

A BYLAW TO AMEND BYLAW NUMBER 500, BEING A BYLAW TO REGULATE THE USE OF LANDS AND THE CHARACTER AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

1. That Map 1, Schedule 'A' to Zoning Bylaw Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU' to 'RU', 'BP-1-1', 'BP-2G', 'BP-3' and 'BP-3-1' on lands described as Part of Lot 3, Concession 4 (NG), shown in heavy outline and designated 'RU', 'BP-1-1', 'BP-2G', 'BP-3' and 'BP-3-1' on Schedule 'A' attached hereto.
2. That Section 29.7 **SPECIAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following after Section 29.6:

- a) Notwithstanding Section 29.2, a “Terminal, Bus or Truck” shall be an additional permitted non-residential use.
- b) Notwithstanding Section 29.4, all yard requirements shall apply to open storage areas and parking areas and will be measured from the defined lot line to the limits of an open storage or parking area.
- c) Notwithstanding Section 29.4 f), g) and i), the following requirements shall apply:
 - Interior Side Yard (Minimum) 3.0 metres
 - Lot Coverage (Maximum) N/A for “Open Storage”
 - Open Storage The surface parking of trucks, vehicles and trailers is permitted as normally incidental to a “Terminal, Bus or Truck” use.

- The required planting strip may be interrupted for driveway and walkway access."

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|---------------|---|-----------------|
| “32.7 | <u>SPECIAL PROVISIONS</u> | |
| 32.7.1 | Part of Lot 3, Concession 4 (NG)
23049 Woodbine Avenue | ‘BP-3-1’ |

- a) Notwithstanding Section 32.4, all yard requirements shall apply to open storage areas and parking areas and will be measured from the lot line to the limits of an open storage or parking area.
- b) Notwithstanding Section 32.4, the minimum setback adjacent to a sight triangle as measured from the hypotenuse shall be 4.5 metres.
- c) Notwithstanding Section 32.5, an ancillary office use to a permitted non-residential use may be located within a stand-alone building and the maximum gross floor area shall not apply.
- d) Notwithstanding Section 5.28 (i), access to and from a parking area may be provided by means of unobstructed driveways which are a maximum of 16.0 metres in width, for combined ingress and egress.
- e) Notwithstanding Section 5.31 (a), the following minimum planting strip widths are required, regardless of abutting uses, and will be measured from the defined lot line to any structure or to the limits of an open storage area or parking area:

- Front Lot Line – 6.0 metres
- Interior Side Lot Line – 3.0 metres
- Exterior Side Lot Line – 6.0 metres
- Rear Lot Line – 6.0 metres

The required planting strip may be interrupted for driveway and walkway access.”

