

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

BY-LAW NUMBER 500-2024-0006 (PL-5)

A BY-LAW TO AMEND 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 2, Page 2, Schedule 'A' to Zoning By-Law Number 500, as amended, is hereby further amended by changing the zone symbol from 'R1' to 'C1-60' on the lands described as Part of Lot 6, Concession 3 (NG) and municipally addressed as 451 and 453 The Queensway South, Keswick, shown in heavy outline and designated 'C1-60' on Schedule 'A' attached hereto.
2. That Section 14.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 14.5.56 the following:

"14.5.57	PART OF LOT 6, CONCESSION 3 (NG)	'C1-60'
	451 AND 453 THE QUEENSWAY SOUTH	(Map 2)

Notwithstanding Sections 5.12, 5.25 (c), 5.28 (b), 5.28 (h), 5.31, 14.4 (c), 14.4 (e) and 14.4 (f), the following requirements shall apply on lands shown in heavy outline and designated 'C1-60' in Schedule 'A' attached hereto:

- a) The minimum front yard shall be 8 metres.
- b) The minimum number of parking spaces required for non-residential uses shall be twelve (12), including a minimum of one (1) barrier free parking space.
- c) A board-on-board privacy fence with a minimum height of 2.0 metres shall be required along the southerly interior lot line where abutting lands zoned Residential.
- d) A planting strip with a minimum width of 3 metres shall be required along the front lot line. Further, no planting strip shall be required along the southerly interior lot line abutting lands zoned Residential.

- e) Parking spaces, aisles, driveways, loading spaces and waste management earth bins shall be permitted with a nil setback to the southerly interior lot line and the rear lot line.
- f) A mutual driveway and pedestrian service access shall be permitted between the properties municipally addressed as 451 and 453 The Queensway South and the property municipally addressed as 443 The Queensway South (Glenwoods Centre).”

READ and enacted this 8th day of May, 2024

Margaret Quirk, Mayor

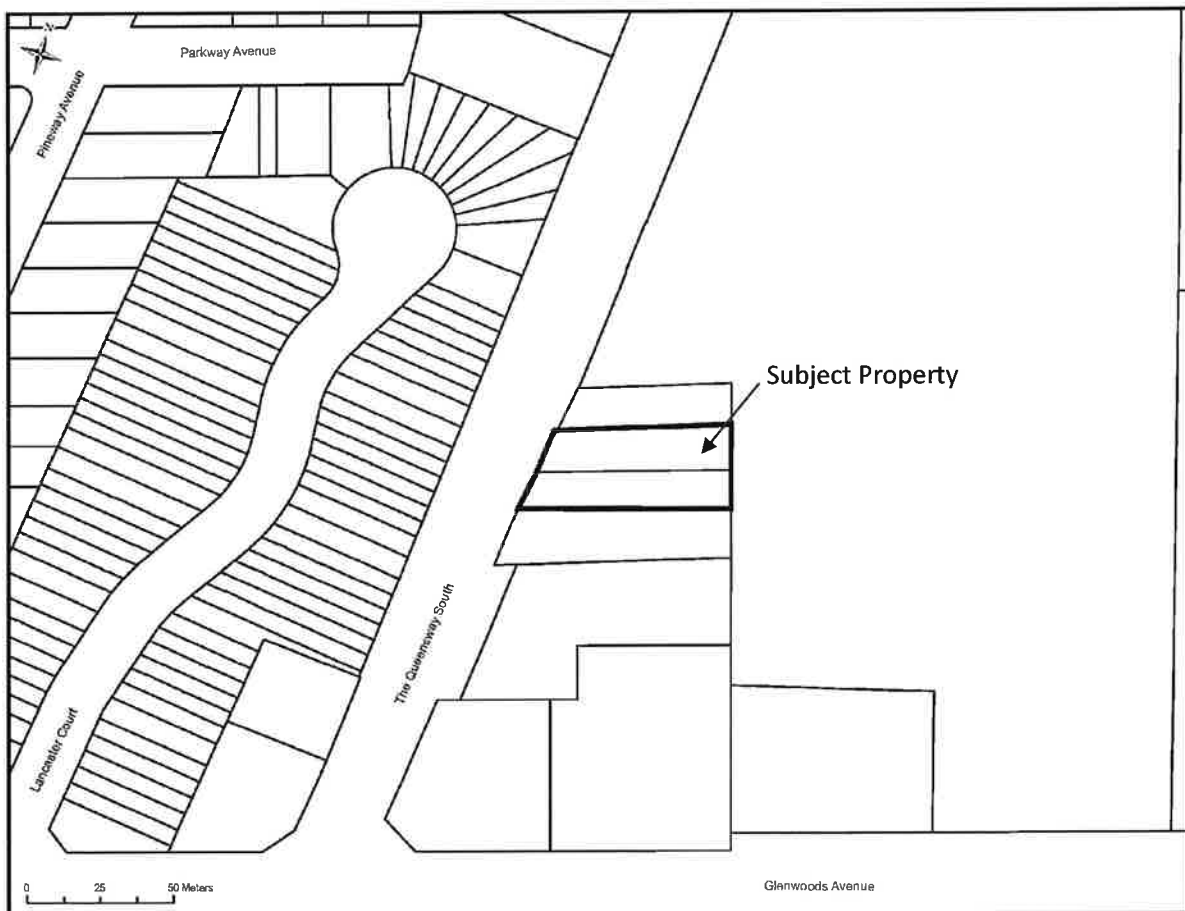
Rachel Dillabough, Town Clerk

EXPLANATORY NOTE

**(6786626 Canada Inc. and 6792715 Canada Inc.)
(FILE NO.: 03.1160)**

1. The purpose of Zoning By-law Number 500-2024-0006 (PL-5), which amends Zoning By-law No. 500, is to amend the current zoning of the subject lands from Low Density Urban Residential (R1) to General Commercial (C1-60), with site specific provisions to facilitate the construction of a restaurant.
2. Zoning By-law Number 500-2024-0006 (PL-5) conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2024-0006 (PL-5) applies is shown below:

