



# Town of East Gwillimbury

## THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY BY-LAW NUMBER 2022-054

Being a By-law to Amend By-law No. 2018-043, as amended,  
[Part of Lot 10, Concession 3, East Gwillimbury as in B47953B, except PTS 2 & 5,  
65R505 and except PT 1, PL D1017 (18948 Woodbine Avenue); and Portion of Part of  
Lots 8, 9 & 10, Concession 3, East Gwillimbury (18818 Woodbine Avenue)]

NOW THEREFORE the Council of the Corporation of the Town of East Gwillimbury hereby enacts as follows:

1. That Map 4 of Schedule “A” to Zoning By-law 2018-043, as amended, is hereby further amended as follows:
  - 1.1 That a portion the property located at 18948 Woodbine Avenue being Part of Lot 10 Concession 3, East Gwillimbury as in B47953B, except PTS 2 & 5, 65R505 and except PT 1, PL D1017; more particularly shown in heavy outline and hatching on Schedule “A” attached hereto is changed from **“RURAL (RU)”** to **“ENVIRONMENTAL PROTECTION (EP)”**, **“ENVIRONMENTAL PROTECTION – EXCEPTION (EP(171))”** and **“EMPLOYMENT PRESTIGE – (M1(170))”**
  - 1.2 A portion of the property located at 18818 Woodbine Avenue being a portion of Part of lots 8, 9 & 10, Concession 3, Town of East Gwillimbury in the Regional Municipality of York, and more particularly shown in heavy outline and hatching on Schedule “A” attached hereto is changed from **“RURAL (RU)”** to **“PRESTIGE EMPLOYMENT (M1(170))”**
  
2. That Exception No. 170 in Table 16A of By-law No. 2018-043 is amended with the following:

Exception No.	Zone	Permitted Uses	Special Provisions	Location
170	M1	i. All uses permitted in the M1 Zone ii. <b>Cold Storage Distribution</b> iii. <b>Distribution Centre</b> iv. <b>Transport Terminal</b> v. <b>Stormwater Management Facility</b> vi. <b>Pumping Station</b>	Definitions i) <b>Cold Storage Distribution:</b> means a premise, or part thereof, where bulk chilled or frozen foodstuffs, such as meats, poultry, fish, and vegetables are stored and distributed  ii) <b>Distribution Centre:</b> means a premise used	Portions of both 18818 & 18948 Woodbine Ave

	<p>The following Ancillary Uses:</p> <p><b>vii. Truck Refuelling Station</b></p> <p><b>viii. Truck Repair Garage</b></p>	<p>for the storage and/or distribution of goods, wares, merchandise, substances, articles or things, within a building and may include a commercial storage facility or facilities for an accessory wholesale or retail outlet, but does not include a transportation depot. It may include the parking and storage of trucks and vehicles directly associated with the transportation of the goods and materials to and from the site.</p> <p><b>iii) Truck Repair Garage:</b> means an establishment where services are performed on Transport Trucks and may include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, transportation truck diagnostic centre, major and minor mechanical repairs, oil changes or similar use.</p> <p><b>iv) Truck Refueling Station:</b> means an establishment used for the sale and Transportation Truck fuels and Transportation Truck accessories and may also include accessory sales retail sales of convenience food and beverages, car</p>	
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			<p>washes, propane filling station, but does not include a truck repair garage.</p> <p><b>v) Storey:</b> means a level of a building other than a basement, located between any floor and the ceiling or roof immediately above it. Industrial mezzanines are permitted within the building, and not considered a floor or ceiling.</p> <p><b>Parking Requirements</b></p> <p><b>vi)</b> For Warehouse, Cold Storage Warehouse, Warehouse Distribution Centre, and Wholesale establishment uses, the minimum parking requirement is 1/185m<sup>2</sup> of net floor area.</p> <p><b>vii)</b> Truck and trailer parking spaces count towards the minimum parking requirements</p> <p><b>viii)</b> The required number of accessible spaces shall only be calculated based on the number of provided parking spaces for cars, excluding parking for trucks and/or trailers</p> <p><b>Loading Spaces</b></p> <p><b>ix)</b> Loading spaces are permitted in the front yard abutting the building</p> <p><b><u>Special Provisions:</u></b></p> <p><b>x)</b> Part 9.0 Special Provisions (1) and (4) shall not apply.</p>	
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			<p>Accessory Uses, and Ancillary uses are permitted as individual uses. All individual ancillary uses will not exceed 600 sq m in total floor area within the Prestige Employment designation. The total ancillary use space on individual sites designated Prestige Employment will not exceed 2,500 sq m in total floor area.</p> <p><b>xi)</b> Outdoor Display and Sales Area, are subject to requirements of Part 4.0 Section 4.22 of Zoning By-law 2018043, as amended.</p> <p><b>xii)</b> Minimum landscaping area 5% including retaining boundary buffers and retaining walls</p> <p><b>xiii)</b> Maximum building height: 30 metres</p> <p><b>xiv)</b> Landscaping requirement in parking areas shall only apply based on the net parking areas and facilities dedicated to parking cars, excluding parking areas for trucks and/or trailers</p>	
171	EP	<p><b>ix. Stormwater management facility</b></p> <p><b>x. Private Parkette</b></p>		

3. That in all other respects the provisions of By-law No. 2018-043 as amended, shall continue to apply.

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4. That Schedule "A" attached hereto is hereby declared to form part of this By-law.

