

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 183-2024**

**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) Rezoning the lands zoned as “EP Environmental Protection Zone” within the “Subject Lands” shown on Schedule “1” attached hereto, from “EP Environmental Protection Zone” subject to Exception 14.861 to “I1 General Institutional Zone”, and subject to Exception 14.1173 in the manner shown on the said Schedule “1”.
  - b) Adding the following table, Exception Part 14 Exception Zone with a new Subsection, 1173 for the entirety of the Subject Lands as shown on Schedule “2” as follows:

Exception Number 14.1173	Legal Description: Part of Lot 16, Concession 2, and Block 125, Registered Plan 65M-3917 Municipal Address: 910 Rutherford Road
Applicable Parent Zone: I1- “General Institutional”	
Schedule A Reference: 134	
By-law 183-2024	
14.1173.1 Permitted Uses	
<p>1. The following uses shall be permitted on the lands zoned I1-General Institutional Zone, as shown on Figure E-1746:</p> <ul style="list-style-type: none"> <li>a. <u>Place of Worship</u>, to a maximum GFA of 438.5 m<sup>2</sup></li> <li>b. <u>Community Facility</u> to a maximum GFA of 130.3 m<sup>2</sup>;</li> <li>c. <u>Day Care Centre</u> to a maximum GFA of 224.8 m<sup>2</sup>; and</li> <li>d. <u>Accessory Office Uses</u> to a maximum GFA of 38.4 m<sup>2</sup></li> </ul>	
14.1173.2 Lot and Building Requirements	
<p>1. The following lot and building requirements shall apply to the I1-General Institutional Zone, as shown on Figure E-1746:</p> <ul style="list-style-type: none"> <li>a. The minimum <u>rear yard</u> setback shall be 7.1 m to north lot line;</li> <li>b. The minimum <u>interior side yard</u> shall be 3.3 m to the east lot line;</li> <li>c. The minimum <u>landscape</u> strip width to an Open Space Zone shall be 1.2 m;</li> <li>d. The minimum <u>landscape</u> strip width abutting a street shall be 0 m;</li> <li>e. The minimum <u>rear yard</u> setback for a <u>Waste Storage Enclosure</u> shall be 0 m to the north lot line;</li> <li>f. The <u>Waste Storage Enclosure</u> shall be permitted in a wholly enclosed structure separate from the principle <u>building</u>;</li> <li>g. The maximum building <u>height</u> shall be 3-storeys (11 m), measured from the Rutherford Road frontage.</li> <li>h. The maximum projection of an <u>Ornamental Building Feature</u> into the minimum required east <u>interior side yard</u> setback shall be 1 m.</li> <li>i. The minimum <u>rear yard</u> setback of an <u>Accessory Use, Building or Structure</u> (shed), shall be 0.8 m to the north lot line.</li> <li>j. The minimum <u>interior side yard</u> setback of an <u>Accessory Use, Building or Structure</u> (shed) shall be 0.6 m to the east lot line.</li> <li>k. The minimum <u>rear yard</u> setback of an <u>Accessory Use, Building or Structure</u> (pergola) shall be 0.8 m to the north lot line.</li> </ul>	

14.1173.3	Parking
<p>1. The following parking requirements shall apply to the I1-General Institutional Zone, as shown on Figure E-1746;</p> <p>a. A total of 47 parking spaces shall be provided on the Subject Lands as shown on Schedule “2” for the uses as noted in 14.1173.1 <u>Permitted Uses</u> above,</p> <p>b. Minimum <u>Parking Space</u> Dimensions shall be 2.6 X 5.7 m (this excludes Accessible parking spaces).</p> <p>c. Subsection 6.11 <u>Loading</u> Space Requirements shall not apply.</p>	
14.1173.5	Figures
Figure E-1746	

