

**3. ZONING BY-LAW AMENDMENT FILE Z.10.015
 PLACES OF WORSHIP
 CITY OF VAUGHAN
 WARDS 1 TO 5**

P.2010.26

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File: Z.10.015 (Places of Worship - City of Vaughan) BE RECEIVED; and, that any issues identified by the Public and Council be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

Places of worship can provide a cornerstone to communities and fulfill a multiplicity of functions all day and all year. They can be hubs in the community, providing support services for people's everyday lives. Since they are often an integral component of complete communities, it is important that they are accessible by transit, connected to biking and walking facilities and are in proximity to residential communities.

Economic Impact

There are no requirements for funding associated with this report.

Communications Plan

On May 5 and 6, 2010, a Notice of Public Hearing was advertised in the Vaughan Weekly and the Vaughan Citizen/Liberal respectively. On May 6, 2010, the Notice of Public Meeting was also posted on the Policy Planning Department of the City's website and on the CityPage. In addition, on, May 6, 2010, a notice of this meeting was mailed to places of worship and related organizations throughout the City.

Purpose

The purpose of this report is to review current Zoning By-law 1-88 standards concerning places of worship and religious assembly to examine whether the current zoning standards are appropriate and to advise Council on appropriate revisions to these standards as may be necessary. A final report with recommendations which takes into consideration input from the public hearing and comments from Council will be presented at a future Committee of the Whole meeting.

Background - Analysis and Options

On April 14, 2009, Vaughan Council adopted, without amendment, Item 50, Report 18, of the Committee Of the Whole, which included the following recommendations:

"The Committee of the Whole recommends that the following be approved:

WHEAREAS, the City of Vaughan Official Plan and Zoning By-law are permissive with regard to the location of worship and religious assembly, in that the policies and the zoning permissions allow such uses in many residential zones and districts;

AND WHEREAS, the location of such uses in established residential neighbourhoods result in the conversion of existing single-family houses causing negative impacts within the neighbourhood such as but not limited to issues of traffic, parking – both on site and off site, reduction in landscaped areas, noise and hours of operation;

THEREFORE BE IT RESOLVED, that the Commissioner of Planning be directed to prepare a report, the purpose of which is to review current Official Plan policies and zoning permissions concerning places of worship and religious assembly with a view to examining whether the current Official Plan policies and zoning permissions are appropriate and to advise Council on appropriate revisions to these documents as may be necessary; and

FURTHER, that the Commissioner of Planning be requested to report to the Committee of the Whole no later than September 30, 2009."

Subsequently, on April 12, 2010, the Committee of the Whole (Working Session) considered a report from the Commissioner of Planning File: (15.34.1) entitled Review of Official Plan Policies and Zoning Provisions Related to Places of Worship. The Committee of the Whole (Working Session) resolved the following:

"The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 12, 2010, be approved subject to incorporating the committee members' comments on the "Proposed Policies for Inclusion in the Official Plan" as set out in the report including the deletion of section 7 therein; and
- 2) That the presentation by the Director of Policy Planning, be received."

Recommendation

The Commissioner of Planning recommends, in consultation with the Director of Building Standards Department, Director of Legal Services and Director of Enforcement Services:

1. That Staff be directed to undertake the preparation of Official Plan Amendments to OPA No. 600, the Thornhill Community Plan (OPA No. 210), the Woodbridge Community Plan (OPA No. 240), Maple Community Plan (OPA No. 350) and the Kleinburg/Nashville Community Plan (OPA No.601) in order to create a City-wide consistent policy for "Places of Worship" based upon this report and Council's consideration.
2. That Staff be directed to undertake the preparation of amendments to Zoning By-law 1-88 respecting zoning standards for "Place of Worship" based upon this report and Council's consideration.

On May 4, 2010, Item 2, Report No. 15 of the Committee of the Whole (Working Session) was adopted by Council without amendment. Accordingly, the Policy Planning Department has initiated a Zoning amendment process to facilitate an amendment to Zoning By-law 1-88.

