

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 073-2019

A By-law to amend City of Vaughan By-law 1-88.

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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone and EM1 Prestige Employment Area Zone to A Agricultural Zone and OS5 Open Space Environmental Protection Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1478) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.13 respecting the minimum landscape width abutting a street line and the minimum landscape strip for an Institutional Use abutting lands zoned Open Space;
 - d) Subsection 8.1 and Schedule “A” respecting Minimum Zone requirements in the A Agricultural Zone;
 - e) Subsection 8.2 respecting Permitted Uses in the A Agricultural Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E- 1609”:

 - ai) For the purposes of this By-law, the following additional definitions shall apply:

MULITMEDIA CENTRE - Means an area for the production of audio-visual material;

PASTOR ACCOMODATION SUITES - Means an area for the full-time accommodation for the pastor and temporary accommodation for guests of the Church;

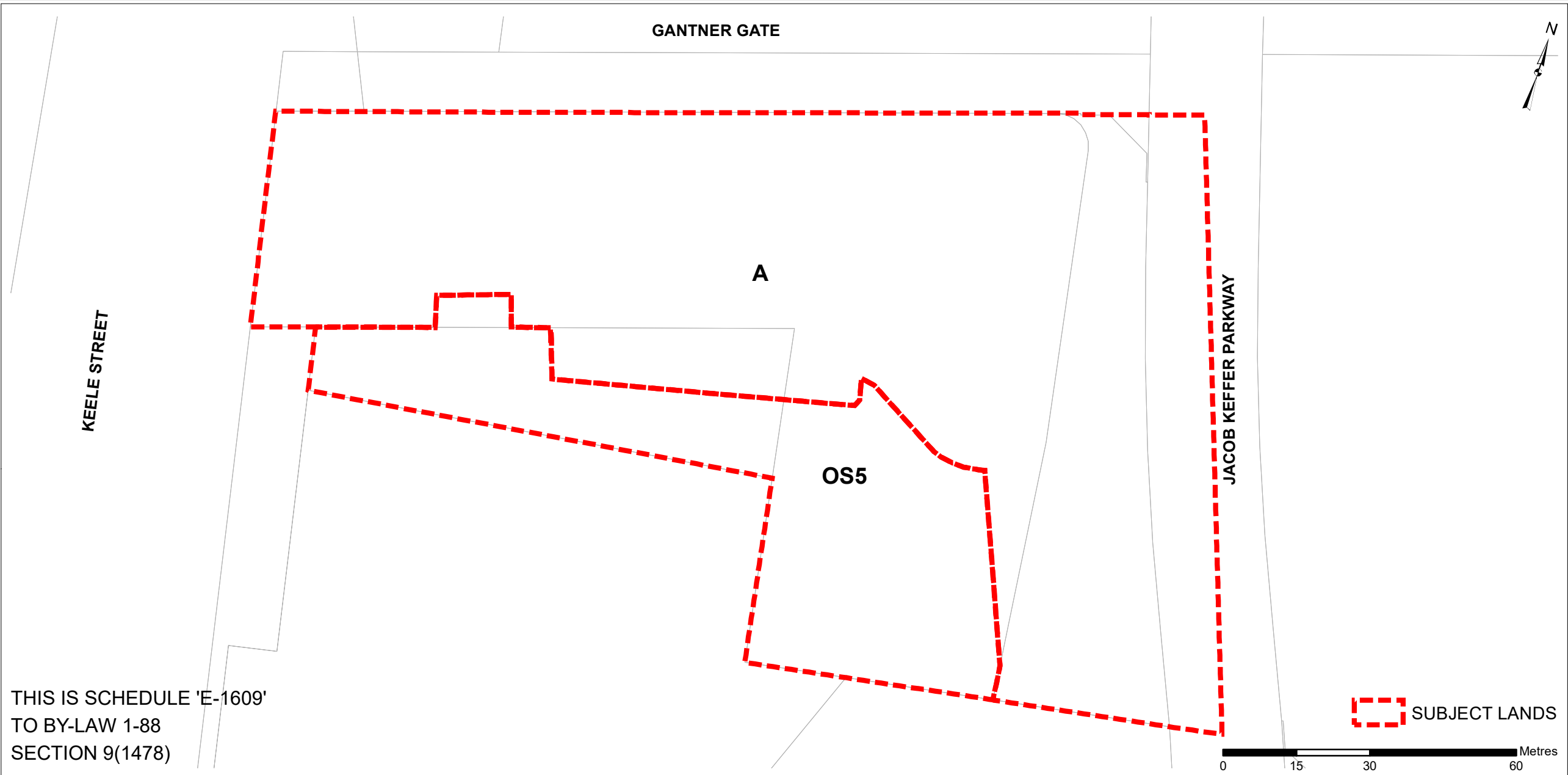
- bi) The minimum parking requirement shall be 209 spaces;
- ci) The minimum landscape strip width abutting Gantner Gate and Jacob Keffer Parkway shall be 2 m;
- cii) The minimum landscape strip width abutting lands zoned Open Space shall be 1 m;
- di) The following minimum zone requirements shall apply to the A Agricultural Zone:
 - i) The minimum south interior side yard setback to the OS5 Open Space Environmental Protection Zone shall be 14 m;
 - ii) The minimum rear yard setback shall be 4 m;
 - iii) The minimum exterior side yard setback shall be 4.67 m;
 - iv) The maximum lot coverage shall be 22.5%, and shall be calculated using only the lands zoned A Agricultural Zone;
 - v) The maximum building height shall be 15.2 m;
- ei) The following uses shall only be permitted in the A Agricultural Zone:
 - i) Church;
 - ii) Eating Establishment accessory to the Church;
 - iii) Retail Store for the sale of religious items;
 - iv) Multimedia Centre;
 - v) Pastor Accommodation Suites, to a maximum gross floor area of 375 m²."
- c) Adding Schedule "E-1609" attached hereto as Schedule "1".
- d) Deleting Key Map 3C and substituting therefor the Key Map 3C attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 14th day of May, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



