

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 500-2022-0008 (PL-5)

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 500, BEING A
BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER,
LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE
TOWN OF GEORGINA.

Pursuant to Section 34 of the Planning Act. R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 6, of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbols from 'C2-4', 'C2-44' and 'R1' to 'C2-50' and 'OS-124' on lands described as Part Lot 1, Concession 8 (G) and more particularly described as Parts 1 and 2 on Plan 65R-13192 and Part Lot 34, Plan 248 and Part Lot 1, Concession 8 (G) and Part Lot 34, Plan 248, Town of Georgina, shown in heavy outline and designated 'C2-50' and 'OS-124' in Schedule 'A' attached hereto.
2. That Section 15.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by deleting Sections 15.5.4 and 15.5.43 and adding after Subsection 15.5.49, the following:

**15.5.50 PART LOT 1, CONCESSION 8 (G) AND MORE SPECIFICALLY
DESCRIBED AS PARTS 1 AND 2 ON PLAN 65R-13192 AND
PART LOT 34, PLAN 248 AND PART LOT 1, CONCESSION 8 (G) AND
PART LOT 34, PLAN 248
C2-50
20971, 20977, 20979 & 20987 DALTON ROAD (Map 6)**

- a) Notwithstanding Sections 15.2, 15.4, the following requirements shall apply on lands shown in heavy outline and designated 'C2-50' in Schedule 'A' attached hereto:

Zone	C2-50
Front Yard (Minimum)	12.0 m to the main building 65.0 m to accessory buildings

South Interior Side Yard (Minimum)	48.0 m to the main building 20.0 m to accessory buildings
North Interior Side Yard (Minimum)	19.0 m to the main building 28.0 to accessory buildings
Rear Yard (Minimum)	50.0 m to main building 11.5 m to the accessory buildings

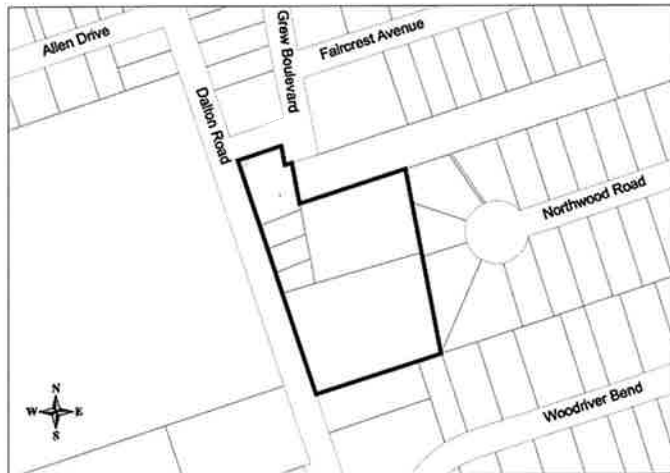
- a) Notwithstanding Section 5.28 (b), the following minimum parking ratios shall be permitted:
 - a. 3.5 parking spaces per 95 m² of non-residential floor area in the main building.
 - b. 1 parking space per 95 m² of non-residential floor area in accessory buildings.
- b) Notwithstanding Section 2.123, the shared lot line with Dalton Road shall be deemed to be the Front Lot Line.
- c) Notwithstanding Section 5.25 (a) and (d), a minimum of 1 loading space is required for a maximum of 2,300 m² of non-residential floor area in the main building.
- d) Notwithstanding Section 15.4 (h) the maximum height of an accessory building shall not exceed 7.5 metres.
- e) Notwithstanding Section 5.31 (a), a planting strip is not required abutting a Residential or Commercial zone.
- f) Notwithstanding Section 5.31 (a), a planting strip provided along the exterior side lot line with Grew Boulevard must have a minimum width of 1.5 metres.
- g) Notwithstanding Section 5.35, where a Regional Road intersects with a local road, a minimum sight triangle of 9 metres is required.
- h) Notwithstanding Section 15.4 (i), the open storage of goods and materials shall be permitted within the minimum rear and side yards of the main building and accessory buildings.
- i) The open storage of goods and materials shall have a minimum yard of 0.5 metres.
- j) Goods and materials in open storage shall not exceed a height of 7.5 metres.

EXPLANATORY NOTE

(Schell Lumber Sutton)

(TOWN FILE NO.03.1142)

1. The purpose of Zoning By-law Number 500-2022-0008 (PL-5), which amends Zoning By-law Number 500, is to rezone the subject lands from Highway Commercial Exception (C2-4), Highway Commercial Exception (C2-44) and Low Density Urban Residential (R1) to site-specific Highway Commercial ('C2-50'), and site-specific Open Space ('OS-124') in order to facilitate and implement the expansion of an existing building supply centre and provide an environmental landscape buffer.
2. Zoning By-law Number 500-2022-0008 (PL-5) will conform to the Town of Georgina Official Plan, as amended by the Sutton/Jackson Point Secondary Plan.
3. A **Key Map** showing the location of the land to which By-law Number 500-2022-0008 (PL-5) applies is shown below.



