

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY
BY-LAW NO. 2025-XX**

**Being a By-law to Amend By-law No. 2018-043, as amended,
being a Zoning By-law
[Block 225, Plan 65M4560, Town of East Gwillimbury]**

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

1. That Map 1 of Schedule “A” to Zoning By-law 2018-043, as amended, is hereby further amended as follows:
 - 1.1 Block 225 of Plan 65M4560, Town of East Gwillimbury, Regional Municipality of York, more particularly shown in heavy outline and shading on Schedule “A” attached hereto is changed from “**EMPLOYMENT PRESTIGE EXCEPTION 142’ (M1)(H5)(H6)**” to “**EMPLOYMENT PRESTIGE EXCEPTION XXX’ (M1)(H5)(H6)**”.
2. That Part 16 of By-law No. 2018-043 is amended with the following:

Exception No.	Zone	Permitted Uses	Special Provisions	Location	By-Law No.
XXX	M1	<ol style="list-style-type: none">i. All uses permitted in the M1 Zoneii. Motor vehicle or recreational vehicle sales / rental establishmentiii. Garden Centreiv. Equipment rental establishmentv. Motor vehicle gas barvi. Restaurantvii. Restaurant with drive through facilityviii. Theatreix. Commercial recreational usex. Retail store (subject to H5 and H6 holding provisions)	<ol style="list-style-type: none">i. Notwithstanding Section 9.1 of By-Law No. 2018-043 as amended, none of the permitted uses for the subject site shall be accessory.ii. Notwithstanding the Special Provisions under Section 9.1 of By-Law No. 2018-043 as amended, all permitted ancillary uses may have a net floor area of over 300 m2 on the subject site.iii. Notwithstanding Section 5.10.1 of By-Law No. 2018-043 as amended, the minimum number of parking spaces shall be 211 on the subject site.	Block 225, Plan 65M4560 (Map 1)	2018-043

3. That in all other respects the provisions of By-law No. 2018-043 as amended, shall continue to apply.
4. That Schedule "A" attached hereto is hereby declared to form part of this By-law.

ENACTED and PASSED this ____ day of ____, 2025.

Virginia Hackson
Mayor

Tara Lajevardi
Municipal Clerk

Explanatory Note

Re: Zoning By-law Number 2025 - XX

By-law Number 2025 - XX has the following purpose and effect:

To amend By-law Number 2018-043, as amended, to add a site-specific exception to remove accessory uses, permit ancillary uses with a net floor area of over 300 m², and permit a minimum of 211 parking spaces on the subject site.

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