

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 074-2023

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time.

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
- a) Adding a Site Specific Exception to the lands shown as “Subject Lands” on Schedule “1” attached hereto zoned “EM2 – General Employment Zone”, in the manner shown on Schedule “1”;
 - b) Deleting Map 54 in Schedule A and substituting Map 54 attached hereto as Schedule “2”;
 - c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1137, as follows:

Exception Number 14.1137	Legal Description: 227 Bowes Road Part of Lot 20, Registered Plan 7925.
Applicable Parent Zone: EM2	
Schedule A Reference: 54	
By-law 074-2023	
14.1137.1 Permitted Uses	
1. The following additional <u>use</u> shall be permitted on lands zoned EM2 - General Employment Zone, as shown on Figure E-1700: a. <u>Place of Worship.</u>	
14.1137.2 Other Provisions	
1. The following definition shall apply to the lands zoned EM2 – General Employment Zone, as shown on Figure E-1700:	

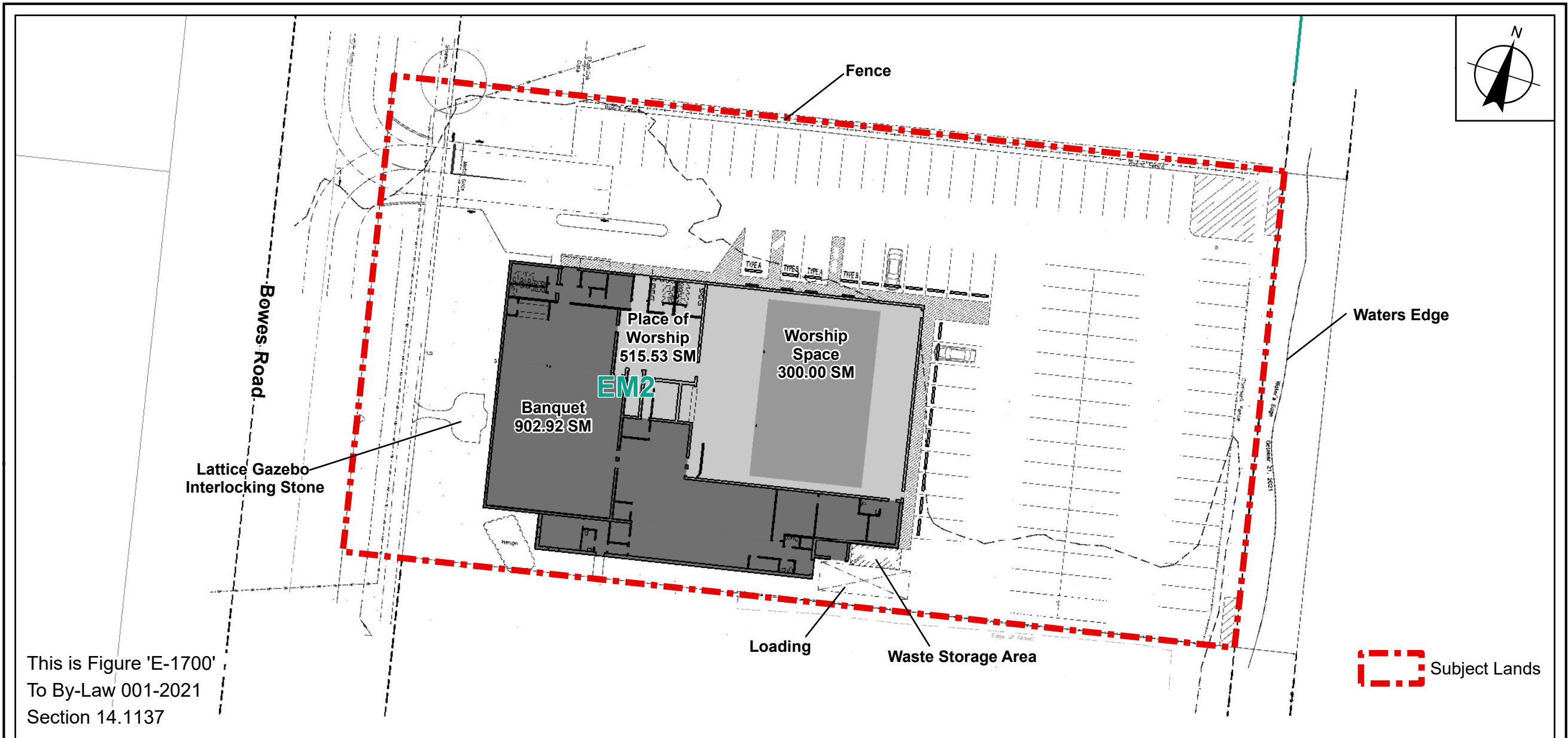
<div><div>a. Worship Space: Means the portion of the place of worship in which the main worship functions occur, and contain seating such as seats or benches permanently attached to the floor, or linked yet moveable seats, or a number of moveable seats, or seating as open floor area that shall exclude any areas intended solely for the use of the worship group leader or leaders, or musicians, such as an alter, a pulpit, a sanctuary, holy book area, or other named areas that are not intended to be occupied by the general worshipping public.</div><div>2. The following additional provision shall apply to the lands zoned EM2 – General Employment Zone, as shown on Figure E-1700:<div>a. The maximum permitted <u>worship space</u> shall be 300 m².</div></div></div>
14.1137.3 Figures
Figure E-1700