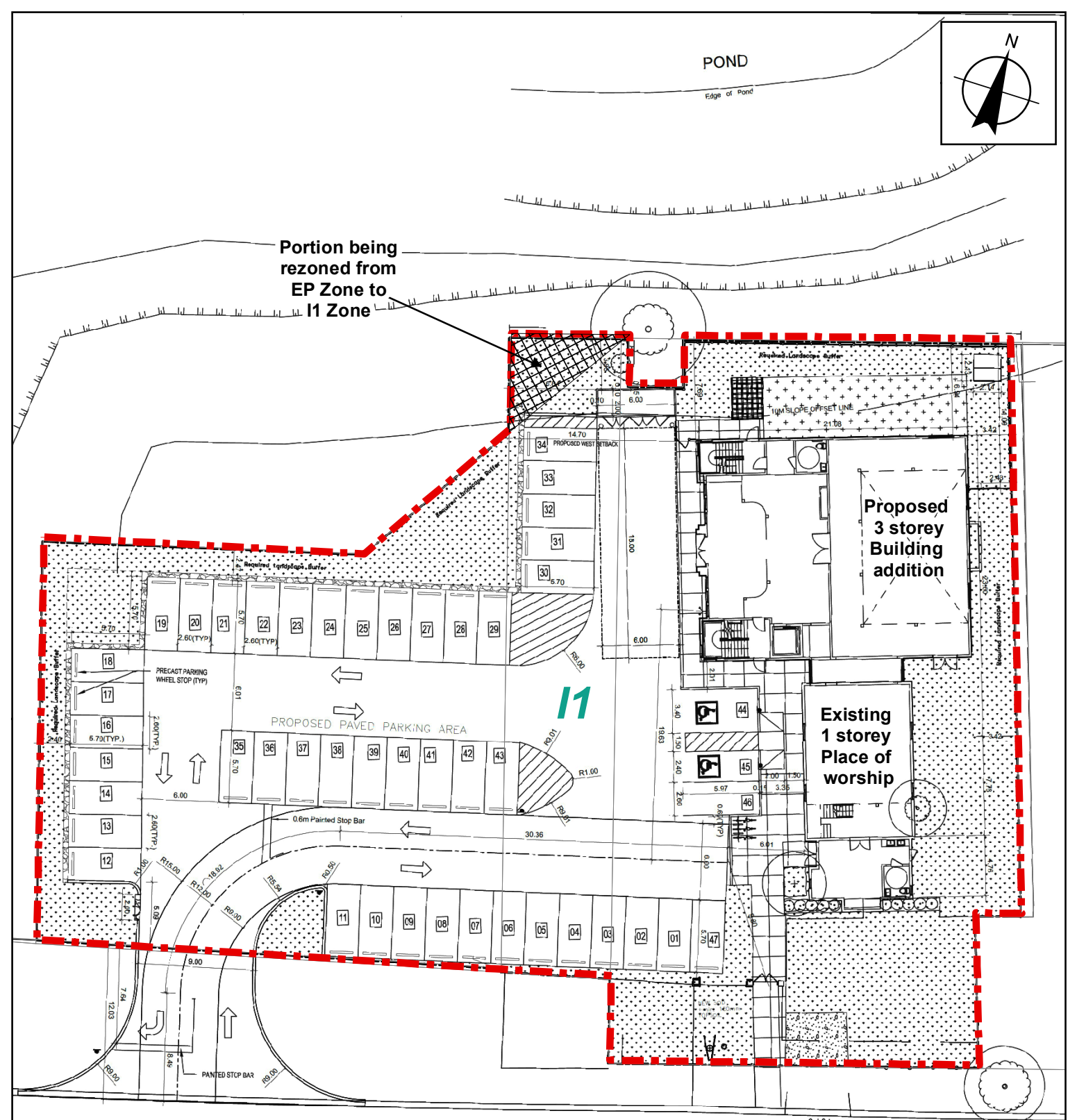
- a) Adding Figure ‘E-1176’ in Exception Zone 14.1173 attached hereto as Schedule “1”;
  - b) Removing the subject lands as shown on Schedule “2” from Subsection 14.861 in Part 14 Exceptions;
  - c) Deleting Figure ‘E- 1343’ in Exception Zone 14.861 Figures and replacing it with Figure ‘E-1343’ attached hereto as Schedule “3”, thereby removing the subject lands from Exception Zone 14.861;
  - d) Deleting Map 134 in Schedule A and substituting therefore Map 134 attached hereto as Schedule “4”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.


