **Rural**, **Theme Park and Entertainment**, and **Infrastructure and Utility**, unless specially permitted in those designations:

a. Schools, except in **Employment Areas**;
b. **Parks** and open space;
c. Stormwater management facilities;
d. Small-scale community facilities, except in **Employment Areas**;
e. Day care, provided they are located within a school or on a public street with a right-of-way of 26 metres or greater, but not within the **Employment Area**; and

f. *Public safety services*, provided they are located on a public street with a right-of-way of 26 meters or greater, except in **Employment Areas** save where the *Public safety services* do not have sensitive uses.

6. Section 9.2.2 Land Use Designations subsection 9.2.2.7 Employment Commercial Mixed Use of the Vaughan Official Plan, is hereby amended by removing the reference to Schedule 13 so it now reads as follows:

In areas designated as **Employment Commercial Mixed-Use**, the following policies shall apply:

AND

Section 9.2.2.7 is hereby amended by adding “provided that such uses are lawfully established pursuant to Policy 2.2.4.3” to follow immediately after Policy 9.2.2.7(c), so it now reads as follows:
The following uses shall be permitted in areas designated as **Employment Commercial Mixed-Use** in addition to the uses permitted in Policy 9.2.1.9, provided that such uses are lawfully established pursuant to Policy 2.2.4.3:

7. Section 9.2.2 Land Use Designations subsection 9.2.2.10 General Employment of the Vaughan Official Plan, is hereby amended by removing the reference to Schedule 13 so it now reads as follows:

In areas designated as **General Employment**, the following policies shall apply:

8. Section 9.2.2 Land Use Designations subsection 9.2.2.10.d. General Employment of the Vaughan Official Plan, is hereby amended by removing and replacing “General Employment” with “Employment Areas”.

9. Section 9.2.2 Land Use Designations subsection 9.2.2.10 General Employment of the Vaughan Official Plan, is hereby amended by adding Policy 9.2.2.10 (c) to follow immediately after Policy 9.2.2.10 (b), and re-number existing policies accordingly, as follows:

Policy 9.2.2.10 (c). uses which are not listed in policy 9.2.1.9 and 9.2.2.10.b. but were lawfully established on the parcel before October 20, 2024 are permitted to continue;

10. Section 9.2.2 Land Use Designations subsection 9.2.2.10.d. General Employment of the Vaughan Official Plan, is hereby amended by removing and replacing “General Employment designation” with “**Employment Areas**”.

11. Section 9.2.2 Land Use Designations subsection 9.2.2.11.c. paragraph iii, iv, and v are deleted.

12. Section 9.2.2 Land Use Designations subsection 9.2.2.11 Prestige Employment of the Vaughan Official Plan, is hereby amended by removing the reference to Schedule 13 so it now reads as follows:

In areas designated as **Prestige Employment**, the following policies shall apply:

13. Section 9.2.2 Land Use Designations subsection 9.2.2.11.e. Prestige Employment of the Vaughan Official Plan, is hereby amended by removing and replacing “Prestige Employment designation” with “**Employment Areas**”

14. Section 9.2.2 Land Use Designations subsection 9.2.2.11.f. Prestige Employment of the Vaughan Official Plan, is hereby amended by removing “iv. Gas Stations” and replacing it with “iv. Gas Stations, if ancillary or accessory to the primary employment use”.

