

## THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY

### BY-LAW NUMBER 2023-XX Being a By-law to Amend By-law No. 2018-043, as amended, [Part of Lot 6, Concession 3, 18363 Leslie Street]

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

1. That Map 15 of Zoning By-law 2018-043, as amended, is hereby further amended as follows:
  - a. That the property located at 18363 Leslie Street being Part of Lot 6, Concession 3, of Town of East Gwillimbury, Regional Municipality of York, more particularly shown in heavy outline and cross hatching on Schedule "A" attached hereto is changed from "**RURAL RU Zone**" to "**PRESTIGE EMPLOYMENT M1-XX(H) – EXCEPTION No. XX**", and to "**PRESTIGE EMPLOYMENT M1-XXX(H) – EXCEPTION No. XXX**"
2. That Part 16.0 - Exceptions of By-law No. 2018-043 is hereby amended by adding the following:

Exception No.	Zone	Permitted Uses	Special Provisions	Location
XX	M1 (H)	<p>Table 9A of Part 9.0 of By-law No. 2018-043 shall apply to the subject lands and include the following additional uses:</p> <ul style="list-style-type: none"> <li>• Motor Vehicle Gas Bar</li> <li>• Motor Vehicle Sales / Rental Establishment</li> <li>• Commercial School</li> <li>• Drive-through service facility</li> </ul> <p>The following ancillary uses are permitted:</p> <ul style="list-style-type: none"> <li>• Retail Store</li> </ul>	<p>For the purposes of this Exception:</p> <p><b>Definitions:</b></p> <p>i) <b>Building height</b> means the vertical distance measured from the established grade of such building or structure to the highest point of the roof surface of a flat roof. Any roof having a flat portion that is greater than 15% of the total roof area is deemed to be a flat roof.</p> <p>All heating, ventilation, and air conditioning equipment (HVAC) that may or may not be enclosed in a mechanical penthouse can exceed the maximum building height.</p> <p>ii) <b>Storey</b> means a level of a building, other than a basement, located between any floor and the ceiling or the roof immediately above it. Industrial mezzanines are permitted within the building, and not considered a floor or ceiling.</p>	18363 Leslie Street

			<p><b><u>Special Provisions:</u></b></p> <ul style="list-style-type: none"> <li>iii) Part 9.0 Special Provisions (1) and (4) shall not apply. Accessory Uses are permitted as individual uses. Ancillary uses are permitted as individual uses.</li> <li>iv) Individual ancillary uses will not exceed 600 sm in total floor area within the main employment use(s)</li> <li>v) The total ancillary use space on individual site shall not exceed 2,500 sm in total floor area</li> <li>vi) Outdoor Display and Sales Area are subject to requirements of Part 4.0 Sections 4.22 of Zoning By-law 2018-043, as amended.</li> <li>vii) The Total floor area of all accessory uses shall not exceed 10% of the total floor space of the primary employment use(s) to which they are incidental and shall be located within the lot.</li> <li>viii) Restaurants may be integrated into industrial malls and/or free-standing office buildings or may be developed as free-standing buildings provided that the building design is consistent and compatible with the overall design of the adjacent development.</li> </ul> <p><b><u>Zoning Standards:</u></b></p> <ul style="list-style-type: none"> <li>ix) Maximum Floor Space Index: 2.0</li> <li>x) Maximum Height: 14 m</li> </ul>	
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Exception No.	Zone	Permitted Uses	Special Provisions	Location
XXX	M1 (H)	<p>Table 9A of Part 9.0 of By-law No. 2018-043 shall apply to the subject lands and include the following additional uses:</p> <ul style="list-style-type: none"> <li>• Commercial School</li> <li>• Distribution Centre</li> </ul>	<p><u>For the purposes of this Exception:</u></p> <p><b>Definitions:</b></p> <p>i) <b>Distribution Centre</b> means a premise used 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>ii) <b>Building height</b> means the vertical distance measured from the established grade of such building or structure to the highest point of the roof surface of a flat roof. Any roof having a flat portion that is greater than 15% of the total roof area is deemed to be a flat roof.</p> <p>All heating, ventilation, and air conditioning equipment (HVAC) that may or may not be enclosed in a mechanical penthouse can exceed the maximum building height.</p> <p>iii) <b>Storey</b> means a level of a building, other than a basement, located between any floor and the ceiling or the roof immediately above it. Industrial mezzanines are permitted within the building, and not considered a floor or ceiling.</p> <p><b>Special Provisions:</b></p> <p>iv) Part 9.0 Special Provisions (1) and (4) shall not apply. Accessory Uses are permitted</p>	18363 Leslie Street