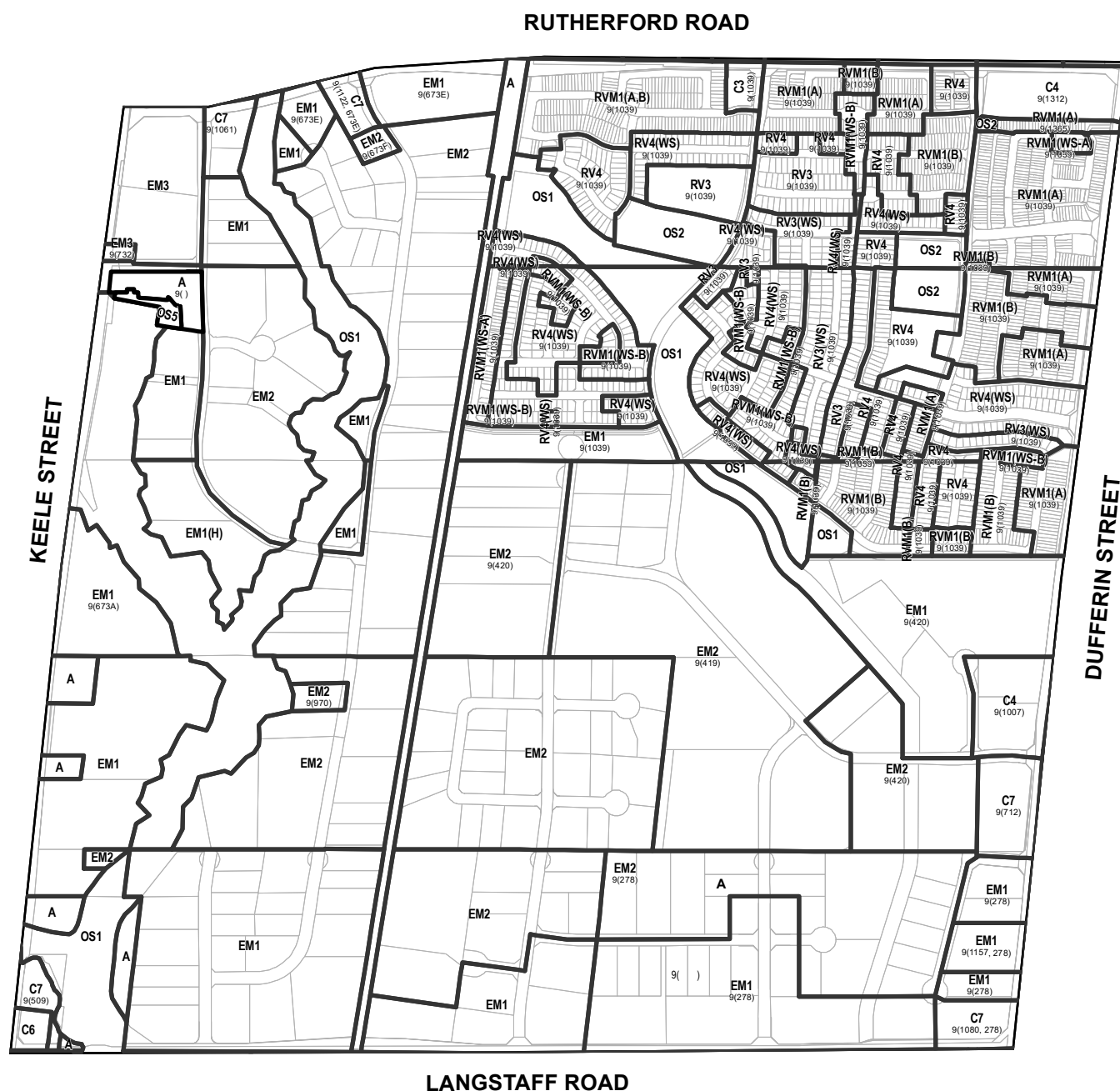
FILE: Z.17.039
RELATED FILE: DA.16.061
LOCATION: Part of Lot 14, Concession 3
APPLICANT: Rivers of Life Fellowship Association
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 073-2019
PASSED THE 14TH DAY OF MAY, 2019

