

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK**

BY-LAW NUMBER 2016-0037 (PL-5)

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW
TO REGULATE THE USE OF LANDS AND THE CHARACTER,
LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN
THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. **THAT** Map 1 of Schedule 'A' to Zoning By-law Number 500 as amended, is hereby further amended by changing the zone symbol from 'RU' to 'BP-1', 'BP-2', 'BP-2G', 'BP-3' and 'OS' on lands described as Part East 1/2 Lot 6 Concession 4 (NG); Part West 1/2 Lot 6 Concession 4 (NG); Pt Lots 7 & 8 Concession 4 (NG), shown in heavy outline and designated 'BP-1', 'BP-2', 'BP-2G', 'BP-3' and 'OS' on Schedule 'A' attached hereto.
2. **THAT** the TABLE OF CONTENTS in Zoning By-law Number 500 as amended, is hereby further amended by adding thereto the following Section after the RURAL ZONE:

"BUSINESS PARK ZONES

29	BUSINESS PARK 1 ZONE	BP-1
30	BUSINESS PARK 2 ZONE	BP-2
31	BUSINESS PARK 2 GATEWAY ZONE	BP-2G
32	BUSINESS PARK 3 ZONE	BP-3"

3. **THAT** Section 29 – ADMINISTRATION, including subsections 29.1 through 29.5, and its corresponding description within the TABLE OF CONTENTS in Zoning By-law Number 500 as amended, be renumbered as Section 33, and subsections 33.1 through 33.5 accordingly.
4. **THAT** Section 2 **DEFINITIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding the following new definitions:

“2.14 A) ART GALLERY: means a building, structure or outdoor area used for the preservation, exhibition, collection and/or sale of paintings, sculpture or other works of art.

2.46 A) COMMUNICATIONS FACILITY: means a building or structure, or part thereof, for the broadcasting and production of information through various media, and shall include but not be limited to print, television, radio and electronic media.

2.46 B) COMMUNITY FACILITY: means public parks, open space linkages, and passive recreational uses.

2.50 A) CONVENTION CENTRE: means a building, or part of a building, which is designed to accommodate gatherings for specific events such as conferences, meetings, social gatherings, sports, recreation, place of amusement, gaming and place of entertainment, and other similar activities including an exhibition facility, and which may include assembly halls, areas for food preparation, liquor

and dining areas, all for the exclusive use of the conference or convention participants.

2.50 C) CREMATORIUM: means an establishment or facility in which the cremation of human remains is undertaken, but shall not include a columbarium.

2.129 A) MARIHUANA PRODUCTION FACILITY: means a wholly enclosed building or structure used for the growing, producing, harvesting, testing, destroying, storing, packaging, or distribution of marihuana or cannabis, used for purposes as authorized by a license issued by the federal Minister of Health, pursuant to Section 25 of the *Marihuana for Medical Purposes Regulations*, SOR/2013-119, under the *Controlled Drugs and Substances Act*, SC 1996, c.19, as amended, or its successor. For purposes of clarification, no part of this operation, whether accessory or not, may be located outside.

2.149 A) PLACE OF WORSHIP: means a building or part of a building used by a charitable religious organization(s) for religious worship, services, ceremonies, rites or functions, and may include accessory uses which may include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, day nursery. Intermittent non-academic community oriented instruction may also be permitted within the place of worship, and which may include but not limited to such uses as arts and crafts, music, educational or recreational community based

programs or uses. These uses must be accessory and subordinate to the primary use of the place of worship.

2.166 A) RESEARCH AND DEVELOPMENT FACILITY: means a building or group of buildings, or part thereof, used for the purpose of conducting scientific research, analysis, investigation, testing or experimentation in any field of science, medicine, technology and manufacturing, and shall include but not be limited to facilities such as lecture rooms, administrative offices, laboratories, training facilities, display rooms, pilot plants, prototypical manufacturing, simulating equipment and the like, and service and machine shops to serve the establishment, but does not include facilities for the manufacture or sale of products.”

