

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY**

**BY-LAW NUMBER 2025-\_\_\_**

**BEING A BY-LAW TO AMEND ZONING BY-LAW 2018-043, AS AMENDED, and BY-LAW.**

**WHEREAS** the matters set out herein are deemed to be in conformity with the Official Plan for the Town of East Gwillimbury which is approved and in force at this time;

**NOW THEREFORE** the Council of the Corporation of the Town of East Gwillimbury HEREBY ENACTS AS FOLLOWS:

1. **THAT** the land subject to this by-law consist of Part of A, Block 1 and Part of the Road Allowance Between Lots 110 and 111, Town of East Gwillimbury, as more particularly shown in heavy outline on Schedule A attached hereto, and that Schedule A forms part of this By-law:
2. **THAT** Schedule "A" of Zoning By-law 2018-043, as amended, be further amended by changing the zone symbol on the lands shown in heavy outline as depicted on Schedule A attached to this By-law from **Employment Prestige Holding provisions 1 and 3 (M1(H1/H3))** to **Community Commercial with Exception XXX (C3-XXX)**.
3. **THAT** the provisions of Zoning By-law 2018-043, as amended, shall continue to apply to those lands zoned **Community Commercial with Exception XXX (C3-XXX)** on Schedule A with the exception of the following:

Exception No.	Zone	Permitted Uses	Special Provisions
XXX	C3	In addition to the permitted uses within the C3 zone, the following use is also permitted in the C3-XXX zone: <ul style="list-style-type: none"><li>Quick Service Automobile Garage not including Motor Vehicle Repair Garage</li></ul>	i) for the purposes of this By-law, the north property line abutting Bathurst Street shall be deemed the Front Lot Line.  ii) the minimum permitted front, interior, exterior and rear lot line setback shall be 1.2 metres except as established through the review and

		<ul style="list-style-type: none"> <li>• Motor Vehicle Washing Establishment</li> <li>• Pharmacy</li> </ul>	<p>approval of a Site Plan Application under Section 41 of the Planning Act.</p> <p>iii) That notwithstanding Section 5.10 Table 5B of this By-law, a minimum of 341 parking spaces shall be provided.</p> <p>iv) That notwithstanding Table 8B, the maximum height is 20 metres from the finished grade excluding signage and rooftop equipment.</p> <p>v) That notwithstanding special provision (2) of Table 8A, a retail store is permitted a maximum gross floor area of 1,600 square metres per individual use not including any required loading dock.</p>
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**4. THAT** this By-law shall come into force and effect in accordance with the provisions and regulations pursuant to Section 34 of the Planning Act.

**READ** a **FIRST, SECOND** and **THIRD** time and **PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2025

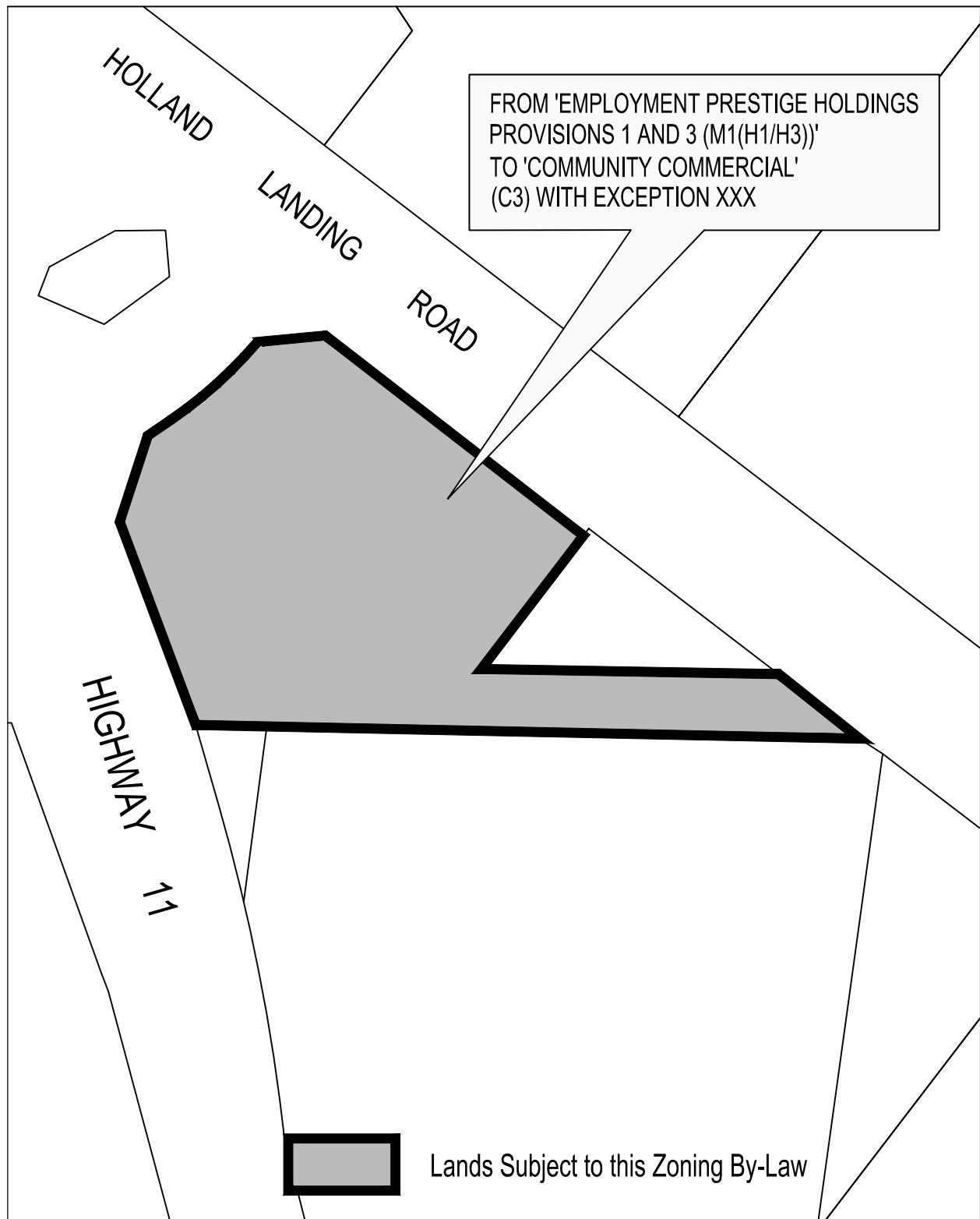
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

SCHEDULE 'A' TO BY-LAW 2025-XXX

19820 HOLLAND LANDING ROAD

TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK



This is Schedule "A" to zoning By-Law 2025-XXX, passed this "X" day of "X", 2025