

## Section 7

### Employment Zones

No person shall, within any Employment Light (EL), Employment Light - Gormley (EL-G), Employment Heavy (EH), Employment Heavy - Gormley (EH-G), Employment Extractive (EX), Employment Disposal (ED), Employment Business Park (EBP) or Employment Business Park - Gormley (EBP-G) Zone, use any land, or erect, alter or use any building or structure, except in accordance with the following:

#### 7.1 Permitted Uses, Buildings and Structures

Uses, Buildings and Structures	EL	EL-G	EH	EH-G	EX	ED	EBP	EBP-G
Abattoir			✓					
Accessory Outdoor Storage	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)	✓(3)		
Accessory Restaurant							✓(4)	
Accessory Retail Store	✓(1)	✓(1)	✓(2)	✓(6)			✓(1)	✓(1)
Adult Retraining Schools				✓			✓	✓
Agricultural Uses, Buildings and Structures					✓			
Automobile Service Station				✓				
Boat and Marine Supply, Storage, Repair or Sales				✓				
Building Supply and Equipment Depot				✓				
Bulk Storage Tank			✓	✓				
Business Services							✓	
Club	✓	✓	✓				✓	
Commercial School	✓	✓					✓	
Commercial Recreation							✓	
Contractor's Yard			✓					
Day Care Centre	✓(5)	✓(5)	✓(5)				✓	✓(5)
Dry Cleaning Establishment				✓				
Equipment Sales and Rental	✓	✓	✓					
Farm Implement Sales and Service								
Feed Mill								
Fitness and Recreation Facilities							✓	✓
Foundry			✓	✓				

Uses, Buildings and Structures	EL	EL-G	EH	EH-G	EX	ED	EBP	EBP-G
Heavy Equipment Sales and Service			✓	✓				
Hotel, Conference, Convention or Banquet Facility							✓	
Manufacturing or Assembling or Processing	✓	✓	✓	✓			✓	✓
Mineral Aggregate Operation					✓			
Motor Vehicle Body Repair Shop	✓	✓	✓	✓				
Office	✓	✓	✓(5)	✓			✓	✓
Organic Composting Facility						✓		
Peat Extraction					✓			
Pit or Quarry					✓			
Place of Worship								
Portable Asphalt Plant					✓			
Printing Plant	✓							
Private Club				✓				
Public Garage	✓	✓	✓	✓				
Public Storage Facility	✓(3)	✓	✓(3)					
Research and Development Establishment	✓	✓	✓	✓			✓	✓
Recording Studio	✓	✓					✓	
Recreational Vehicle Sales and Service			✓					
Salvage or Wrecking Yard						✓		
Sawmill			✓					
Service Establishment	✓	✓	✓	✓			✓(1)	✓
Transportation Terminal			✓	✓	✓(8)	✓		
Warehouse	✓	✓	✓	✓			✓	✓
Waste Disposal Facility						✓		
Waste Transfer Station						✓		
Wholesale Sales and Distribution				✓			✓	✓

**(2011-151-ZO) (2011-152-ZO) (2013-114-ZO) (2013-157-ZO) (2016-128-ZO)**

### 7.1.1 Qualifying Notes to Permitted Uses

- (1) An accessory retail store shall not exceed 10% of the GFA of the main use.
- (2) In EH Zones, an accessory retail store does not include the sale or leasing of vehicles. **(2013-114-ZO)**
- (3) Accessory outdoor storage provisions are contained in the regulations of Section 7.2 and the associated Qualifying Notes. **(2011-152-ZO)**
- (4) An accessory restaurant is permitted in a building having a minimum gross floor area of 929 m<sup>2</sup> where the maximum size of the accessory restaurant is the lesser of 10% of the GFA of the main building or 110 m<sup>2</sup>. **(2011-152-ZO)**
- (5) This use is permitted only if it is accessory to a permitted use.
- (6) Not more than 25% of the GFA, each individual unit, may be used as an accessory retail store. **(2011-151-ZO)**
- (8) This use is only permitted as an ancillary use to an active aggregate operation **(PL131393)**