5. **THAT** the section number associated with the definition of “Craft Shop”, noted as Section 2.50 A) CRAFT SHOP, be renumbered as “2.50 B), so as to read as “2.50 B) CRAFT SHOP”.
6. **THAT** the section number associated with the definition of “Police Station”, noted as Section 2.149 A) POLICE STATION, be renumbered as “2.149 B), so as to read as “2.149 B) POLICE STATION”.
7. **THAT** Section 3 **ZONE CLASSIFICATION AND SCHEDULES** to By-law of Zoning By-law Number 500 as amended, is hereby further amended by adding to Subsection 3.1 – ZONE CLASSIFICATION after the RURAL ZONE (RU), the following:

"BUSINESS PARK ZONES

BUSINESS PARK 1 ZONE	BP-1
BUSINESS PARK 2 ZONE	BP-2
BUSINESS PARK 2 GATEWAY ZONE	BP-2G
BUSINESS PARK 3 ZONE	BP-3"

8. **THAT** Section 5.12 **FENCING REQUIREMENTS** be amended so as to include reference to the Business Park zones, such that the last sentence reads as follows:

"Notwithstanding the above, a fence in a Commercial, Industrial, Business Park or Institutional zone may be erected to a height of 3 metres."

9. **THAT** Section 5.25 **LOADING SPACE REQUIREMENTS**, and specifically Subsection (a) **LOADING SPACE AREA**, be amended so as to include reference to the Business Park zones, such that the first sentence reads as follows:

"For every building or structure hereafter erected for a Commercial, Industrial, Business Park, or Institutional use involving the shipping, loading or unloading of persons, animals, goods or materials, ..."

And, that the table contained within same subsection, regarding the Number of Loading Spaces Required, also be amended so as to include reference to the Business Park zones within the same category as Commercial and Industrial uses, such that same reads as follows:

"Number of Loading Spaces Required
Commercial/Industrial/Business Park"

10. **THAT** Section 5.28 **PARKING AREA REGULATIONS**, and specifically, the table containing Subsection (b) **NUMBER OF PARKING SPACES (MINIMUM) NON-RESIDENTIAL USES**, be amended by adding the following parking requirements thereto:

Use	Type of Use	Required Spaces
Art Gallery	Place of Assembly	10 per 95 sq m of non-residential floor area devoted to use by the public
Communications Facility	Industrial	2 per 95 sq m of non-residential floor area
Convention Centre	Place of Assembly	10 per 95 sq m of non-residential floor area devoted to use by the public
Crematorium	Industrial	2 per 95 sq m of non-residential floor area
Marihuana Production Facility	Industrial	1 per 95 sq m of non-residential floor area or 1 per every 2 employees, whichever is the greater
Place of Worship	Place of Assembly	1 per 5 seats (or 3m of bench seats). If no fixed seats exist, then 10 per 95 sq m of non-residential floor area devoted to use by the public (10 spaces minimum)
Research and Development Facility	Industrial	2 per 95 sq m of non-residential floor area

11. **THAT** Section 5.28 **PARKING AREA REGULATIONS**, and specifically Subsection (h) **YARDS**, regarding the defined yard in which a parking area is permitted, be amended so as to include reference to the Business Park zones within the same provision category as “Airfield, Commercial, Industrial, Institutional, Open Space, and Rural”, such that it reads as follows:

“Airfield, Commercial, Industrial, Institutional, Open Space, Rural and Business Park	All yards, provided that no part of any parking area, other than a driveway, is located closer than 1.5 metres to any lot line.”
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12. **THAT** Section 5.35 (a) **SIZE OF SIGHT TRIANGLES** of Zoning By-law Number 500 as amended, be further amended by adding a provision respecting a minimum 6 metre sight triangle where local street lines intersect within the Business Park zoned lands, such that it reads as follows:

- “...where local street lines intersect
- in a Residential zone 6 metres
 - in a Commercial or Institutional zone 9 metres
 - in a Business Park zone, being
 - BP-1, BP-2, BP-2G and BP-3 6 metres
 - in all other zones 15 metres”

13. **THAT** Zoning By-law Number 500 as amended, is hereby further amended by adding the following new sections, being Sections 29 through 32, as follows:

"SECTION 29 - BUSINESS PARK 1 (BP-1) ZONE"