It is noted that the reference to "Section 7" in the recommendation adopted by Council refers to one of the proposed places of worship policies for inclusion in the official plan that was included in the April 12, 2010 Committee of the Whole (Working Session) report. Specifically, the proposed policy was to permit places of worship on lands designated "Rural Areas" subject to an amendment to the Official Plan and provided certain criteria were satisfied. The draft Official Plan

includes "Agricultural" and "Rural Residential" land use designations and does not utilize a "Rural Area" designation. The draft Official Plan (Section 9.2.1.8) does not permit places of worship in either the "Agricultural" or "Rural Residential" designation and therefore, the policy direction in the Plan is consistent with Council's recommendation.

Preliminary Review

Official Plan

The Zoning amendments being considered to By-law 1-88 conform to the current applicable Official Plans, including; Official Plan Amendment No. 600, the Kleinburg Community Plan (OPA No. 601), the Maple Community Plan (OPA No. 350), the Woodbridge Community Plan (OPA No. 240) and the Thornhill Community Plan (OPA No. 210). There is a small portion of Centre Street from Yonge Street to Atkinson Avenue where places of worship are permitted on a 20 metres road right-of-way. This would not conform to the proposed minimum 26 metres road width standard (discussed later in this report). Accordingly, this portion of Centre Street will not be subject to the provisions of the new official plan and zoning by-laws passed with respect to a minimum road right-of-way on which places of worship may locate, should they be approved by Council.

In April, 2010, the City of Vaughan released the draft new Official Plan which provides a comprehensive set of policies to guide future development in Vaughan. Included in the Official Plan are policies (Section: 9.2.1.9. – General Land Use Policies) that permit places of worship in all land use designations with the exception of Natural Areas, Parks, Private Open Spaces, Agricultural, Rural Residential, Theme Park and Entertainment, and Infrastructure and Utility, provided:

- i. they are located on a public street with a right-of-way of 26 metres or greater;
- ii. the building and use shall be compatible with adjacent uses in terms of size and form and subject to performance standards;
- iii. the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law;
- iv. traffic and parking studies which demonstrate that the use will not have an adverse impact on the existing or proposed traffic network be provided to the satisfaction of the City; and
- v. they are not located within areas designated as General Employment or Prestige Employment.

The proposed amendments to the Zoning By-law conform to the draft policies of the new Official Plan.

A consolidation of Vaughan specific official plan policies, as well as, the new draft Region of York Official Plan policies are outlined on Attachment #1.

City of Vaughan Current Zoning (By-law 1-88)

The following outlines the zoning standards applicable to places of worship under the current provisions of By-law 1-88:

i) Locational Criteria

By-law 1-88 currently permits a "church" to locate in Residential, Commercial and Agricultural Zones in the City. The following chart identifies the general land use categories of By-law 1-88 and where places of worship are permitted.

ZONE SPECIFICATIONS FOR PLACES OF WORSHIP BY-LAW 1-88, CITY OF VAUGHAN	
Section of By-Law	Specifications
Section 4.1.7 -- Residential Zones	Church permitted under the General Provisions that apply to all Residential Zones.
Section 5.1.4 -- Commercial Zones	Church or Synagogue permitted under the General Provisions that apply to all Commercial Zones.
Section 6.0 -- Employment Area Zones	Prohibited
Section 6.7 -- Industrial Zones	Prohibited
Section 7.0 -- Open Space Zones	Prohibited
Section 8.0 -- Agricultural Zone	Church is a permitted Use

ii) General Development Standards

Definition:

By-law 1-88 defines church as:

"CHURCH - Means a building dedicated to religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or monastery."