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Steven Del Duca, Mayor

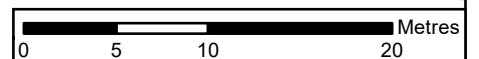
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Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 25 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 25, 2024.  
City Council voted in favour of this by-law on October 29, 2024.  
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.  
**Effective Date of By-Law: October 29, 2024**



This is Figure 'E-1746'  
 To By-Law 001-2021  
 Section 14.1173

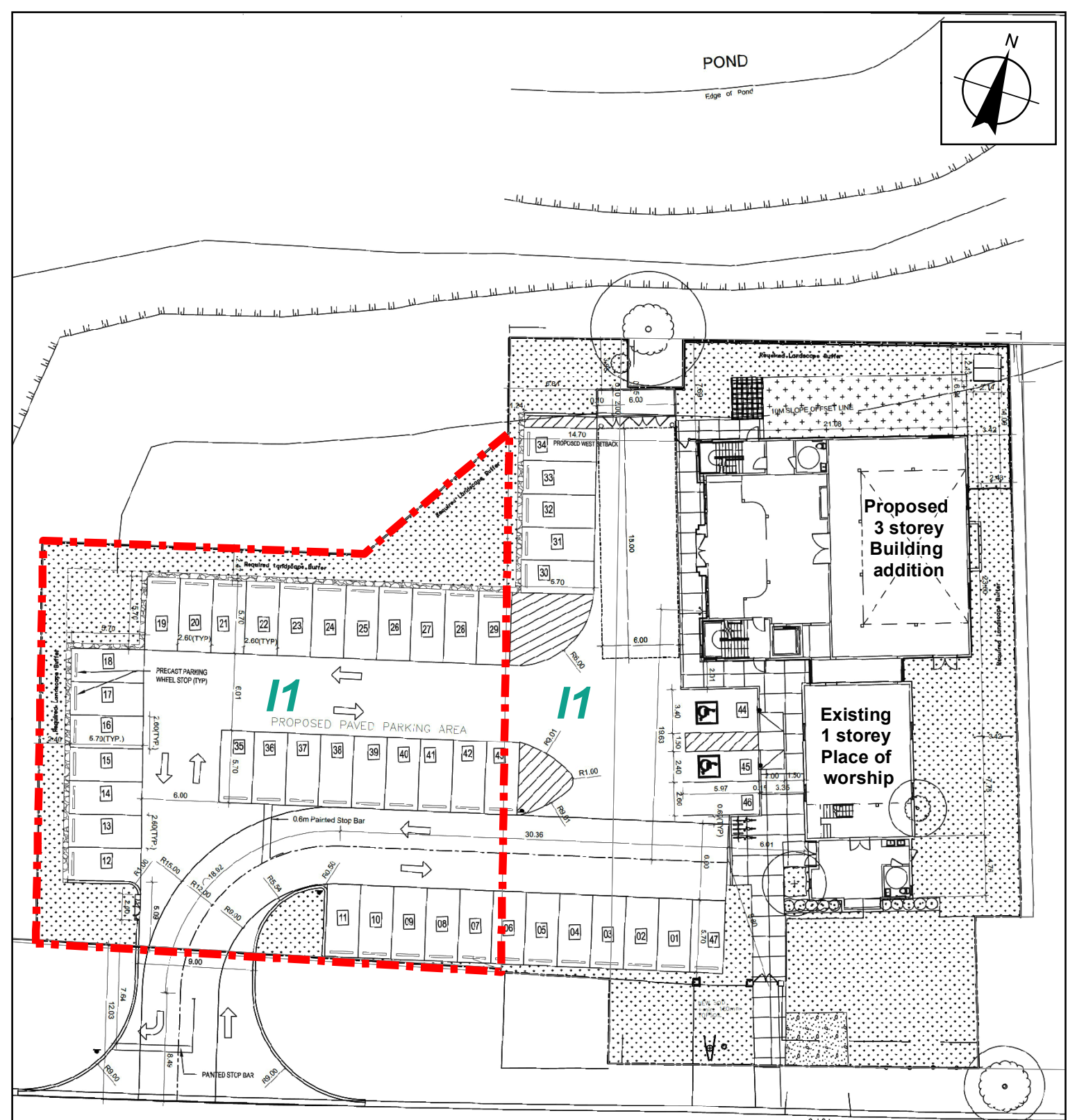
 Subject Lands



This is Schedule '1'  
 To By-Law 183-2024  
 Passed the 29th Day of October, 2024