ENACTED and PASSED this 7<sup>th</sup> day of June, 2022.

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Virginia Hackson, Mayor

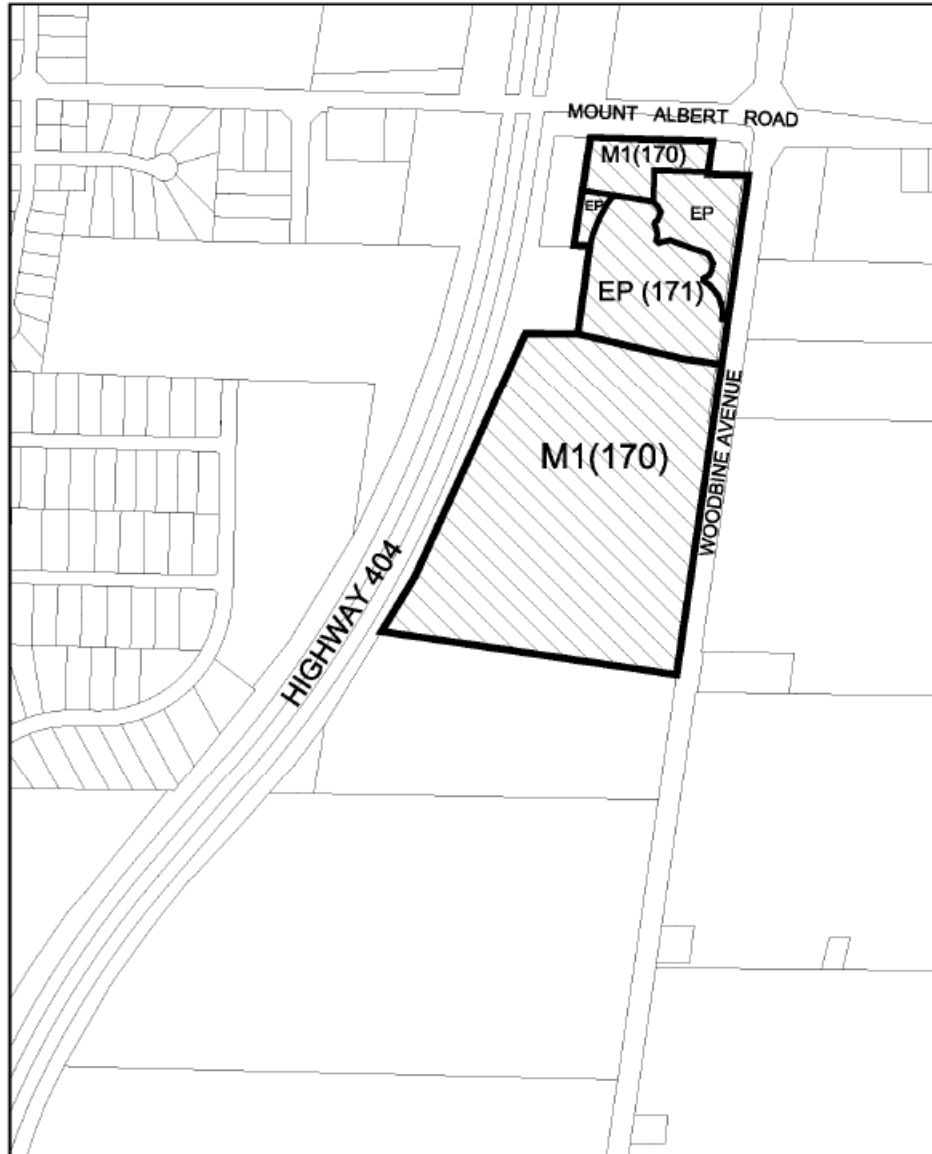
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Tara Lajevardi, Municipal Clerk

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**SCHEDULE "A" TO BY-LAW NUMBER 2022-054**

**Part of Lots 8, 9 & 10, Concession 3, 18818 Woodbine Avenue; and  
Part of Lot 10, Concession 3, 18948 Woodbine Avenue  
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK**



**This is Schedule "A" to Zoning Bylaw 2022-054 passed this 7 day of June, 2022**