

523 Bowes Road, Vaughan

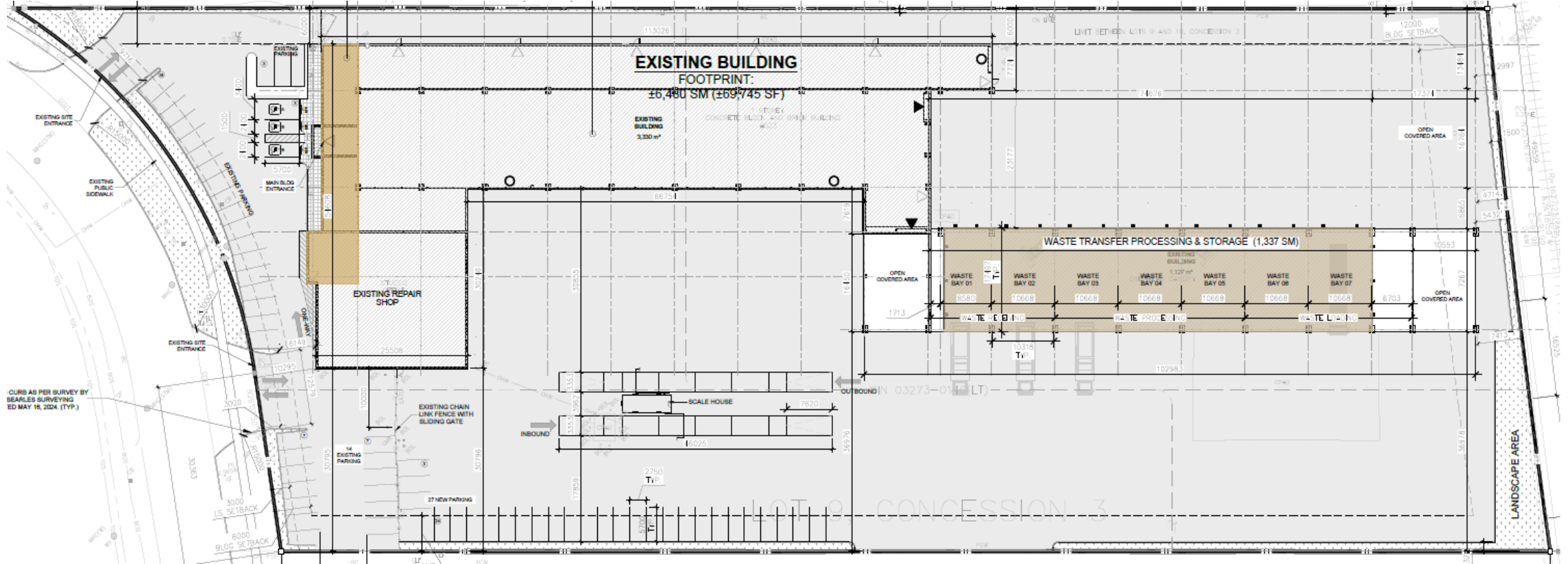
523 Valley Inc.

C44.

Communication

CW(PM) – September 10, 2024

Item No. 5



PUBLIC MEETING
September 10, 2024

HUMPHRIES PLANNING GROUP INC.

Z.24.022

AERIAL VIEW OF SUBJECT SITE

ZOOMED OUT



Subject Site —

Figure 1: York Region General Interactive Map – YorkMaps

AERIAL VIEW OF SUBJECT SITE

ZOOMED IN



Subject Site —

Figure 4: York Region General Interactive Map – YorkMaps

POLICY FRAMEWORK

OFFICIAL PLAN

▪ City of Vaughan Official Plan, 2010, as amended

- The Official Plan designates the site “General Employment”
 - Based on the General Employment land use policies from section 9.2.2.10 of the VOP, the **proposed use for the subject site is permitted:**

“in addition to those uses permitted through policy 9.2.1.9:

- i. A full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage;...”

ZONING

▪ City of Vaughan Zoning By-law 00-2021, as amended

- By-law 001-2021 zones the site ‘EM2’ – ‘General Employment’ Zone
 - The **proposed use is not permitted in ANY zones** of by-law 001.2021. This application seeks to ADD the use.