READ and enacted this 26th day of March, 2025

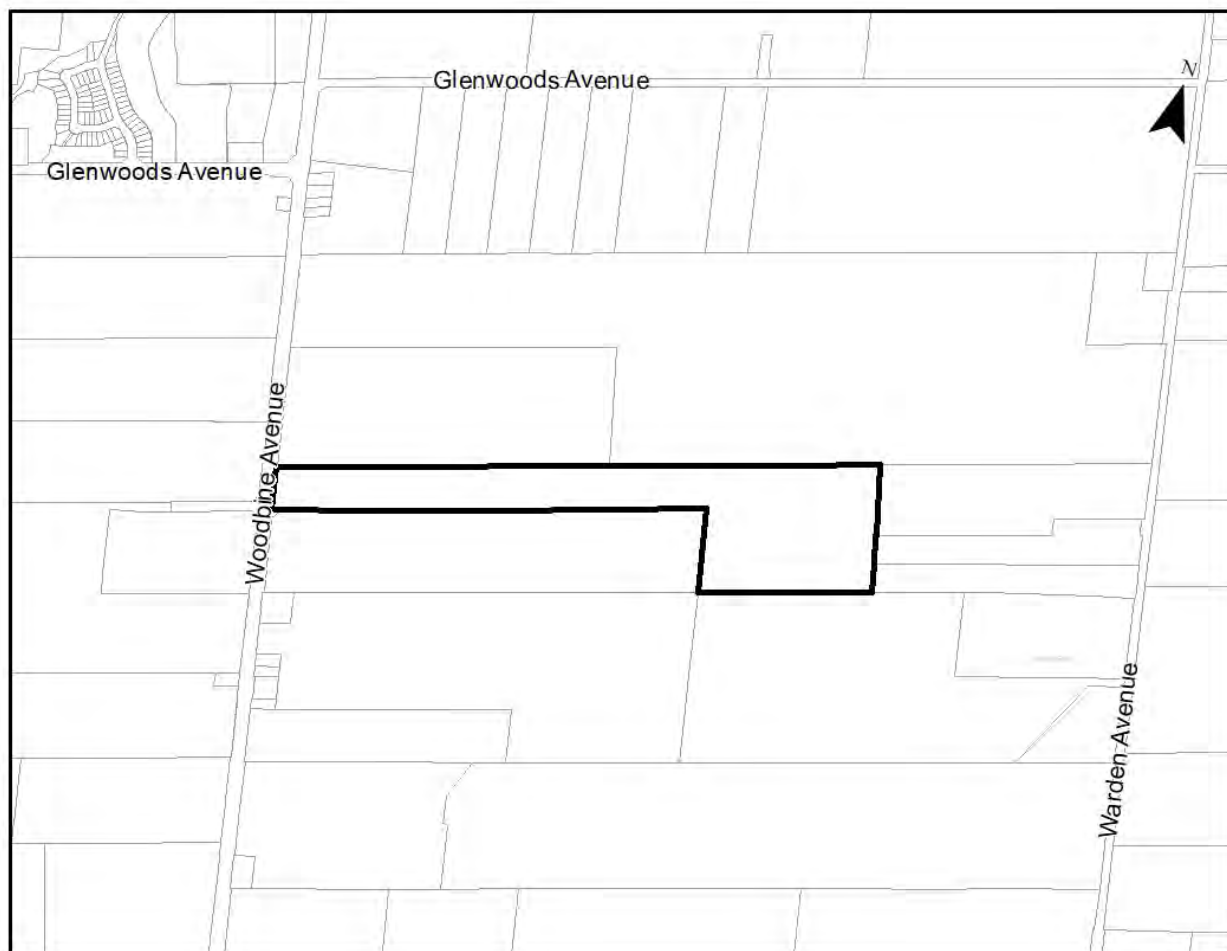
Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

EXPLANATORY NOTE

SCOTT WOODS TRANSPORT (TOWN FILE NO.: 03.1172)

1. The purpose of Zoning Bylaw Number 500-2025-0001 (PL-5), which amends Zoning Bylaw Number 500, is to rezone the subject land from Rural (RU) to Rural (RU), Business Park 1 (BP-1-1), Business Park 2 Gateway (BP-2G), Business Park 3 (BP-3) and Business Park 3 (BP-3-1) to facilitate and implement a business park plan of subdivision.
2. Zoning Bylaw Number 500-2025-0001 (PL-5) will conform to the Town of Georgina Official Plan, as amended, and the Keswick Business Park Secondary Plan.
3. A **Key Map** showing the approximate location of the land to which Bylaw Number 500-2025-0001 (PL-5) applies is shown in heavy outline below.