29.1 PERMITTED RESIDENTIAL USES

- Prohibited

29.2 PERMITTED NON-RESIDENTIAL USES

- building supply establishment, excluding the sale of any goods, wares or merchandise on a retail basis to the general public
- business or professional office, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 29.5
- catering establishment
- clinic – health care
- clinic – veterinary, which may include outdoor containment areas or pens for animal care or rehabilitation
- communications facility
- community facility
- convention centre, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 29.5
- crematorium
- dry cleaning establishment or plant
- equipment sales establishment, which may include external open display of said equipment
- funeral home
- hotel, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 29.5

- industrial uses that are not an obnoxious use
- institutional uses, government services, training facilities, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 29.5
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store use within the same building
- police station
- printing shop
- public storage building, excluding external open storage
- research and development facility
- street or road, access
- warehouse (enclosed), with no external /open storage or display of goods, wares, materials, equipment or vehicles
- wholesale establishment
- accessory buildings, structures and uses to any permitted use, excluding ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses, which are only permitted pursuant to Section 29.5 and as indicated in the specific permitted uses noted above

29.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

29.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) LOT FRONTAGE (MINIMUM) M.	40
(b) LOT AREA (MINIMUM) M. SQ.	4,000
(c) FRONT YARD (MINIMUM) M.	6
(d) EXTERIOR SIDE YARD (MINIMUM) M.	6
(e) REAR YARD (MINIMUM) M.	11
(f) INTERIOR SIDE YARD (MINIMUM) M.	6
(g) LOT COVERAGE (MAXIMUM)	60%
(h) HEIGHT OF BUILDING (MAXIMUM) M.	40 metres or 10 storeys (whichever is greater)
(i) OPEN STORAGE	Prohibited

- Unless expressly permitted as associated with the permitted use of an equipment sales establishment.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS, EXCLUDING ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES.

In accordance with the provisions of Section 5 hereof.

29.5 ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES

- Notwithstanding the provisions of Section 5.1 **ACCESSORY USES, BUILDINGS OR STRUCTURES**, or any other provision of this By-

law to the contrary, ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses must be internally integrated as a component of building(s) containing a Business or Professional Office, Hotel, Convention Centre, or Institutional use(s) to which it is ancillary to. Such ancillary uses are not permitted as a separate stand-alone use, nor are they permitted within separate detached buildings or structures.

- Further, permitted ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses as noted in Section 29.2 shall not exceed a combined total occupied area of 15% of the area of the lot or block upon which it is located.
- Permitted ancillary uses as noted above shall comply with the provisions of Section 29.4 – **ZONE REQUIREMENTS – NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall apply.

29.6 HOLDING PROVISIONS – BP-1(H) ZONE

Notwithstanding the permitted uses of the BP-1 Zone as outlined in Section 29.2, where a Holding (H) symbol is used in conjunction with the BP-1 zone in Schedule 'A' attached hereto, the lands shall not be used for any purpose other than a conservation use. The Holding (H) symbol shall not be considered for removal by the Town of Georgina until:

- i) the Town, in consultation with the Ministry of Transportation and York Region, has determined that these lands are no longer required to be held for future interchange needs and as such, the Holding (H) symbol can be lifted.

Upon removal of the '(H)' Holding symbol from all or part of the lands shown in heavy outline and designated 'BP-1(H)' in Schedule 'A' attached hereto, the provisions applicable to said lands shall be in accordance with Zoning By-law 500, as amended.

SECTION 30 - BUSINESS PARK 2 (BP-2) ZONE

30.1 PERMITTED RESIDENTIAL USES

- Prohibited

30.2 PERMITTED NON-RESIDENTIAL USES

- art gallery
- building supply establishment, excluding the sale of any goods, wares or merchandise on a retail basis to the general public
- business or professional office, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 30.5
- catering establishment
- clinic – health care

- clinic – veterinary, which may include outdoor containment areas or pens for animal care or rehabilitation
- communications facility
- community facility
- convention centre, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 30.5
- crematorium
- day nursery
- dry cleaning establishment or plant
- equipment sales establishment, which may include external open display of said equipment
- funeral home
- hospital, public or private
- hotel, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 30.5
- industrial uses that are not an obnoxious use
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store use within the same building
- motor vehicle sales and/or rental establishment – automobile, including external open display
- motor vehicle sales and/or rental establishment – commercial and recreational vehicles, including external open display
- place of worship or church
- police station
- printing shop