SIGNING OFFICERS

MAYOR

CLERK



0 125 250 500 Metres

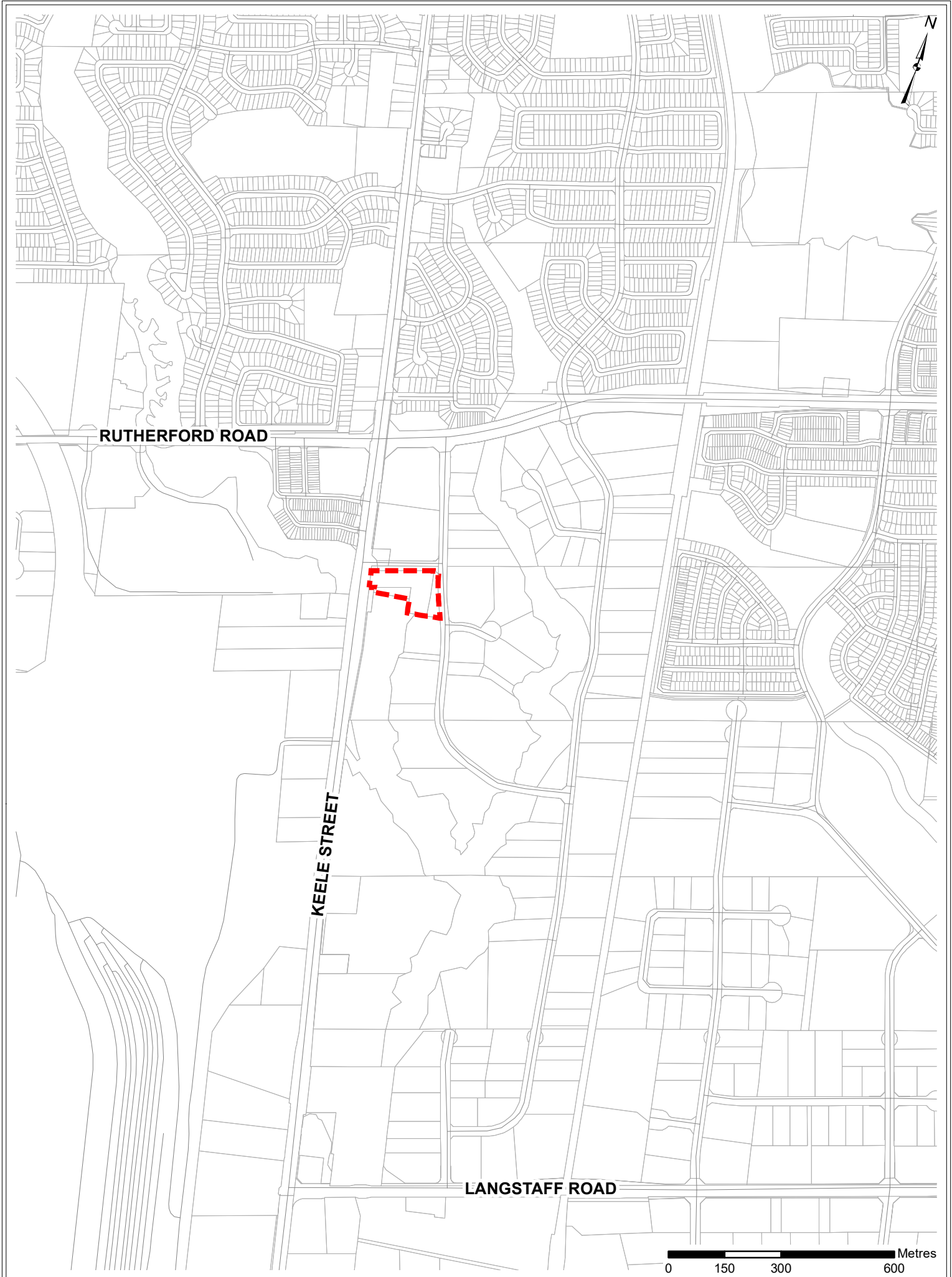
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CLERK

SUMMARY TO BY-LAW 073-2019

The lands subject to this By-law are located on the east side of Keele Street, south of Gantner Gate, being 9111 Keele Street and Blocks 14 and 15 on Registered Plan 65M-3077, in Lot 14, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from A Agricultural Zone and EM1 Prestige Employment Area Zone to A Agricultural Zone and OS5 Open Space Environmental Protection Zone. This By-law also provides site-specific zoning exceptions to permitted uses, setbacks, landscape strip widths, parking, lot coverage and building height to permit a two-storey, 6,854 m² Church.



LOCATION MAP TO BY-LAW 073-2019

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 **SUBJECT LANDS**