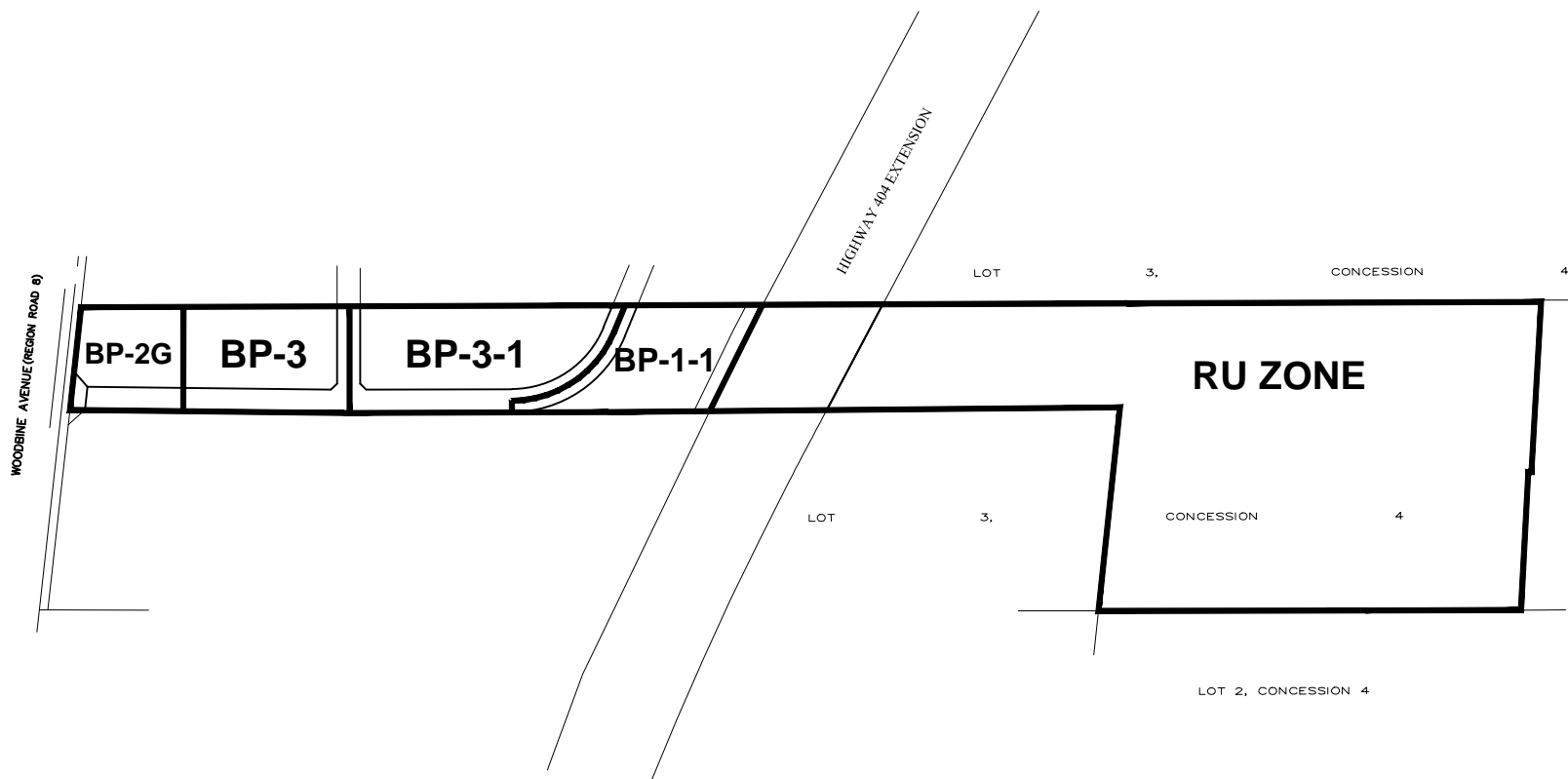
**BYLAW NUMBER 500-2025-0001 (PL-5) WHICH AMENDS ZONING BYLAW NO. 500
THE CORPORATION OF THE TOWN OF GEORGINA**

**PART OF LOT 3
CONCESSION 4
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK**
*FORMERLY IN THE TOWNSHIP OF NORTH Gwillimbury
COUNTY OF YORK*

**THIS IS SCHEDULE 'A' TO
BY-LAW _500-2025-0001
(PL-5) PASSED THIS 26th
DAY OF March, 2025**

CLERK

MAYOR



SCHEDULE 'A' TO BY-LAW 500-2025-0001 (PL-5)