- public storage building, excluding open storage
- research and development facility
- school, commercial
- street or road, access
- warehouse (enclosed), with no external /open storage or display of goods, wares, materials, equipment or vehicles
- wholesale establishment
- accessory buildings, structures and uses to any permitted use, excluding ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses, which are only permitted pursuant to Section 30.5 and as indicated in the specific permitted uses noted above

30.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

30.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) LOT FRONTAGE (MINIMUM) M.	20
(b) LOT AREA (MINIMUM) M. SQ.	2,000
(c) FRONT YARD (MINIMUM) M.	6
(d) EXTERIOR SIDE YARD (MINIMUM) M.	6
(e) REAR YARD (MINIMUM) M.	11
(f) INTERIOR SIDE YARD (MINIMUM) M.	6

- | | | |
|-----|--|---|
| (g) | LOT COVERAGE (MAXIMUM) | 60% |
| (h) | HEIGHT OF BUILDING (MAXIMUM) M. | 23 metres or 6 storeys (whichever is greater) |
| (i) | OPEN STORAGE | Prohibited |

- Unless expressly permitted as associated with the permitted use of an equipment sales establishment, a motor vehicle sales and/or rental establishment – automobile, and, a motor vehicle sales and/or rental establishment – commercial and recreational vehicles.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS, EXCLUDING ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES.

In accordance with the provisions of Section 5 hereof.

30.5 ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES

- Notwithstanding the provisions of Section 5.1 **ACCESSORY USES, BUILDINGS OR STRUCTURES** or any other provision of this By-law to the contrary, ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses shall only be permitted where specifically noted in the Permitted Uses contained in Section 30.2 above.
- With respect to permitted ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses to a permitted Hotel or Convention Centre, the ancillary use must be

internally integrated as a component of the Hotel or Convention Centre.

- Ancillary retail store uses, ancillary personal service shop uses, or ancillary restaurant uses, all in association with Business or Professional Office uses/buildings may be internally integrated within the Business or Professional Office building, or may be permitted as a separate detached building on a lot or block containing the Business or Professional Office use/building as the main use on the lot or block upon which it is located.
- Such permitted ancillary uses, buildings or structures as noted in Section 30.2 shall not exceed a total occupied area of 30% of the area of the lot or block upon which it is located.
- Permitted ancillary uses, buildings or structures as noted above shall comply with the provisions of Section 30.4 – **ZONE REQUIREMENTS – NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall apply.

SECTION 31 - BUSINESS PARK 2 GATEWAY (BP-2G) ZONE

31.1 PERMITTED RESIDENTIAL USES

- Prohibited

31.2 PERMITTED NON-RESIDENTIAL USES

- art gallery

- building supply establishment, excluding the sale of any goods, wares or merchandise on a retail basis to the general public
- business or professional office, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 31.5
- catering establishment
- clinic – health care
- clinic – veterinary, which may include outdoor containment areas or pens for animal care or rehabilitation
- communications facility
- community facility
- convention centre, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 31.5
- crematorium
- day nursery
- dry cleaning establishment or plant
- equipment sales establishment, which may include external open display of said equipment
- funeral home
- hotel, including ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses pursuant to Section 31.5
- industrial uses that are not an obnoxious use
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store use within the same building

- motor vehicle sales and/or rental establishment – automobile, including external open display
- motor vehicle sales and/or rental establishment – commercial and recreational vehicles, including external open display
- place of worship or church
- police station
- printing shop
- public storage building, excluding open storage
- research and development facility
- school, commercial
- street or road, access
- warehouse (enclosed), with no external /open storage or display of goods, wares, materials, equipment or vehicles
- wholesale establishment
- accessory buildings, structures and uses to any permitted use, excluding ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses which are only permitted pursuant to Section 31.5 and as indicated in the specific permitted uses noted above

31.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

31.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) **LOT FRONTAGE (MINIMUM) M.**