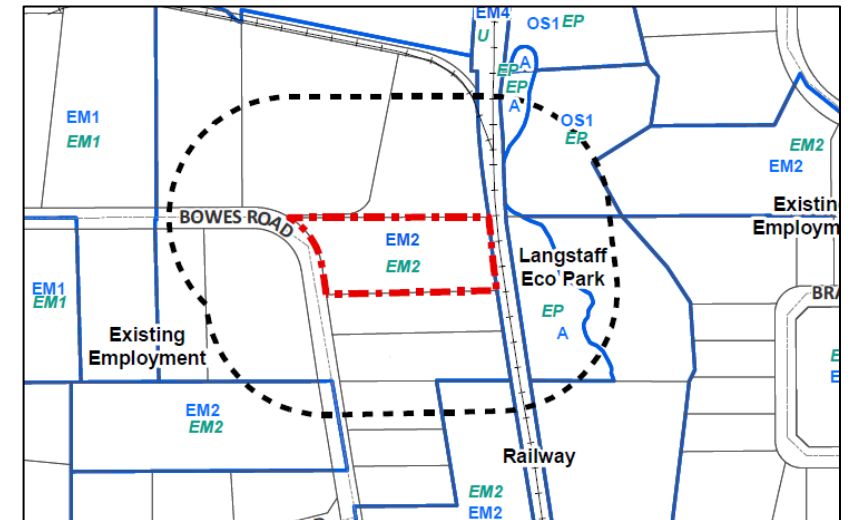
Other Proposed Amendments for Lot and Building Requirements:

- a) The minimum rear yard (m) building set back shall be 3m
- b) The minimum landscaped area shall be 4.32%
- c) The minimum front landscape buffer (m) shall be 0.70m



Subject Site —

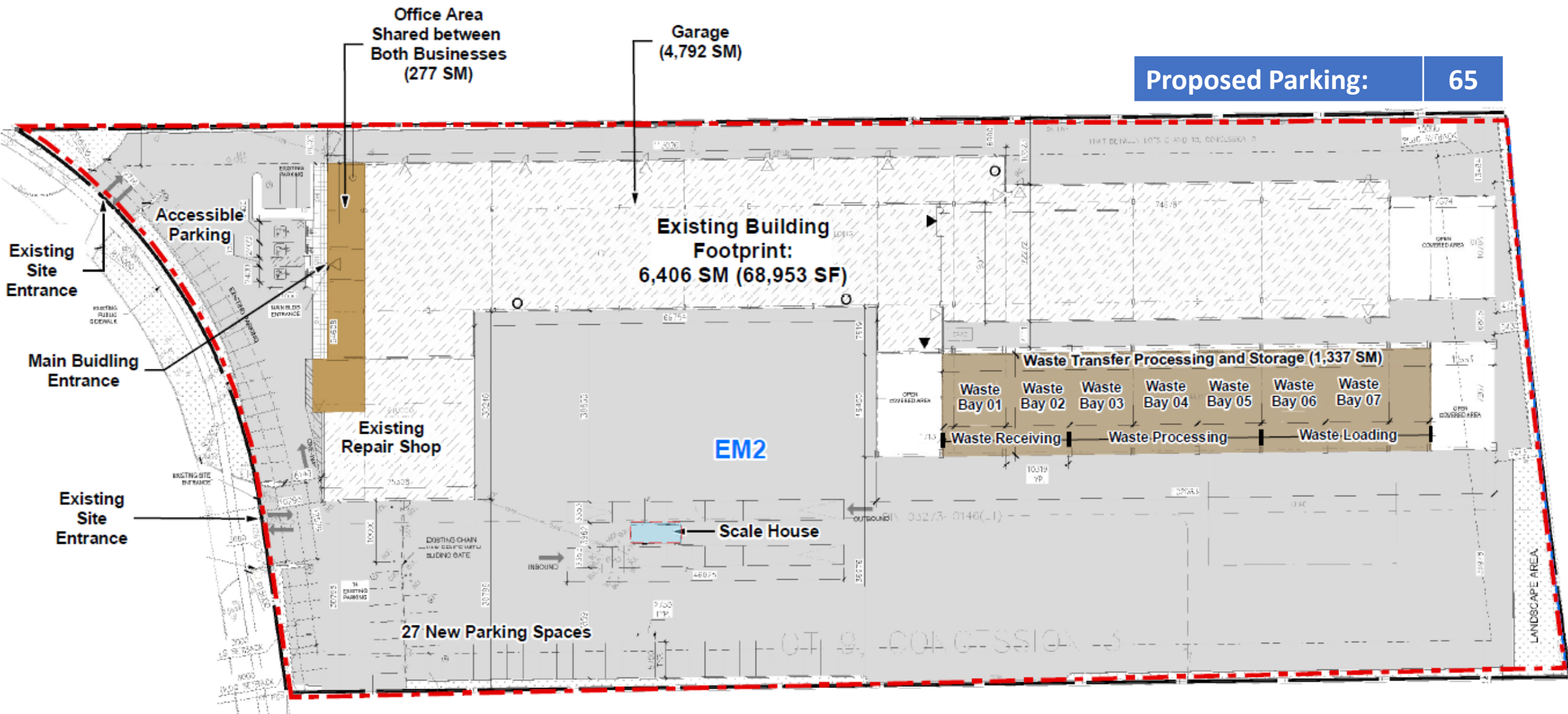
Figure 2: Schedule 13 – City of Vaughan – Land Use



Subject Site - - -

Figure 3: Zoning Map 74 & 75 – City of Vaughan

DEVELOPMENT PROPOSAL



Proposed Parking: 65

THANK YOU