Site Standards: (e.g. minimum frontage, setbacks)

By-law 1-88 provides general standards for a church that apply across all zones where it is a permitted use as follows:

	Min. Lot Frontage (m)	Min. Front Yard (m)	Min. Rear Yard (m)	Min. Interior Yard (m)	Min. Exterior Yard (m)	Max Building Height (m)	Max.Lot Coverage (%)	Min Land-scaped Area (%)	Land-scaped Buffer strip to R, or OS Zone (m)	Land-Scaped Buffer strip to Streetline (m)
1-88	20	15	15	15	15	11	20	10 ⁽¹⁾	2.4	6

However, there are site-specific exceptions to the By-law 1-88 standards for places of worship that apply in many of the City's communities, which vary from the general standard of By-law 1-88 identified above. These exceptions form "T"-Schedule(s) or Exceptions Tables to By-law 1-88.

Parking Requirements

The minimum parking required for place of worship under Section 3.8 a) of By-law 1-88 is 11 parking spaces for every 100 square metres of gross floor area. No change is being proposed to the minimum parking requirement for a place of worship as a result of this report.

Minimum Landscaped Area

By-law 1-88 requires that a minimum of ten percent (10%) of the area of every lot on which a place of worship is erected shall be used for no other purpose than landscaping.

Where a place of worship abuts the boundary of lands zoned Open Space or Residential, a strip of land not less than 2.4 metres in width, contained wholly on the lot on which the Institutional Use is located and abutting the boundary of the Open Space or Residential Zone, shall be used for no other purpose than landscaping. Such landscaped area shall not be included in the computing of the minimum landscaping requirements as set out above.

In addition, a strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

No changes are being proposed to these minimum landscaped area requirements of By-law 1-88 as a result of this report.

Site Plan Control

The development of a place of worship is subject to site plan control, and therefore, must be approved by Council. This requirement will not change as a result of this report.

PROPOSED APPROACH TO PLACE OF WORSHIP ZONING STANDARDS

Places of worship can fulfill a variety of needs within communities and help to meet the objectives of building safe, healthy and complete communities. They often provide for multiple functions all week long and/or all day long. They also often provide space for non-profit essential activities, hubs of information and gathering places. This helps to create community cohesion and to assist people in their everyday lives. However, some of the functions that are performed may result in impacts on surrounding land uses such as traffic and loss of privacy.

The City of Vaughan does not currently permit places of worship in Employment Areas in order to protect against erosion of the employment land supply. As well, locating places of worship in Employment Areas would not support the objectives of creating complete communities or being sustainable since they would be primarily auto-oriented. Further, on certain days of religious observance there may be traffic conflicts with normal employment operations.

For some of the same reasons and to conform to the Regional Plan and the City's Official Plan, Places of Worship should continue to be prohibited from Agricultural Areas.

Proposed Zoning By-Law Amendments

The City can address the effects that places of worship can have on the surrounding environment through land use permissions, set-backs, parking, landscaping, urban design, and traffic considerations. Through the updating of the "definitions" and application of revised standards, the less-desirable impacts of the use on a locale can be minimized, yet allow the congregation to choose the place that suits their needs. To fulfill some of these goals, By-law 1-88 will need to be amended with updated definitions and standards.

It is important to address some of the less-desirable impacts of the buildings and uses with amendments to By-law 1-88 and a series of performance standards.

i) Amend By-law 1-88 to Conform to Official Plan

The City's Zoning By-law 1-88 has not been amended to prohibit "places of worship" as a permitted use in an A Agricultural Zone in accordance with OPA No. 600 and the Region of York Official Plan. To do so would involve deleting the word "church" from the list of Institutional Uses permitted from Section 8.2 of By-law 1-88. Accordingly, it is proposed that "Place of Worship" should not be permitted in an A Agricultural Zone in accordance with the existing Official Plan and the new draft Official Plan, and therefore deleted as a permitted use in the A Agricultural Zone.

ii) Proposed New Definition

It is proposed that the terms "Church" or "Synagogue" be replaced with the term "Place of Worship" and defined as follows:

PLACE OF WORSHIP: Means lands or buildings, or portion of a building or place wherein people assemble for religious worship, religious services or religious rites purposes, and may include as accessory uses, except where specific accessory uses are prohibited, classrooms for religious instruction, assembly areas, kitchens, a day nursery, and other office and administrative facilities required for the operation of the place of worship. Accessory uses shall not comprise more than 50% of the Gross Floor Area of the "Place of Worship", and Gross Floor Area shall include below-grade finished space.