20

- | | | |
|-----|--|---|
| (b) | LOT AREA (MINIMUM) M. SQ. | 2,000 |
| (c) | FRONT YARD (MINIMUM) M. | 6 |
| (d) | EXTERIOR SIDE YARD
(MINIMUM) M. | 6 |
| (e) | REAR YARD (MINIMUM) M. | 11 |
| (f) | INTERIOR SIDE YARD
(MINIMUM) M. | 6 |
| (g) | LOT COVERAGE (MAXIMUM) | 60% |
| (h) | HEIGHT OF BUILDING
(MAXIMUM) M. | 23 metres or 6
storeys (whichever
is greater) |
- Except that landmark buildings in the gateway, shall have a minimum height of 2 storeys or 6 metres.
- | | | |
|-----|---------------------|------------|
| (i) | OPEN STORAGE | Prohibited |
|-----|---------------------|------------|

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS, EXCLUDING ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES.

In accordance with the provisions of Section 5 hereof.

31.5 ANCILLARY RETAIL STORE USES, ANCILLARY PERSONAL SERVICE SHOP USES, AND ANCILLARY RESTAURANT USES

- Notwithstanding the provisions of Section 5.1 **ACCESSORY USES, BUILDINGS OR STRUCTURES** or any other provision of this By-law to the contrary, ancillary retail store uses,

ancillary personal service shop uses, and ancillary restaurant uses shall only be permitted where specifically noted in the Permitted Uses contained in Section 31.2 above.

- With respect to permitted ancillary retail store uses, ancillary personal service shop uses, and ancillary restaurant uses to a permitted Hotel or Convention Centre, the ancillary use must be internally integrated as a component of the Hotel or Convention Centre.
- Ancillary retail store uses, ancillary personal service shop uses, or ancillary restaurant uses in association with Business or Professional Office uses/buildings may be internally integrated within the Business or Professional Office building, or may be permitted as a separate detached building on a lot or block containing the Business or Professional Office use/building as the main use on the lot or block upon which it is located.
- Such permitted ancillary uses, buildings or structures as noted in Section 31.2 shall not exceed a total occupied area of 30% of the area of the lot or block upon which it is located.
- Permitted ancillary uses, buildings or structures as noted above shall comply with the provisions of Section 31.4 – **ZONE REQUIREMENTS – NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall also apply.

SECTION 32 - BUSINESS PARK 3 (BP-3) ZONE

32.1 PERMITTED RESIDENTIAL USES

- Prohibited

32.2 PERMITTED NON-RESIDENTIAL USES

- batching plant
- building supply establishment, excluding the sale of any goods, wares or merchandise on a retail basis to the general public
- bulk fuel storage
- communications facility
- community facility
- concrete product manufacturing
- contractor or tradesman's shop
- crematorium
- dry cleaning establishment or plant
- equipment sales establishment
- garage, mechanical, bus or truck, auto body
- industrial use, not including aggregate washing establishment, aggregate crushing establishment, aggregate recycling establishment, aggregate screening establishment, asphalt plant, pit or quarry.
- marihuana production facility
- motor vehicle cleaning establishment
- motor vehicle fuel bar, including an accessory convenience retail store use within the same building
- police station
- printing shop

- public storage building, which may include external open storage
- recycling facility
- research and development facility
- service shop, heavy or light
- storage depot
- street or road, access
- terminal, bus or truck
- truck driving centre
- warehouse
- wholesale establishment
- accessory buildings, structures and uses to any permitted use, excluding ancillary uses which are only permitted pursuant to Section 32.5

32.3 ZONE REQUIREMENTS - RESIDENTIAL USES

- Not Applicable

32.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) LOT FRONTAGE (MINIMUM) M.	20
(b) LOT AREA (MINIMUM) M. SQ.	2,000
(c) FRONT YARD (MINIMUM) M.	6
(d) EXTERIOR SIDE YARD (MINIMUM) M.	6
(e) REAR YARD (MINIMUM) M.	11
(f) INTERIOR SIDE YARD (MINIMUM) M.	6

- | | | |
|-----|--|---|
| (g) | LOT COVERAGE (MAXIMUM) | 60% |
| (h) | HEIGHT OF BUILDING (MAXIMUM) M. | 15 metres or 4 storeys (whichever is greater) |
| (i) | OPEN STORAGE | Permitted |

- Permitted only as an accessory use in conjunction with a permitted use in existence on the lot. However, open storage associated with a marihuana production facility is prohibited.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE, AND ALL OTHER GENERAL PROVISIONS, EXCLUDING ANCILLARY USES.

