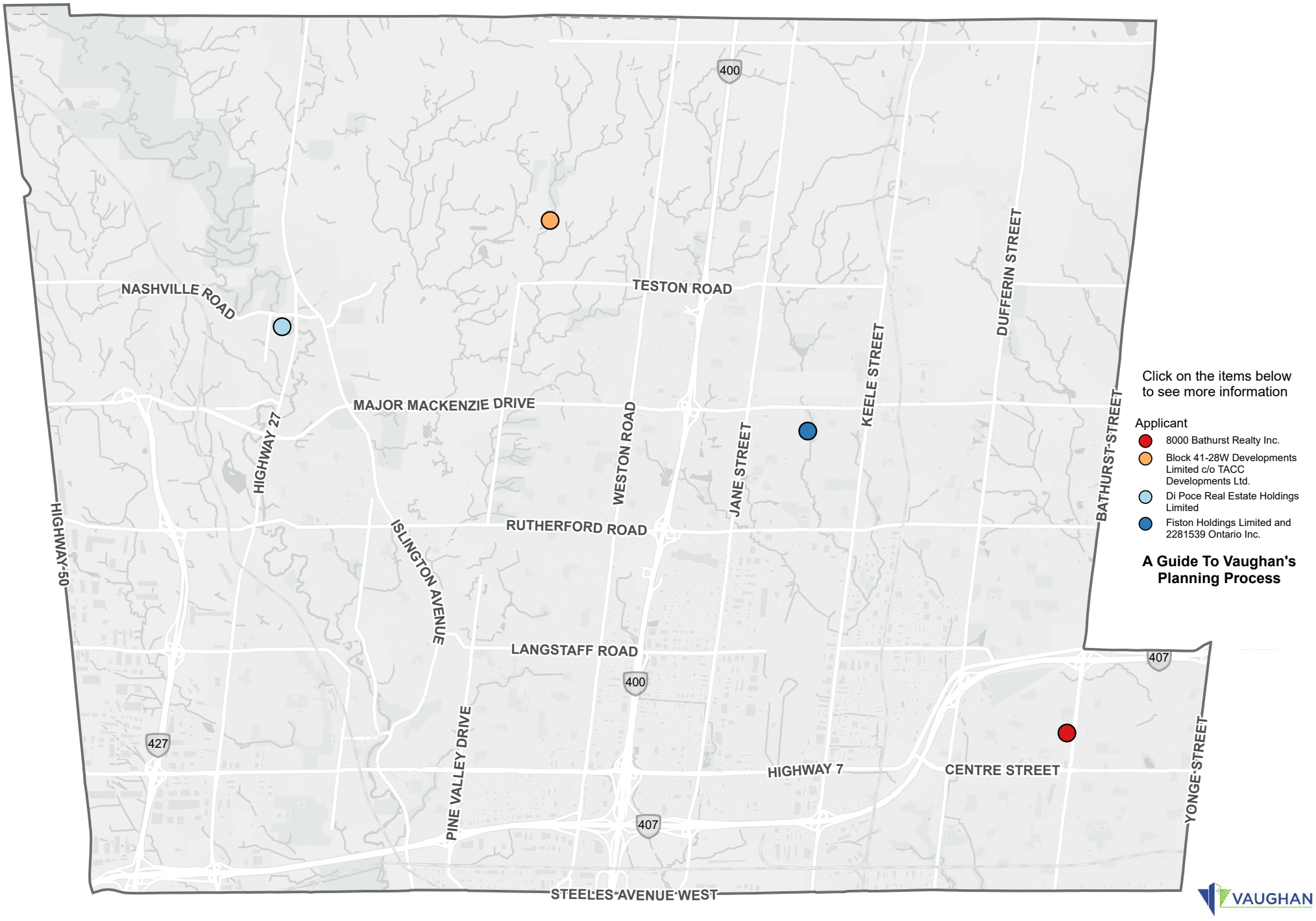
LOCATION OF PLANNING APPLICATIONS FOR CONSIDERATION AT THE NOVEMBER 24th, 2026 PUBLIC MEETING



A GUIDE TO

VAUGHAN'S PLANNING PROCESS

March 2026

THAT BUILDING DIDN'T JUST GET THERE...

The City of Vaughan's communities are constantly growing and changing. In fact, Vaughan is one of the fastest growing cities in Canada with a population of more than 350,000! To ensure Vaughan continues to be a great place to live, work and play, our city must grow in ways that are smart and any change must meet the needs and values of current and future residents and businesses. This is why all developments undergo a careful review by City staff, Council, public agencies, including the Toronto and Region Conservation Authority, York Region and provincial ministries where appropriate, and why the City asks for feedback from residents, landowners and stakeholders before the shovels hit the ground. For more information about land-use planning, the processes and how to get involved, visit **vaughan.ca/PlanningProcess**.

WHAT IS A DEVELOPMENT APPLICATION?

Development is a broad term referring to any activity that results in a change of land use, construction of a new building(s) or the creation of a parcel(s) of land. **Development applications** are proposals put forward by a landowner that must be carefully considered and reviewed to ensure they are consistent with provincial, regional and city plans and policies. There are six types of development applications reviewed by City staff and Vaughan Council, which are governed by the *Planning Act*.