This new definition modifies the current definition in By-law 1-88 by using a non-denominational term, rather than "church" and broadening the permitted uses by including additional accessory uses.

iii) Arterial/Collector Roads

Places of worship are proposed to be permitted only on public streets that have a right-of-way width of 26 metres or greater. (Due to variations in the City's Community Plans some of these roads are defined as Arterial Roads, Minor Arterial Roads, or Collector Roads). It should be noted that OPA 210 (Thornhill Community Plan) permits places of worship on Centre Street from Yonge Street to Atkinson Avenue on a minor arterial road with a right-of-way of 20 metres. If approved, an exception to the proposed minimum 26 metre right-of-way is required, in order to conform with the specific provisions of OPA 210.

In addition to implementing the City's Official Plan policies, the advantages of this approach are that:

- it directs uses to sites according to the expected land use impact on adjacent properties (e.g. larger-scale regional uses on regional roads);
- it sites facilities in appropriate locations in terms of access and visibility to the community;
- it provides greater predictability to landowners, proponents and communities; and,
- it provides for greater accessibility to the place of worship by public transit and to cyclists and pedestrians.

iv) Site Standards

The following charts shows the current Institutional Zone standards that apply to the existing communities in By-law 1-88 and site specific "T"- Schedules, and the recommended site standards for "Places of Worship":

Current General Site Standards

	Min. Lot Frontage (m)	Min. Front Yard (m)	Min. Rear Yard (m)	Min. Interior Yard (m)	Min. Exterior Yard (m)	Max Building Height (m)	Max.Lot Coverage (%)	Min Land-scaped Area (%)	Land-scaped Buffer strip to R, or OS Zone (m)	Land-Scaped Buffer strip to Streetline (m)
T-Schedule Exceptions to By-law 1-88	20	7.5	7.5*	6	7.5	11	30	10 ⁽¹⁾	2.4	6
1-88	20	15	15	15	15	11	20	10 ⁽¹⁾	2.4	6

Note: Minimum rear yard in Maple and Kleinburg is 9 metres.

Note: (1) - Minimum 2.4 metres landscaped strip shall not be included in computing the minimum landscaped area.

The following new Site Standards are proposed:

Recommended Site Standards

	Min. Lot Frontage (m)	Min. Front Yard (m)	Min. Rear Yard (m)	Min. Interior Yard (m)	Min. Exterior Yard (m)	Max Building Height (m)	Max.Lot Coverage (%)	Min Land-scaped Area (%)	Land-scaped Buffer strip to R, or OS Zone(m)	Land-Scaped Buffer strip to Streetline (m)
Place of Worship	30 (i)	7.5*	15**	15	15	11 ⁽⁷⁾	30	10 ⁽¹⁾	2.4	6

*Note: Minimum front yard setback to exclude building stairs and porches.

**Note: Minimum rear yard in Maple and Kleinburg is 9 metres.

Note: (1) - Minimum 2.4 metres landscaped strip shall not be included in computing the minimum landscaped area.

Note: (7) - can exceed height by 0.6 metre for every 0.3 metre increase in side-yard.

Note: Where more restrictive criteria, policies or standards exist in a local area plan, the more restrictive criteria shall apply.

(i) lot frontage shall only about a street with a minimum right-of-way of 26 metres or greater.