In accordance with the provisions of Section 5 hereof.

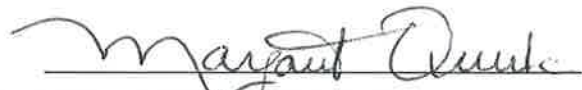
32.5 ANCILLARY RETAIL SALES SHOW ROOM AND ANCILLARY OFFICE USES

- Notwithstanding the provisions of Section 5.1 **ACCESSORY USES, BUILDINGS OR STRUCTURES** or any other provision of this By-law to the contrary, an ancillary retail sales show room to any permitted use, and/or an ancillary office component to any permitted use, may also be permitted where such use is an integral component and contained within a building containing a permitted non-residential use.
- Furthermore, the ancillary retail sales show room or ancillary office component uses must be directly related to the primary permitted non-residential use identified in Section 32.2 above and existing on the lot. Lastly, such ancillary retail sales show

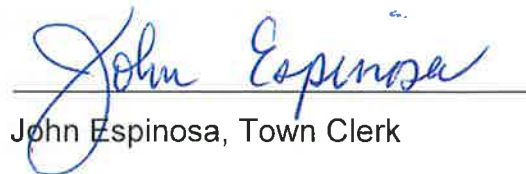
room, or ancillary office component uses shall not constitute more than 25% of the Gross Floor Area of the building in which it is located.

- Permitted ancillary uses, buildings or structures as noted above shall comply with the provisions of Section 32.4 – **ZONE REQUIREMENTS – NON-RESIDENTIAL USES.**
- All other General Provisions of Section 5 hereof shall apply.”

READ and enacted this 11th day of May, 2016.

A handwritten signature in black ink, appearing to read "Margaret Quirk", written over a horizontal line.

Margaret Quirk, Mayor

A handwritten signature in blue ink, appearing to read "John Espinosa", written over a horizontal line.

John Espinosa, Town Clerk

PART EAST $\frac{1}{2}$ LOT 6, CONCESSION 4 (NG)
PART WEST $\frac{1}{2}$ LOT 6, CONCESSION 4 (NG).
PART LOTS 7 & 8, CONCESSION 4 (NG)

TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK

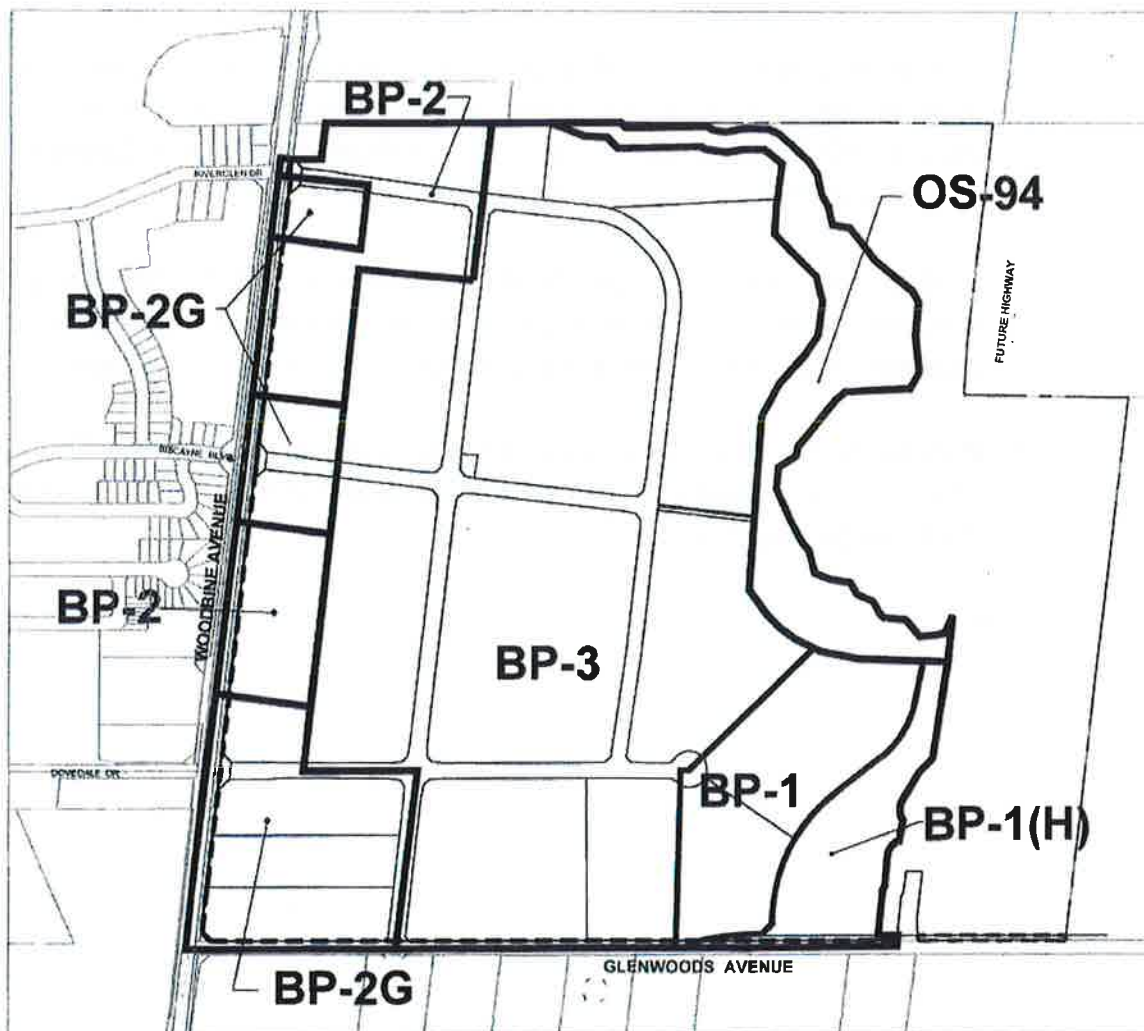
THIS IS SCHEDULE 'A' TO
BYLAW 2016-0037(PL-5)

PASSED THIS 11 DAY OF

May 2016

John Espinosa
CLERK

M. Duck
MAYOR



SCHEDULE 'A' TO BY-LAW 2016- 0037(PL-5)

EXPLANATORY NOTE

Glenwoods Gateway Investments Inc.

File: 03.1070

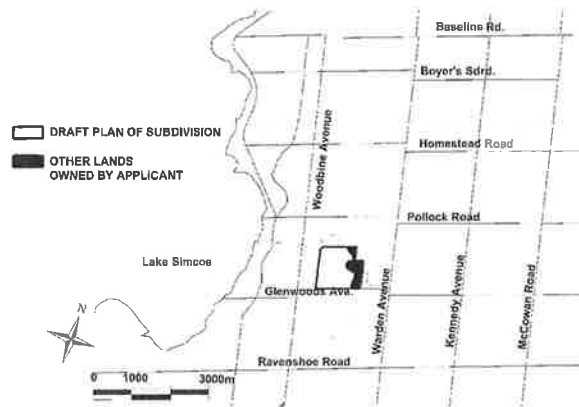
1. The purpose of Zoning By-law Number 500-2016-0037 (PL-5), which amends Zoning By-law Number 500, is to change the current Rural (RU) zoning on the subject lands in order to facilitate the first phase of development of the Keswick Business Park, located on east side of Woodbine Avenue and north of Glenwoods Avenue.

The amending by-law creates new zone categories and implements appropriate standards and uses for same through the Business Park 1 (BP-1), Business Park 2 (BP-2), Business Park 2 Gateway (BP-2G), and Business Park 3 (BP-3) zones.

Furthermore, the Open Space (OS) zone will protect the natural features of the Business Park and be interconnected with the balance of the plan through a pedestrian and bicycle trail system.

2. Zoning By-law Number 2016-0037 (PL-5) conforms with the Town of Georgina Official Plan, as amended, and the Keswick Business Park Secondary Plan.

3. A Key Map showing the location of the land to which By-law Number 2016-0037 (PL-5) applies is shown below.



BY-LAW NUMBER 2016-0037 (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500 OF THE CORPORATION OF THE TOWN OF GEORGINA