- Official Plan Amendments (OPAs)
- Zoning By-law Amendments (ZBAs)
- Draft Plan of Subdivisions
- Site Development Applications
- Draft Plan of Condominiums
- Part-lot Control Exemptions

In some cases, the landowner may submit one or more of these applications at the same time for consideration by the City. More about these applications can be found at **vaughan.ca/PlanningProcess**.

HOW WE PLAN

Provincial and regional plans and policies: The Province of Ontario regulates land use through plans and policies, including the Provincial Planning Statement, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. The Provincial Planning Statement provides direction on matters of provincial interest related to land use planning and sets targets for the number of new residents and jobs for certain areas. Based on these targets, together with the policies of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, official plans set the vision and plan for where and how this growth and development will be accommodated. All Council decisions regarding a planning application must conform to and be consistent with Provincial plans and policies.

Vaughan's Official Plan: Vaughan's Official Plan serves as Council's roadmap for growth and land use within the city and must conform with the Province's policies and plans. It establishes the City's long-term vision and values, which is stated through goals and policies that help guide decision-making on land development, economic growth, urban design, the environment and more. Ultimately, the Official Plan guides where different types of development should be located.

Secondary Plans: Secondary Plans build on the City's Official Plan by providing policy guidance and direction for smaller and focused geographic areas. In some cases, they can also provide more prescriptive policies to reflect the uniqueness of the area they cover. A Secondary Plan defines all the elements needed for successful development, including new roads and active transportation routes, open spaces and parks, policies to establish land uses and key infrastructure requirements.

Zoning By-laws: A Zoning By-law is a more detailed planning tool used to implement the Official Plan policies in order to regulate how land is used. They provide specific standards for how development and construction can occur on a property. A Zoning By-law ensures that what is built meets the vision of the Official Plan and any land use plans. Learn more about Zoning By-laws at **vaughan.ca/zoning**.

HOW DEVELOPMENT DECISIONS ARE MADE

Before the shovels hit the ground, development proposals must go through the following five-step review and decision-making process:

Step 1: Once a formal development application has been submitted, in most cases, a sign is posted on the site in question to let the community know what is being proposed. A written notice is also sent to all residents living within 150 metres (sometimes more) of the site, informing them of an upcoming Public Meeting to discuss the proposal.

Step 2: A Public Meeting is held to share the proposed application, if required as per the *Planning Act*. During this meeting, the landowner will present the proposal and members of the community will have an opportunity to provide input. Please note, no decisions are made during this meeting. More information about speaking live during a Public Meeting can be found at **vaughan.ca/HaveYourSay**.

Step 3: Following the Public Meeting, City staff finalize their review of the application and prepare a formal report for Council's review at a future Committee of the Whole meeting during which staff's recommendations on the application will be considered.

Step 4: A decision is made. At the next Council meeting, Members of Council will vote to approve, amend or refuse the application. Approval of Site Development Applications are delegated to staff following a comprehensive review period.

What if I don't agree with Council's decision?

As per the *Planning Act*, in many cases only a specified person, public body or registered land owner – to which the application would apply – has a statutory right to appeal a decision to the Ontario Land Tribunal (OLT) within 20 days after the day of the giving of the formal notice is complete, if they made an oral submission at a Public Meeting or written submission to Council. Other third parties, including residents, are not permitted to appeal but may be permitted to be added as a party to an appeal subject to the *Planning Act*.

HOW YOU CAN GET INVOLVED

Vaughan Council is committed to ensuring a fulsome and transparent public consultation process while safeguarding the health and safety of everyone in Vaughan. As part of the City of Vaughan's commitment to open and accessible government, Council encourages residents to get involved in the decision-making process.

Here are four ways to get involved and share thoughts about a land development application in your community:

1. **Learn more about the application:**
   Review the public notice and learn more about the development application on PLANit, the City's development application tracking platform, which can be found at **vaughan.ca/maps**. Additional information on development applications and the planning process can be found at **vaughan.ca/PlanningProcess**.

2. **Speaking to Council during a Committee of the Whole Meeting:**
   Residents can participate in meetings and have their say by:

   - Submitting a written communication for review by Members of Council as part of an agenda item. All written communications can be emailed to the Office of the City Clerk at **clerks@vaughan.ca**.
   - Requesting to speak via teleconference (through a computer, app or by phone) live during the meeting. Pre-registration is required. Complete a Request to Speak Form at **vaughan.ca/HaveYourSay** or call Service Vaughan at 905-832-2281. You must provide a valid email and/or phone number to participate virtually.
   - Requesting to speak in person. Pre-registration is recommended by completing the online Request to Speak Form at **vaughan.ca/HaveYourSay**.

   Requests to speak must be received by noon on the last business day before the meeting.

   Visit **vaughan.ca/CouncilMeetings** for a full schedule of meetings and agendas. A livestream of all public Council and Committee of the Whole meetings will be available at **vaughan.ca/LiveCouncil** at the start of each meeting.

3. **Speak directly with your local Councillor:** Speaking at a Committee of the Whole Meeting isn't the only way to reach a member of Vaughan Council. Residents may telephone or email comments directly to their Member of Council of choice. For details on how to contact a Member of Council, visit **vaughan.ca/council**.

4. **Contact the City planner directly:** Residents may contact the planner on file directly by phone, email or letter. Questions and contact details for the City's planners can be found on the Public Meeting notice sent by mail, or by contacting Service Vaughan, the City's contact centre, at 905-832-2281 or **service@vaughan.ca**.

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