The following changes are proposed to site standards to By-law 1-88:

- the minimum lot frontage has been increased from 20 metres to a minimum frontage of at least 30 metres, to be consistent with the scale of the 15 metres side yard;
- the lot shall about a street with a minimum right-of-way of 26 metres or greater;
- the front yard has been reduced from 15 metres to 7.5 metres to reflect the setback requirements of other neighbouring uses found in these locations;
- the maximum building height limit has been adjusted to reflect the same standards in Community, Highway, Service, and Office Commercial (C4 - C8) Zones. This permits the

maximum 11 metres to be exceeded by 0.6 metre for every 0.3 metre increase in side yard. The result is to provide increased design flexibility, while maintaining compatibility with the scale of other uses permitted on major roads; and

- the maximum lot coverage has been increased from 20% coverage to 30% coverage.

Parking Standards

As Vaughan continues to evolve into an increasingly urban environment with improved levels of transit service, the City has recognized the need to review its parking standards. The City is currently completing a City-wide comprehensive parking standards review being undertaken by the IBI Group. The study will result in new parking standards that will be implemented across the City for all land uses including places of worship. The current parking standard for a place of worship (church) under By-law 1-88 is 11 parking spaces for every 100m² of gross floor area.

To date, the City-wide parking standards review has not been approved by Council. Should the minimum parking standard for a place of worship be changed, it will be implemented through a separate zoning by-law incorporating the approved recommendations of the study.

Legal Non-conformity

Existing legal places of worship vary greatly in age, lot size, and built form. Enacting a new zoning by-law standard may result in existing uses that do not comply with all the new standards. Existing legal places of worship may continue to operate as they are, but any change or expansion of use will trigger the need to apply the new approved standards. With the passing of new regulations some existing places of worship may become non-conforming.

Some existing places of worship may be exempt from the general provisions of the by-law because they are addressed through a site-specific exception. However, with the passing of new zoning standards, some of these legally existing places of worship that were adopted through exceptions, could also become non-conforming.

To ensure that no existing rights of use would be taken away from legally existing places of worship, the implementing Zoning By-law should contain a provision recognizing all legally existing places of worship (except in an A Agricultural and Rural Residential Zone) as permitted uses, subject to those development standards that currently apply. Existing places of worship located within the City's urban boundaries and zoned A Agricultural Zone would also be recognized. The proposed removal of "Places of Worship" as permitted uses in an A Agricultural Zone would result in legally existing places of worship becoming legal non-conforming and, like other legal non-conforming properties, not be able to receive a building permit for any expansion or improvements without first obtaining Committee of Adjustment approvals.

In addition, not permitting places of worship on roads with less than a minimum 26 metre right-of-way may also have an impact on existing places of worship wishing to expand.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in the Vaughan Vision 2020, particularly, "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to the proposed amendments to By-law 1-88 respecting a new definition for "places of worship", locational criteria (frontage onto public street with right-of-way of 26 metres or greater), revised site standards and prohibition of places of worship on lands zoned A Agricultural Zone, and any other amendments as may be necessary to facilitate changes to By-law 1-88 resulting from this Public Hearing.

Attachments

1. Summary of City of Vaughan and Region of York Official Plan Policies Respecting Places of Worship.

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
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ATTACHMENT #1

Summary of City of Vaughan and Region of York Official Policies Respecting Places of Worship

Vaughan Specific Policy Context

Region of York Official Plan Policies

3.1

- (3) To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.
- (5) That public health and other human services be incorporated into the design and evaluation of *new community areas* and Regional Centres and Corridors.
- (9) To encourage a strong sense of community and belonging through volunteerism.

3.3 That services that provide for “spiritual needs, are accessible and responsive”

- (3) To direct the location of major human service facilities to Regional Centres and Corridors.
- (4) To encouraging the co-location or campusing of human services with other uses such as recreational, public buildings and arts and cultures facilities.

4.2

- (3) To encourage the Provincial and Federal governments to provide incentives to attract major office, institutional, educational, cultural and entertainment facilities to Regional Centres and Corridors.
- (5) That government, educational, institutional, major office, cultural and entertainment uses be located and designed to support the Regional Centres and Corridors structure of this Plan.

4.3

- (6b) uses not permitted on employment lands include residential , major retail and non-ancillary uses.

5.4

- (8c) site design that orients main building entrance(s) towards the street(s), and that does not permit the placement of surface parking spaces between the main building entrance and the major street.