- d. Adding a new Figure E-1700 in Exception 14.1137 attached hereto as Schedule “1”.
- e. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk



FILE: Z.22.017

LOCATION: 227 Bowes Rd.

Part of Lot 7, Concession 3

APPLICANT: The Church of Jesus Christ (The Apostles Foundation)

CITY OF VAUGHAN

This is Schedule '1'

To By-Law 074-2023

Passed the 20TH Day of JUNE, 2023

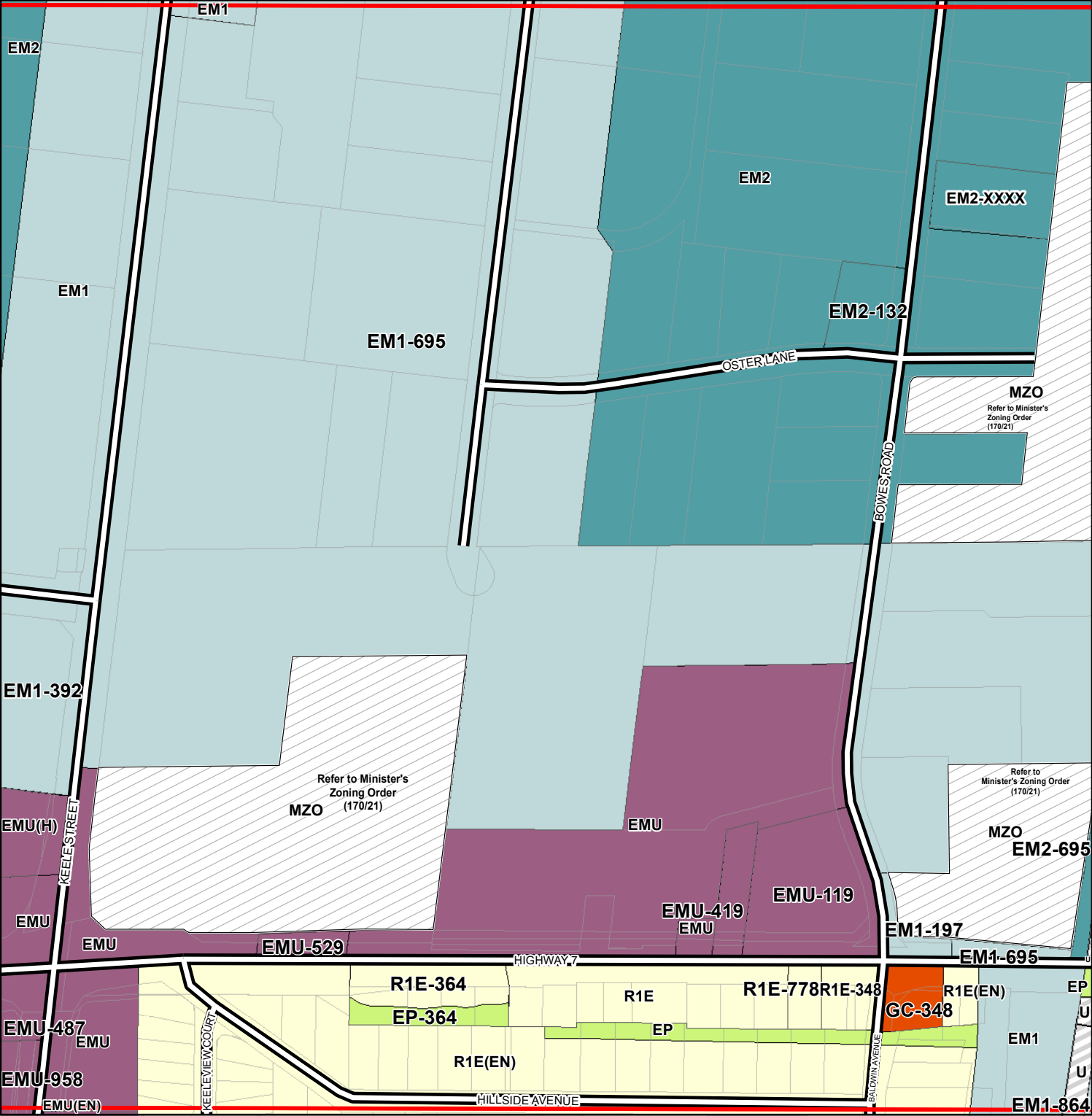
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 54



