

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: <ol style="list-style-type: none">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:	

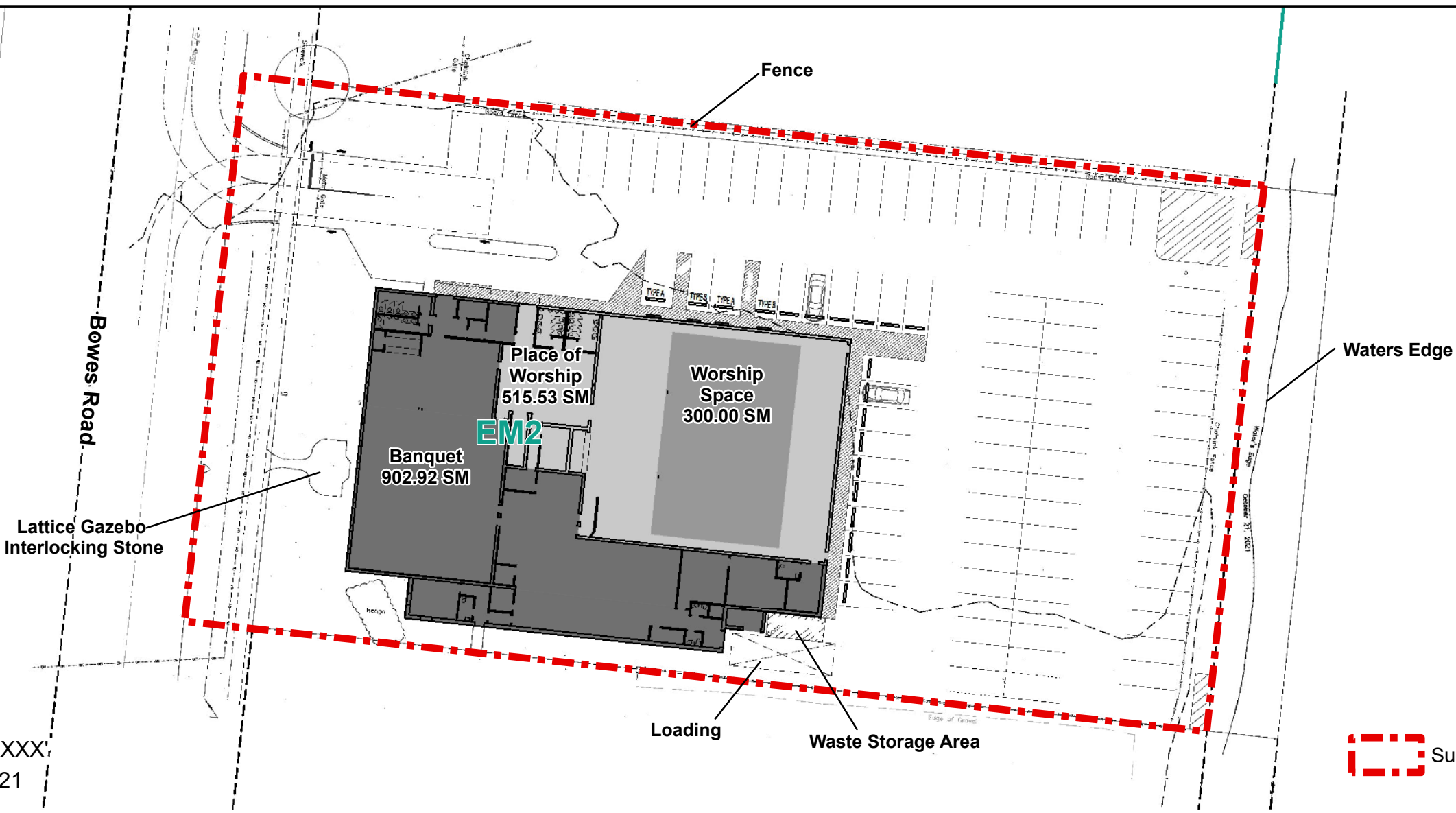
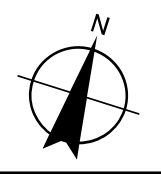
<p>a. Worship Space: Means the portion of the place of worship in which the main worship functions occur, and contain seating such as seats or benches permanently attached to the floor, or linked yet moveable seats, or a number of moveable seats, or seating as open floor area that shall exclude any areas 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.</p> <p>2. The following additional provision shall apply to the lands zoned EM2 – General Employment Zone, as shown on Figure E-1700:</p> <p style="padding-left: 40px;">a. The maximum permitted <u>worship space</u> shall be 300 m².</p>
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



This is Figure 'E-XXXX'
 To By-Law 001-2021
 Section 14.1137

 Subject Lands

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 _____-2023
 Passed the _____ Day of _____, 2023