5.4

- (20e) accessible human services and related facilities, identified by and delivered through a community and human services plan to ensure integration with development.

5.5

- (1) That local centres and corridors serve as important neighbourhood focal points and mainstreets that provide a range of employment, shopping, recreation human services and housing opportunities with appropriate forms and scale that complement the surrounding community.

Local Centres:

- (3b) that a wide range of residential, commercial, and institutional uses, including retail, offices, mixed use and human services is provided.
- (4b) (development, secondary plans, other studies address the following criteria:) to establish a range of residential and commercial land uses, including retail, office, mixed-use, human services and other amenities;

- 5.6 (5) That new community areas shall be designed to contain community core areas, which will be the focus of local retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.
- (8) That new community areas shall be planned to consider human services needs, including educational, social, health, arts, culture and recreational facilities.
- 6.2 (2c.) Countryside Areas contain rural land uses, which may include agriculture, land extensive major recreational uses, open space major institutional, Hamlets, mineral aggregate operations, recreational and open space. Small-scale industrial, commercial, institutional and recreational uses shall be directed to Hamlets, Towns and Villages and the Urban Area.
- (2d) The Urban Area and Towns and Villages are intended to be the focus of growth. These areas permit a full range of residential, commercial, industrial and institutional uses.
- 6.4 (3) That existing and new agricultural uses, agricultural-related uses, normal farm practices, forestry, conservation, land extensive recreational uses, and resource-based commercial and industrial uses are permitted in the Rural Area, consistent with the policies of the Provincial Plans and local municipal official plans and zoning by-laws.
- (5) That within the Rural Area, applications for redesignation of lands for non-agricultural uses are only permitted if they comply with the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and local municipal official plans.
- Such applications may require an amendment to this Plan and the local official plan and zoning by-law, demonstrating:
- a. that the proposed use is appropriate in the Rural Area when considered in the context of the Provincial Plans and local official plans;
 - b. that the proposed use will not adversely impact the ability of adjacent agricultural activities to undertake normal farm practices;
 - c. that the proposed water and wastewater servicing is appropriate for the type of use; and,
 - d. that there are no negative impacts on key natural heritage or hydrological features and functions, biodiversity or connectivity of the Regional Greenlands System.
- 6.4 (6) That non-resource-based industrial and commercial uses and institutional uses shall be directed to the Urban Areas, Towns and Villages and Hamlets.
- (8) That notwithstanding policy 6.4.5, new cemeteries and accessory uses such as mausolea, columbaria, small scale chapels, expansion for cemeteries but not freestanding places of worship, may be permitted in the Rural Area of the Greenbelt Plan subject to amendment to this Plan and the local municipal official plan and zoning by-law, where the following provisions are met [...]
- 7.1 (9) To require that new institutional, commercial and industrial development applications include a transit demand strategy that consider preferential carpool parking, bicycle facilities, employee transit passes, and alternative work arrangements.

- 7.2 (12) To encourage property owners to provide facilities such as benches, shelters and secure bicycle storage at major destinations, including employment, educational, institutional and shopping locations.

OPA 600

Part A – Community Planning and Design

Section: 4.3 – Urban Village Land Use Analysis

"Greenways may provide the locations of other public and private institutional uses like firehalls, *places of worship*, and storm water management facilities. Greenways and linear parks will assist in defining communities and link the City's environmental and open space features, community institutional facilities and provide opportunities for the creation of pedestrian and bicycle systems."

Part B- Community Planning Policies

Section: 4.2.4 – Institutional Uses

- i) Institutional uses include greenway systems, linear parks embracing public and separate elementary and secondary schools, private schools, religious institutions, daycare centres, community centres, nursing homes, voluntary associations, branch colleges, libraries, police stations and fire halls and public and private cemeteries. Minor institutional uses shall be permitted in all land use designations, with the exception of Agricultural Area and Rural Use Area designations, provided they are compatible with neighbouring uses. No institutional uses are to be permitted in the Agricultural Areas and Open Space Area designations with the exception of the institutional uses permitted in Section 4.2.4.1 Greenway Systems.