**File:** Z.21.049  
**Related File:** DA.21.060  
**Location:** Part of Lot 16, Concession 2, and  
 Block 125, Registered Plan 65M-3917  
 910 Rutherford Road  
**Applicant:** Maon Noam Congregation of Canada  
**City of Vaughan**

\_\_\_\_\_  
 Signing Officers  
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 Mayor  
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 Clerk

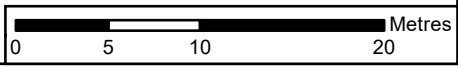


RUTHERFORD ROAD

C ASPHALT

(\*General Road No. 73, Formerly Centre Road, Road Allowance Between Lots 13 and 15, Concession 2)

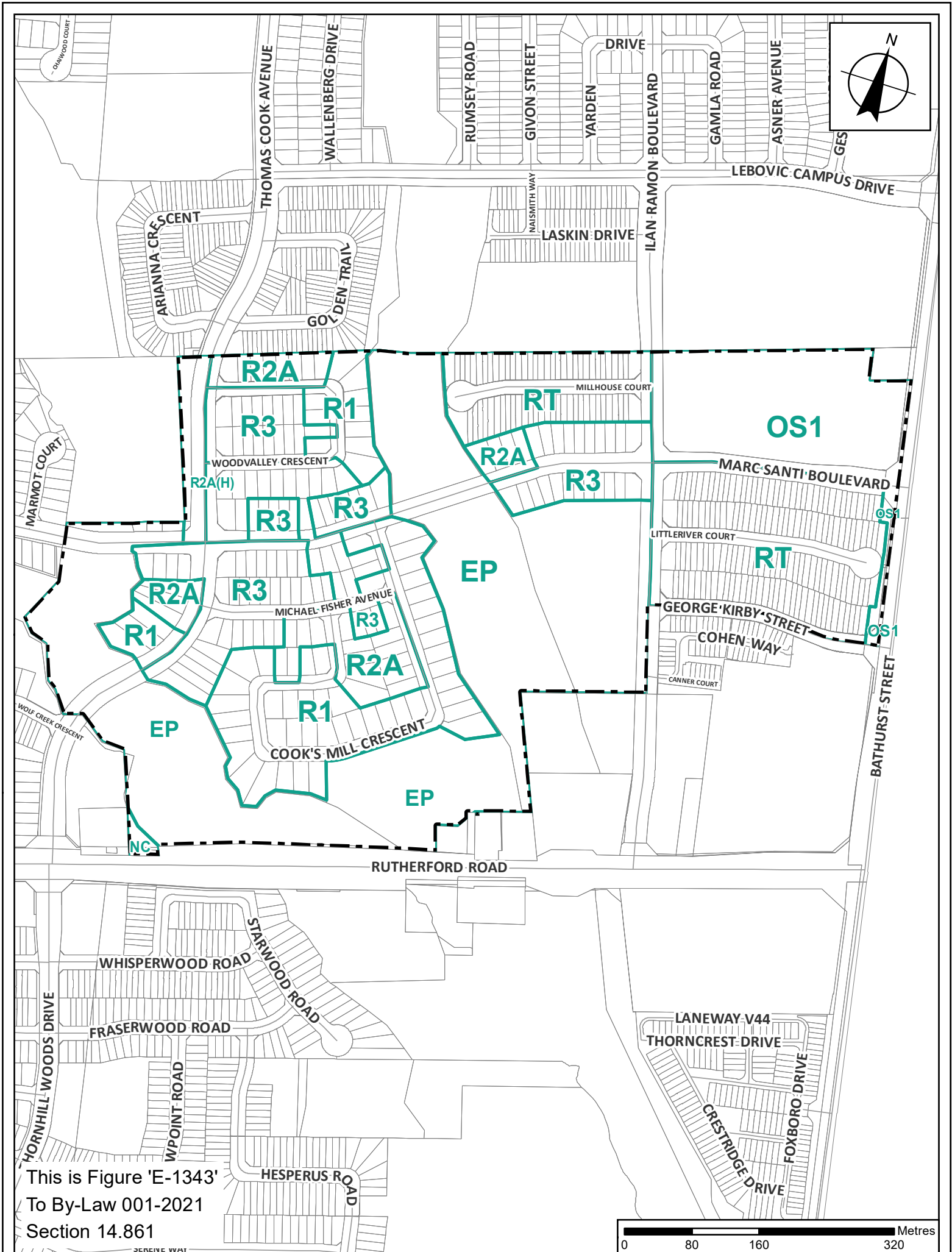
This is Figure 'E-1746'  
 To By-Law 001-2021  
 Section 14.1173