Conservation, Open Space and Agricultural Zones

- A, Agriculture
- EP, Environmental Protection
- OS1, Public Open Space
- OS2, Private Open Space

Vaughan Metropolitan Centre Zones

- V1, Vaughan Metropolitan Centre - Station Precinct
- V2, Vaughan Metropolitan Centre - South Precinct
- V3, Vaughan Metropolitan Centre - Neighbourhood Precinct

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
- RE, Estate Residential
- RM1, Multiple Residential
- RM2, Multiple Residential
- RM3, Multiple Residential
- RT, Townhouse Residential

Commercial Zones

- NC, Neighbourhood Commercial
- GC, General Commercial
- SC, Service Commercial
- CC, Convenience Commercial

Mixed-Use Zones

- LMU, Low-Rise Mixed Use
- MMU, Mid-Rise Mixed Use
- HMU, High-Rise Mixed Use
- GMU, General Mixed Use

Other Zones

- FD, Future Development
- I1, General Institutional
- I2, Major Institutional
- PB1, Parkway Belt Public Use
- PB2, Parkway Belt Complementary Use
- PB3, Parkway Belt West Recreational
- U, Utility
- MO, Minister's Order
- MZO, Minister's Zoning Order

Employment Zones

- CMU, Community Commercial Mixed-Use
- EMU, Employment Commercial Mixed-Use
- KMS, Main Street Mixed-Use - Kleinburg
- MMS, Main Street Mixed-Use - Maple
- WMS, Main Street Mixed-Use - Woodbridge
- EM1, Prestige Employment
- EM2, General Employment
- EM3, Mineral Aggregate

V4, Vaughan Metropolitan Centre - Employment Precinct

Other Zones

92	93	94	95	96
72	73	74	75	76
52	53	54	55	56
32	33	34	35	36
12	13	14	15	16

1:5,000
May 2023

This is Schedule '2'
To By-Law 074-2023
Passed the 20TH Day of JUNE, 2023

FILE: Z.22.017
LOCATION: 227 Bowes Rd.
Part of Lot 7, Concession 3
APPLICANT: The Church of Jesus Christ (The Apostles Foundation)
CITY OF VAUGHAN