Section: 4.2.4.1 – Greenway Systems

- ii) The Greenway and Linear Park System designed by this Plan are open space corridors intended to act as:
- an assembly of public and institutional facilities and uses including but not limited to [...] *places of worship*, and designated commercial centres where, where appropriate.

Section: 4.2.1.1 – Low Density Residential Area

- ii) Within Low Density Residential areas, a mix of lot size and building types are encouraged [...] Uses permitted in this designation shall be the following: (one of which is)
- *small scale places of worship*

Section 4.2.1.3 – Medium Density Residential-Commercial Areas

- iii) Within Medium Density Residential Commercial areas a mix of [...] The following uses shall be permitted: (one of which is)
- *places of worship*

Section: 4.2.1.4 – High Density Residential/Commercial Areas

- ii) Within High Density Residential areas a mix of building type and lot size is encouraged. The following uses shall be permitted: (one of which is)
 - *places of worship*

Section: 4.2.4.3

"Large-scale places of worship may be located on arterial roads in residential areas without specific designation or amendment to this Plan. Smaller-scale places of worship may be located on arterial or primary roads without amendment to this Plan. In the Rural Area *places of worship* are subject to an official plan amendment and in all cases, places of worship are not permitted in the Agricultural Area."

Part B- Rural Area – General Policies – Agricultural Area Policies

Section: 6.1.2 – Non Farm Land Uses

"A development proposal for a non-farm land use in the Agricultural Area will require an amendment to this Plan and shall be required to be justified by the proponent in accordance with the Food Land Guidelines."

Part B – General Policies – Rural Use Area Policies

Section: 6.2.1 a.

"Permitted uses in the Rural Use Area include uses permitted in the Agricultural Area (Section 6.1.1), forestry, conservation and farm related uses. Limited rural industrial, commercial, recreational, cemetery and *institutional uses* shall only be permitted subject to an amendment to this Plan provided that the policies of this Plan applicable to said uses are addressed along with the following general criteria and the criteria and policies specific to each type of use as provided elsewhere in Section 6.2 and the policies of the York Region Official Plan."

Woodbridge Community Plan (OPA #240)

PART 2

A. GOALS

Section: 1.10 Institutional

- (a) To ensure that adequate space is identified and set aside for the institutional, educational, cultural, social and *religious facilities* which will be required in the community.

Section 3.1 Definitions

- (d) In all residential areas, *institutional* and public open space uses shall be permitted in accordance with the policies of the Plan, and provided that these are suitably designed and landscaped in a manner consistent with that of the surrounding neighbourhood.

Section 7.1 Definition and General Policies

- (b) Institutional Uses shall be public and separate elementary and secondary schools, private schools, *religious institutions*, day care, community centres, community centres, service clubs, branch collages, libraries, police stations, and firehalls.
- (b) *Institutional uses* not identified on Schedule "A" may be located in accordance with the policies contained in the following sections.
- (c) *New institutional uses* shall be compatible with existing adjacent uses; *larger institutional uses* shall front on arterial or collector roads and, in general minor institutional uses shall front on either arterial, or collector roads."

Section: 7.3 Churches and Religious Institutions

- (a) In addition to *existing churches*, new sites for places of worship may be located only on arterial or collector roads throughout the Community without further amendment to this Plan"
- "(b) Where a designated site is not acquired for a *church* within a reasonable time the land may be used for the adjacent residential land use without amendment to this Plan. The residential density shall be compatible with that on the adjacent lands."

Thornhill Community Plan (OPA #210)

Section: 1.5.2 (c) The Community Sub –centres

Four community sub-centres (or Neighbourhood Community Centres) are provided in the community. These centres contain neighbourhood shopping centres and *church sites*; they may also contain secondary schools. The community sub-centers are located so as to serve groups of neighbourhoods. Easy access is afforded by both the transportation and pedestrian systems.