15. Section 9.2.2 Land Use Designations subsection 9.2.2.11 Prestige Employment of the Vaughan Official Plan, is hereby amended by adding Policy 9.2.2.11 (d) to follow immediately after Policy 9.2.2.11 (c), and re-number existing policies accordingly, as follows:

Policy 9.2.2.11 (d). uses which are not listed in policy 9.2.1.9 and 9.2.2.11.c. but were lawfully established on the parcel before October 20, 2024 are permitted to continue;

16. Chapter 10 Implementation Section 10.2.2 Definitions of the Vaughan Official Plan, is hereby amended by adding a new term “Employment Area” as follows:

Employment Area: Areas designated in the Official Plan for clusters of business and economic activities, including manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *Employment Area* also includes areas of land described by subsection 1(1) and 1(1.1) of the *Planning Act*. Uses that are excluded from *Employment Areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

V IMPLEMENTATION

The implementation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

VI INTERPRETATION

The interpretation of provisions of the Vaughan Official Plan 2010 and the York Region Official Plan 2022 of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: October 28, 2026 **CASE NO.:** OLT-26-000221

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended*

Appellant:	CRH Canada Group Inc.
Appellant:	GIP Paving Inc.
Subject:	Proposed Official Plan Amendment
Description:	To update Employment Area policies and definition of area of employment
Reference Number:	OPA 151
Property Address:	City Wide
Municipality/UT:	Vaughan/York
OLT Case No:	OLT-26-000221
OLT Lead Case No:	OLT-26-000221
OLT Case Name:	CRH Canada Group Inc. v. Vaughan (City)

BEFORE:

SHARON L. DIONNE MEMBER	)))	Friday, the 23rd day of October, 2026

THIS MATTER, having come before the Tribunal as a written hearing to consider a full settlement reached between CRH Canada Group Inc. ("CRH") and GIP Paving Inc. ("GIP") and the City of Vaughan ("City") of appeals of Official Plan Amendment No. 151 pursuant to ss. 17(24) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended ("*Planning Act*");

AND WHEREAS the purpose of OPA No. 151 is to ensure the policies of the York Region Official Plan 2022 ("YROP 2022") and the City of Vaughan Official Plan ("VOP 2020") conform with the policy framework and new definitions of "area of employment" in the *Planning Act* and *Provincial Planning Statement, 2024* ("PPS 2024");

AND WHEREAS OPA No. 151 applies City-wide to all lands within the City;

AND WHEREAS 'PART A' of OPA No. 151 amends YROP 2022 for the York Planning Area as it applies to the City of Vaughan and 'PART B' of OPA No. 151 amends the VOP 2010 for the Vaughan Planning Area;

AND WHEREAS there are no other Parties or Participants with status in this matter;

THE TRIBUNAL, having received and considered Motion materials submitted in support of the proposed settlement, on consent of all Parties, requesting that the Tribunal allow the appeals in part and modify OPA No. 151 in accordance with the recommendations set out in Exhibit “C” to the Affidavit of Debra Walker, MCIP, RPP sworn October 8, 2026;

AND THE TRIBUNAL having qualified Debra Walker to provide land use planning opinion evidence, and having accepted the uncontroverted evidence of Ms. Walker that the proposed modifications to OPA No. 151 have regard for the relevant matters of provincial interest as set out in s. 2 of the *Planning Act*, are consistent with the PPS 2024, and represent good planning;

AND THE TRIBUNAL, having appropriate regard for matters of provincial interest, finds that the policies of OPA No. 151, as set out in Attachment 1, are consistent with the PPS 2024, are in general conformity with the operative Official Plan, represent good planning, and are in the public interest. The Tribunal makes its findings in accordance with s. 2.1 (1) of the *Planning Act* and having considered that the Settlement Proposal has been endorsed by the City.

NOW THEREFORE:

THE TRIBUNAL ORDERS THAT the appeals are allowed in part and Orders that Amendment No. 151 to the Official Plan of the City of Vaughan is modified as follows, and as set out in Attachment 1 to this Order. The Tribunal Orders that Amendment No. 151 to the Official Plan is approved as modified.

The Tribunal authorizes the municipal clerk to format, as may be necessary, and assign a by-law number to Schedule “A” for record-keeping purposes.

In all other respects, the Tribunal Orders the appeals are dismissed.

“Matthew D.J. Bryan”

MATTHEW D.J. BRYAN
REGISTRAR

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.