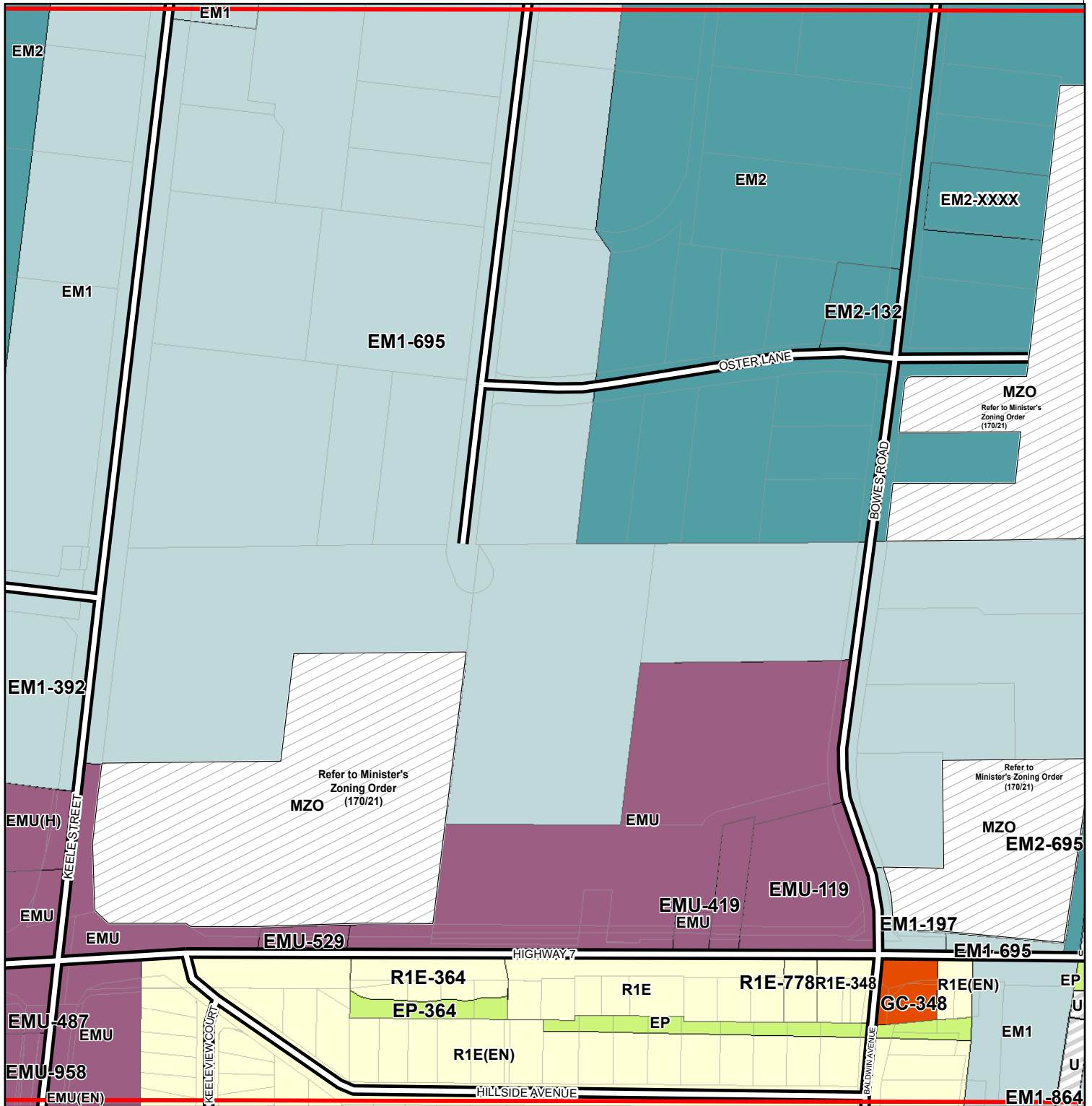
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 54



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A, Agriculture EP, Environmental Protection OS1, Public Open Space OS2, Private Open Space <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1, Vaughan Metropolitan Centre - Station Precinct V2, Vaughan Metropolitan Centre - South Precinct V3, Vaughan Metropolitan Centre - Neighbourhood Precinct 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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 	<p>Commercial Zones</p> <ul style="list-style-type: none"> NC, Neighbourhood Commercial GC, General Commercial SC, Service Commercial CC, Convenience Commercial <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU, Low-Rise Mixed Use MMU, Mid-Rise Mixed Use HMU, High-Rise Mixed Use GMU, General Mixed Use 	<p>Employment Zones</p> <ul style="list-style-type: none"> 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 	<p>Other Zones</p> <ul style="list-style-type: none"> 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 	<table border="1"> <tr><td>92</td><td>93</td><td>94</td><td>95</td><td>96</td></tr> <tr><td>72</td><td>73</td><td>74</td><td>75</td><td>76</td></tr> <tr><td>52</td><td>53</td><td>54</td><td>55</td><td>56</td></tr> <tr><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> </table> <p>1:5,000 May 2023</p>	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
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12	13	14	15	16																										

This is Schedule '2'
To By-Law _____-2023
Passed the _____ Day of _____, 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”.



RAYETTE ROAD

RIVERMEDE ROAD

HIGHWAY 7

BOWES ROAD

ORTONA COURT

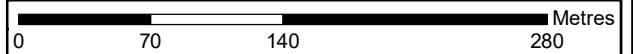
OSTER LANE

MILDMAY TRAIL

NANOOK AVENUE

NORTH SHORE DRIVE

KERMODE STREET



LOCATION MAP TO BY-LAW _____ - 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



Subject Lands