			<p>as individual uses. Ancillary uses are permitted as individual uses.</p> <p>v) Individual ancillary uses will not exceed 600 sm in total floor area within the main employment use(s)</p> <p>vi) The total ancillary use space on individual site shall not exceed 2,500 sm in total floor area</p> <p>vii) Outdoor Display and Sales Area are subject to requirements of Part 4.0 Sections 4.22 of Zoning By-law 2018-043, as amended.</p> <p>viii) The Total floor area of all accessory uses shall not exceed 10% of the total floor space of the primary employment use(s) to which they are incidental and shall be located within the lot.</p> <p>ix) Restaurants may be integrated into industrial malls and/or free-standing office buildings or may be developed as free-standing buildings provided that the building design is consistent and compatible with the overall design of the adjacent development.</p> <p><b><u>Parking Requirements:</u></b></p> <p>x) For the Distribution Centre Use the Minimum Parking requirement is 1/105 m<sup>2</sup> of net floor area.</p> <p><b><u>Zoning Standards:</u></b></p> <p>xi) Maximum Floor Space Index: 2.0</p> <p>xii) Maximum Height: 14 m</p>	
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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.

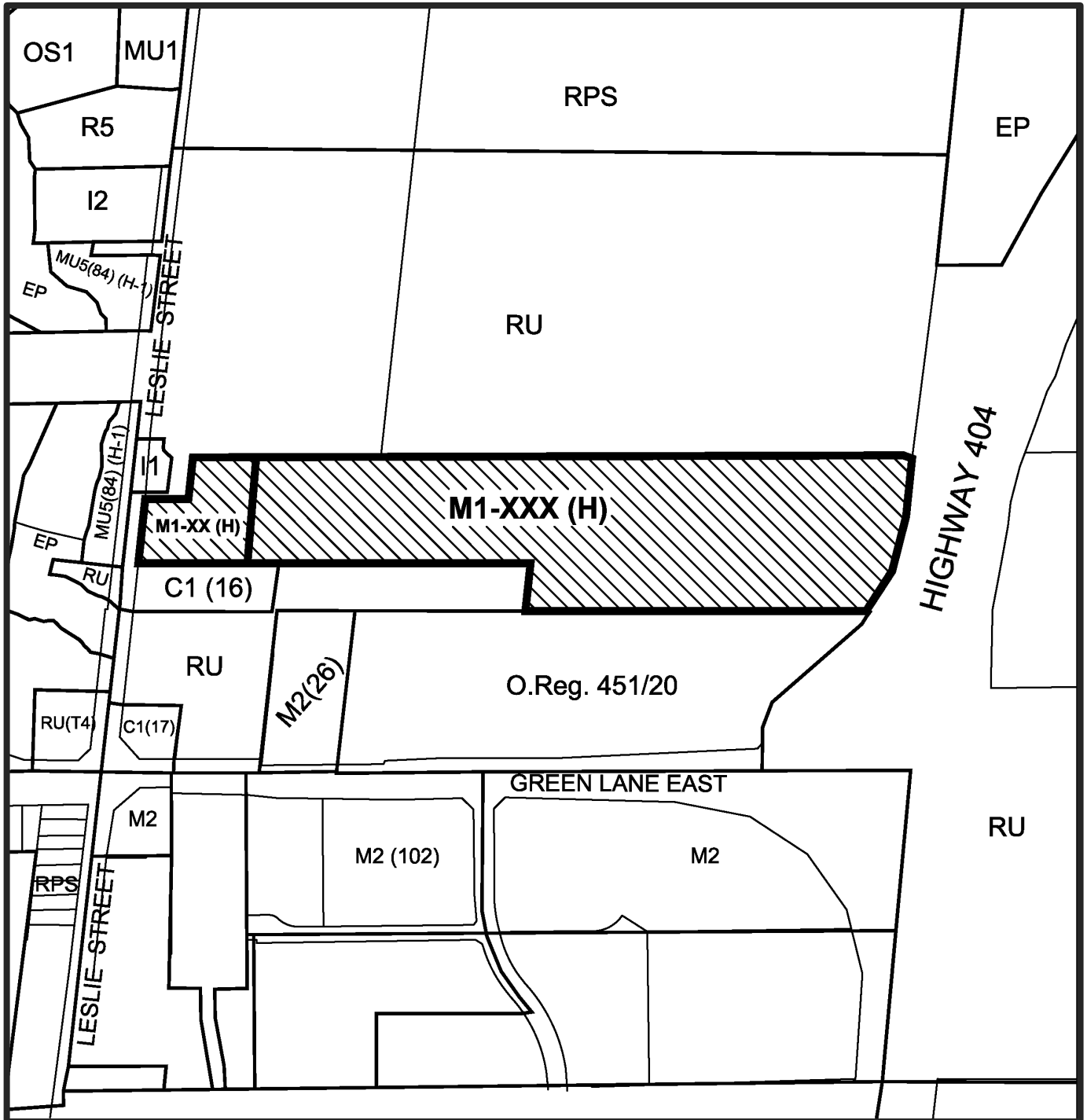
ENACTED AND PASSED on this \_\_\_\_ day \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

**SCHEDULE "A"**

**Part of Lot 6, Concession 3, 18363 Leslie Street  
TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK**



This is Schedule "A" to Zoning By-law 2023-XX passed this \_\_\_\_ day of \_\_\_\_\_, 2023