This is Schedule '2'  
 To By-Law 183-2024  
 Passed the 29th Day of October, 2024

**File:** Z.21.049  
**Related File:** DA.21.060  
**Location:** Part of Lot 16, Concession 2, and  
 Block 125, Registered Plan 65M-3917  
 910 Rutherford Road  
**Applicant:** Maon Noam Congregation of Canada  
**City of Vaughan**

Signing Officers  
 \_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk



This is Schedule '3'  
 To By-Law 183-2024  
 Passed the 29th Day of October, 2024

**File:** Z.21.049

**Related File:** DA.21.060

**Location:** Part of Lot 16, Concession 2, and  
 Block 125, Registered Plan 65M-3917  
 910 Rutherford Road

**Applicant:** Maon Noam Congregation of Canada  
**City of Vaughan**

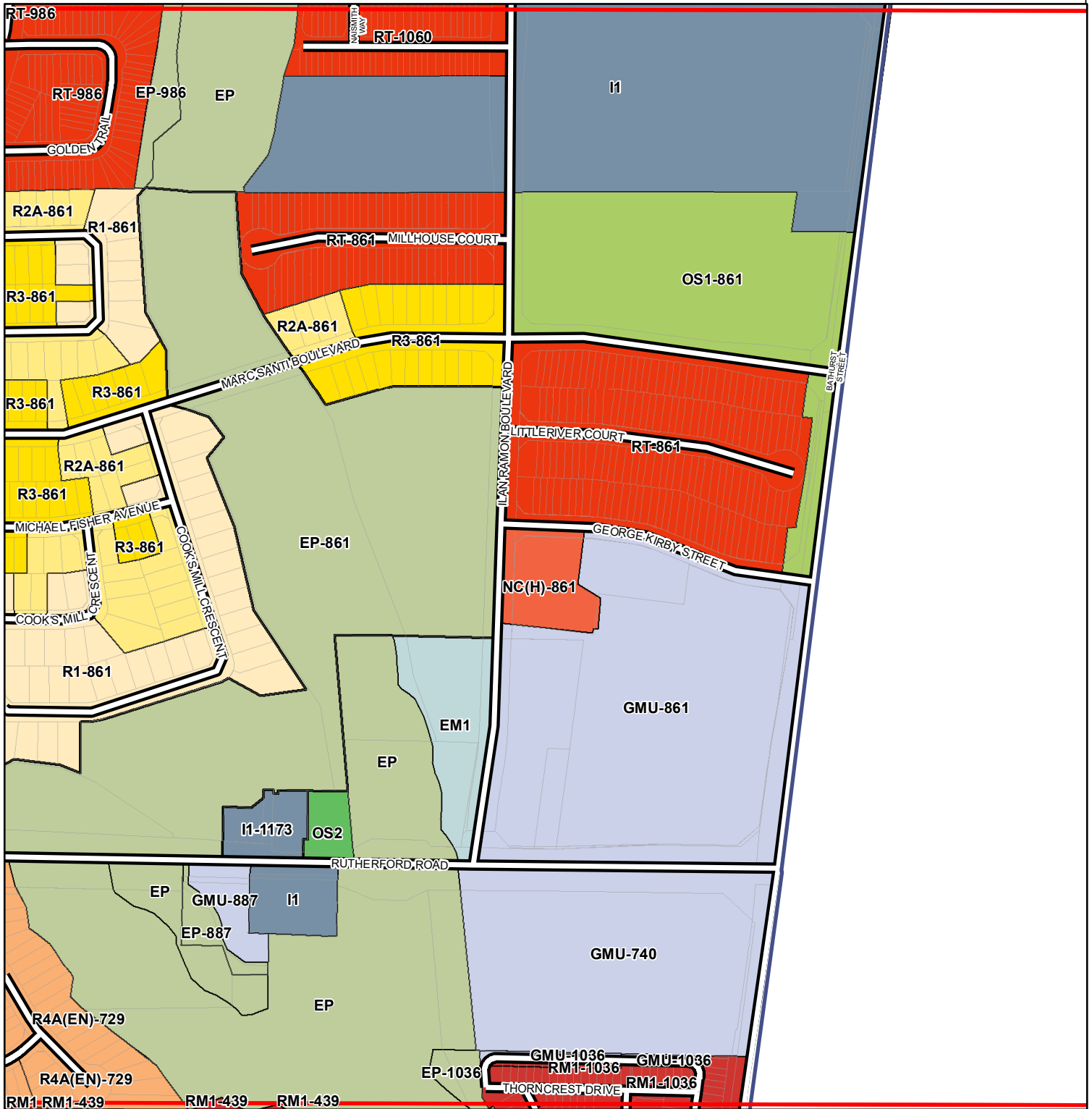
Signing Officers

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 134



### Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

### Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

### 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)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

### Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

### Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

### Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN		
169	170	171
150	151	152
132	133	134
114	115	116
96	97	98

1:5,000

September, 2024

This is Schedule '4'  
To By-Law 183-2024

Passed the 29th Day of October, 2024

File: Z.21.049

Related File: DA.21.060

Location: Part of Lot 16, Concession 2, and Block 125, Registered Plan 65M-3917

910 Rutherford Road  
Applicant: Maon Noam Congregation of Canada  
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK



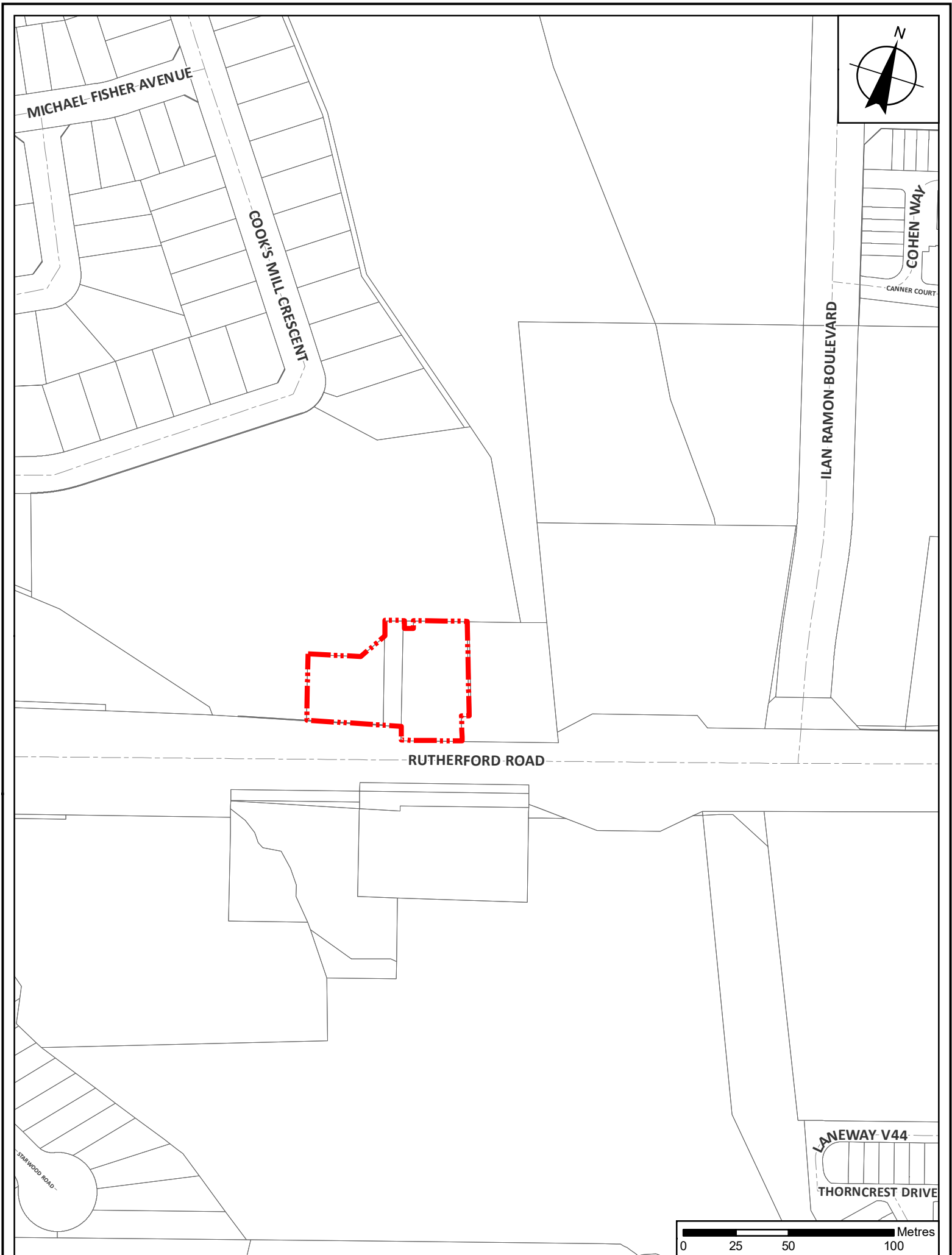
## **SUMMARY TO BY-LAW 183-2024**

The lands subject to this By-law are located in Part of Lot 16, Concession 2, and on Block 125, Plan 65M-3917. The entire subject lands as shown on Schedule '1' are municipally known as 910 Rutherford Road, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the small triangular portion of the subject lands zoned "EP Environmental Protection Zone" to "I1-General Industrial Zone", thereby bringing the entire subject lands into the I1-General Institutional Zone. Site-specific exceptions are required to facilitate the development of a building addition to accommodate the expansion of existing Place of Worship use, add a Day Care Centre, Community Facility and Associated Offices uses within the addition, and to provide an expanded parking area to provide parking spaces for these uses.

This By-law adds a new site-specific Zone Exception Paragraph 14.1173 to By-law 001-2021 and a corresponding new Figure E-1746 (Schedule "1") specific to development proposed by Site Development Application File DA.21.060 for the subject lands. The Exception Paragraph includes specific zone provisions for the rear and interior side yard, maximum building height, permits waste storage enclosure structure, minimum landscape strip requirements, loading space requirements, parking area requirements and requires 47 parking spaces, to be provided for the building for the uses and their respective GFA's listed above.

The west portion of the subject lands was previously included within a site-specific zone exception as part of the Woodvalley Subdivision, being exception Zone Exception Number 14.861 to By-law 001-2021. The west portion of the subject lands (being Block 125 on Plan 65M-3917) was purchased from the adjacent developer to facilitate the expansion of the Place of Worship, as proposed by this Zoning Amendment Application Z.21.049 and the related Site Development Application File DA.21.060. This By-law removes the west portion of the subject lands from Zone Exception 14.861 (Schedule "2") and removes the subject lands from the 14.861.5 Figures for the Woodvalley Subdivision, by deleting the respective E-schedule (Figure E-1343) and replacing it with a new Figure E-1343 to exclude the subject lands (Schedule "3").



## Location Map To By-Law 183-2024

**File:** Z.21.049

**Related File:** DA.21.060

**Location:** 910 Rutherford Road

Part of Lot 16, Concession 2

**Applicant:** Maon Noam Congregation of Canada

**City of Vaughan**



Subject Lands