Signing Officers

Mayor

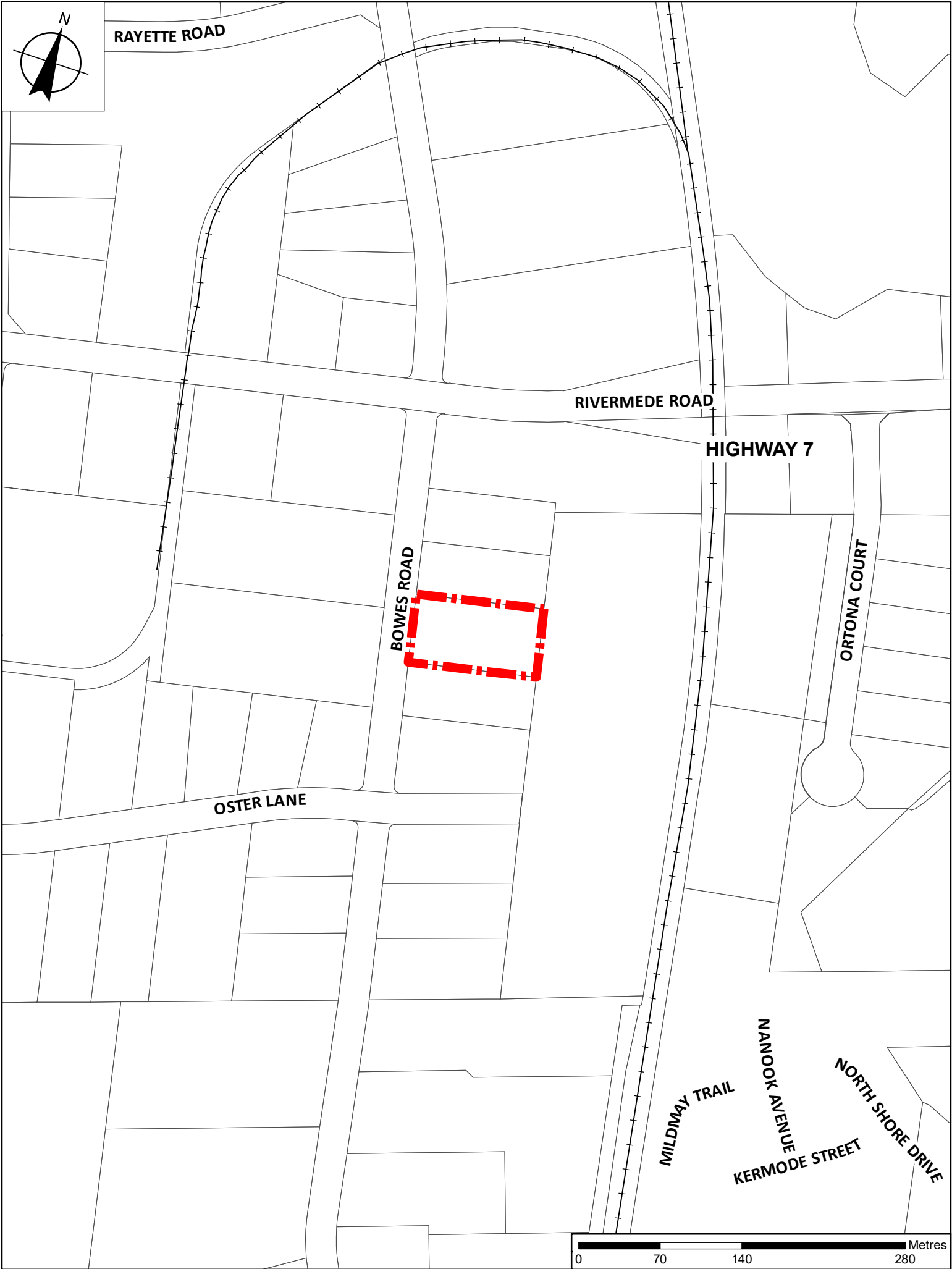
Clerk

SUMMARY TO BY-LAW 074-2023

The lands subject to this By-law are located at 227 Bowes Road, being Part of Lot 20, Registered Plan 7925, City of Vaughan.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to add a Site Specific Exception to the Subject Lands which are zoned “EM2 – General Employment Zone”.

This By-law permits an additional use of a place of worship on the Subject Lands zoned “EM2 – General Employment Zone” and provides for a definition of “worship space”.



LOCATION MAP
TO BY-LAW 074- 2023

FILE: Z.22.017

LOCATION: 227 Bowes Rd.
Part of Lot 7, Concession 3

APPLICANT: The Church of Jesus Christ (The Apostles Foundation)
CITY OF VAUGHAN