KEY MAP



BY-LAW NUMBER 500-2024-0006 (PL-5), WHICH AMENDS ZONING BY-LAW NUMBER 500 OF THE CORPORATION OF THE TOWN OF GEORGINA

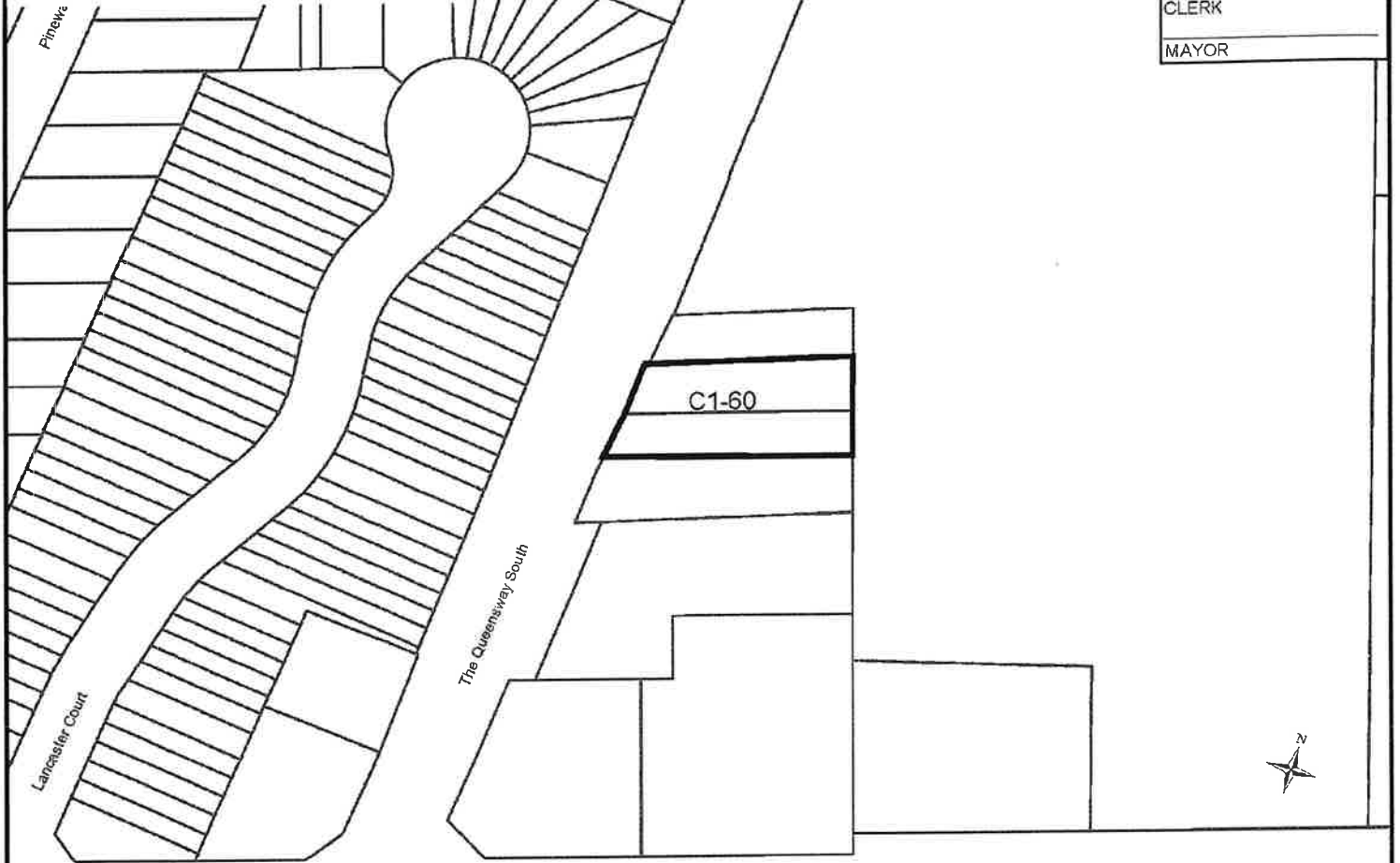
BY-LAW NUMBER 500-2024-0006 (PL-5)

PART OF LOT 6, CONCESSION 3(NG)
451-453 THE QUEENSWAY S.
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2024-0006(PL-5)
PASSED THIS 8th DAY
OF May 2024

CLERK

MAYOR



SCHEDULE 'A' TO BY-LAW 500-2024-0006 (PL-5)Glenwoods Avenue