**BY-LAW NUMBER 500-2022-0008 (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500
THE CORPORATION OF THE TOWN OF GEORGINA**

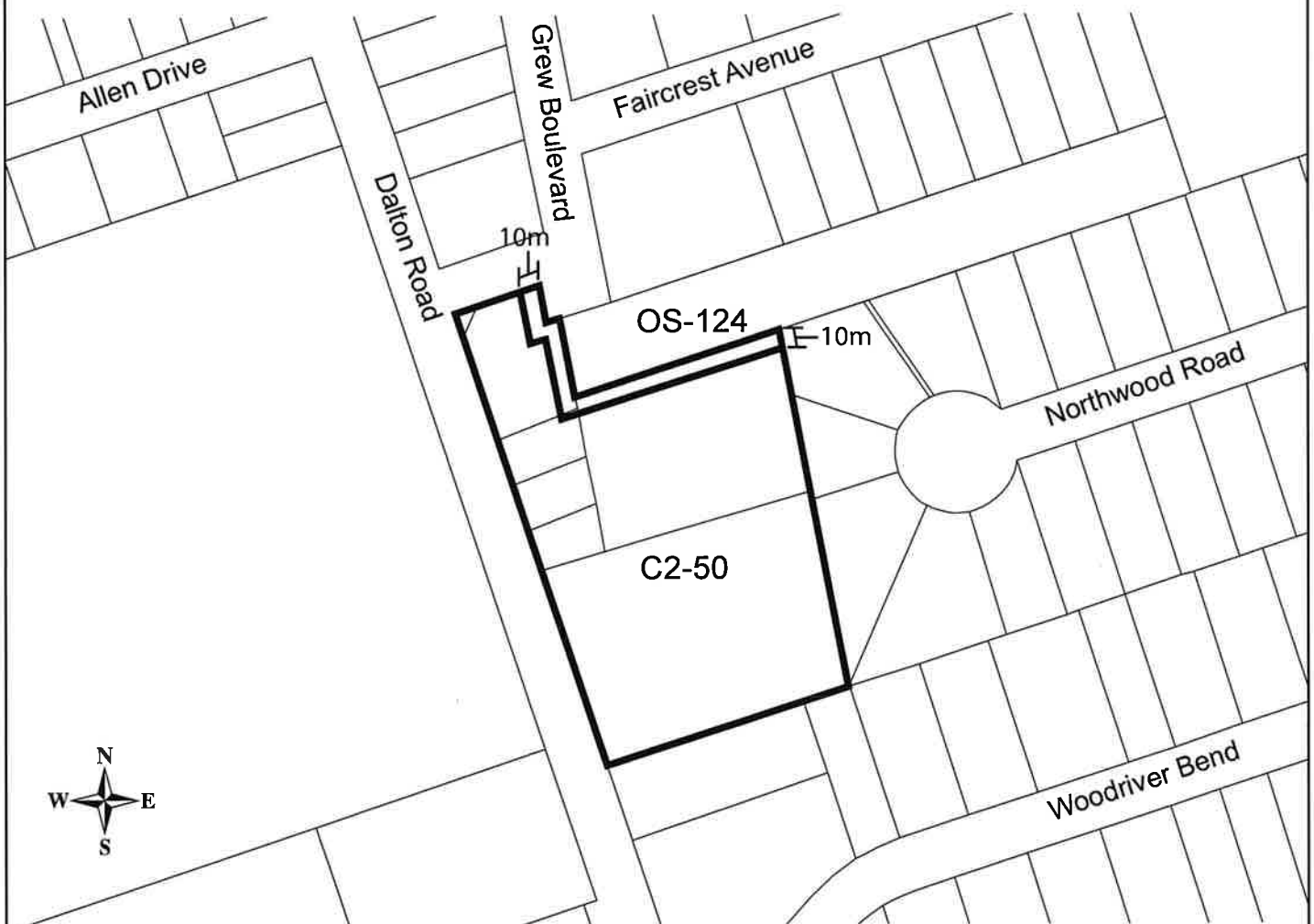
**20971, 20977, 20979, and 20987 DALTON ROAD
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK**

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2022-0008 (PL-5)
PASSED ON THIS 30th DAY
OF NOVEMBER, 2022

CLERK

MAYOR

**FORMERLY TOWNSHIP OF SUTTON
COUNTY OF YORK**



SCHEDULE 'A' TO BY-LAW 500 - 2022- 0008 (PL-5)

0 25 50 100 150 200 Metres