Section: 2.2.4 Institutions

(a) Definitions

Institutional Area permitted uses include elementary public and separate schools, secondary schools, *religious institutions*, day care centres, community centres, voluntary associations, branch colleges, libraries, police stations and fire halls.

Section: 2.2.4.2 Churches and Religious Institutions

- (a) In addition to the existing *churches*, new sites for *places of worship* have been designated at a focal point within the community. The locations shown on Schedule "A" are approximate.
- (b) Additional sites of a minimum of 0.4 ha may be located throughout the Community without amendment to this Plan. As a general rule such sites shall be located on arterial or collector roads, preferably on a corner site, and shall require site plan approval.
- (c) Wherever possible, *places of worship* shall be developed in association with the Neighbourhood Commercial Centres and the Town Centre in order that parking areas may be shared.
- (d) Where a designated site is not acquired for a *church* within a reasonable time, the land may be used for the adjacent land use without amendment to this plan.

Section: 2.3.3 Minor Arterial Roads

- (c) The minor arterials and their right-of-way are as follows::

<u>Road</u>	<u>Standard R.O.W.</u>	<u>With Transit R.O.W.</u>
Centre Street	20 metres	Atkinson Ave. to Yonge St.

Maple Community Plan (OPA #350)

Section 1.1 Low Density residential Area

- (a) In Low Density Residential areas, the permitted uses include single detached and semi-detached housing units and other building forms which do not exceed the permitted density, *institutional uses* and open space.

Section: 1.2 Medium Density Residential Area

- (a) In Medium Density Residential Areas the permitted uses shall be on-street townhouses, en block townhouses, quadruplexes, and [...], *institutional uses* and public open space.

Section: 1.5 General Residential Policies

- (g) Housing suitable for senior citizens and similar uses such as nursing homes. [...]Senior citizen housing should preferably be located in a manner convenient to commercial uses, *churches* and library."

Section: 5.0 Institutional Areas

5.1 Definitions

Institutional Areas permitted uses are public and separate and elementary and secondary schools, private schools, *religious institutions*, daycare centres, community centres, voluntary associations, branch collages, libraries, police stations and firehalls.

5.3 Churches and Religious Institutions

- (a) In addition to the existing *churches*, new sites for *places of worship* may be located on arterial or collector roads in residential areas without further specific designation or amendment to this Plan, throughout the community.
- (b) Preferably, *places of worship* shall be developed in association with the neighbourhood commercial areas and the Maple Commercial Core Area, in order that parking areas may be shared.

Kleinburg –Nashville Community Plan (OPA #601)

Section: 4.4.2.3 (A) Permitted Uses, Mainstreet Commercial

2. Uses permitted in the Mainstreet Commercial designation, as set out in the implementing zoning by-law, excluding automobile oriented uses, may include:
- xi) Public and *Institutional uses*.

Section: 4.4.2.3 (B) Permitted Uses, Village Residential

The Village Residential areas currently consist of residential uses, public uses and *institutional uses*.

Residential uses including the following:

- iv) Public and *Institutional Uses*"

Section: 4.8.2 Permitted Uses, Rural Area

Permitted uses in the Rural Area include agriculture, forestry, conservation and farm related uses. Limited rural industrial, commercial, recreational, cemetery and institutional uses shall only be permitted subject to an amendment to this Plan provided that the policies of the Plan applicable to said uses are addressed along with the following general criteria and the criteria and policies specific to each type of use as provided elsewhere in the Community Plan and the policies of the York Region Official Plan:

Section: 5.2.2 All Residential Areas, Growth Management and Implementation

1. Approval of Draft Plans of Subdivision:

Prior to Draft Approval of draft Plans of Subdivision by the City the following studies shall be approved, where applicable, by the City in consultation with any other Government agency:

- Parks and Open Space Master Plan that includes linkages between parks, valley lands, woodlands, schools and other public institutional facilities.