## 7.2 Regulations

	EL	EL-G	EH	EH-G	EX	ED	EBP	EBP-G
Minimum Lot Area	0.4 ha	0.8 ha(11)	0.8 ha(11)	0.8 ha(11)	(9)	4 ha	0.4 ha	0.8 ha(11)
Minimum Lot Frontage	30 m	30 m	30 m	30 m	(9)	100 m	30 m	30 m
Minimum Front Yard	7.5 m (3)(7)	10 m (7)	10 m (7)	10 m (7)	(9)	30 m (4)(7)	10 m (7)	10 m (7)
Minimum Exterior Side Yard	7.5 m (7)	10 m (7)	10 m (7)	10 m (7)	(9)	30 m (4)(7)	10 m (7)	10 m (7)
Minimum Interior Side Yard	7.5 m (7)(8)	7.5 m (7)(8)	7.5 m (7)(8)	7.5 m (7)(8)	(9)	15 m (4)(7)(8)	6 m (7)(8)	6 m (7)(8)
Minimum Rear Yard	10 m (7)	10 m (7)(8)	10 m (7)	10 m (7)(8)	(9)	15 m (4)(7)	10 m (7)	10 m (7)(8)
Minimum Yard abutting OS, ENV, R and RN Zones	10 m (1)(5)	30 m (1)(5)	30 m (1)(5)	30 m (1)(5)	(9)	60 m (1)(5)	10 m (5)	30 m (5)
Maximum Floor Space Index	1		1		(9)	1	1	
Minimum Building Gross Floor Area	n/a	186 m <sup>2</sup>	186 m <sup>2</sup>	186 m <sup>2</sup>	(9)	186 m <sup>2</sup>	n/a	n/a
Maximum Height of Buildings	20 m	20 m	12 m	12 m	(9)	12 m	20 m	20 m
Minimum Landscaped Area	10% of lot area	10% of lot area	10% of lot area	10% of lot area	(9)	20% of lot area	10% of lot area	10% of lot area
Front Yard Landscaped Area	50% of front yard area	50% of front yard area	50% of front yard area	50% of front yard area	(9)	50% of front yard area	50% of front yard area	50% of front yard area
Accessory Outdoor Storage	20% of lot area (6)(10)	20% of lot area (6)(10)	40% of lot area on lots less than 2.4 ha; 60% of lot area on lots greater than 2.4 ha (10)(11)	40% of lot area on lots less than 2.4 ha; 60% of lot area on lots greater than 2.4 ha (10)(11)(13)	(9)	20% of lot area (10)	n/a	n/a
Maximum Lot Coverage		35%		35%				35%
Minimum Setback to Hedgerow				3 m (12)				3 m (12)

**(2011-151-ZO) (2011-152-ZO) (2013-114-ZO)**

### 7.2.1 Qualifying Notes to Regulations

- (1) Any yard abutting an OS, ENV, FH, R or RN Zone must be landscaped.
- (2) NOT IN USE
- (3) Lots on private services require a minimum 15 m front yard.
- (4) All minimum yards must be screened to create an opaque screen in accordance with the Town's Fencing By-law. **(2013-114-ZO)**
- (5) If the need is established pursuant to Section 3.20 and/or a Natural Heritage Evaluation or Hydrological Evaluation, as applicable, a greater setback may be required.
- (6) An accessory outdoor storage area shall only be used for the temporary storage of finished or semi-finished products, processed, manufactured, assembled, repaired or used on the premises in a building.
- (7) A minimum 4.5 m of the required yard must be landscaped.
- (8) In the case of 2 lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required within the abutting interior side yards.

In the case of 2 abutting lots developed individually, the minimum landscaped strip width within each abutting yard may be 3 m, for a combined landscaped width of 6 m.

- (9) Subject to the standards and regulations in the "Aggregate Resource of Ontario Provincial Standards".
- (10) Accessory outdoor storage is permitted only as an accessory use to a permitted use taking place in a building on the site and is permitted in rear and side yards only. The area used for accessory outdoor storage shall be screened in accordance with the Town's Fencing By-law. Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at the property boundary shall be 4.5 m in a lot with accessory outdoor storage. The screening shall not be subject to any minimum yard requirements of this By-law.
- (11) The minimum lot area may be reduced to 0.4 ha subject to the submission and approval by The Town of a hydrogeological report and other technical studies required to verify that the lot at the reduced size can be properly serviced with private well and sanitary services to the satisfaction of the Town. **(2011-151-ZO) (2016-144-ZO)**
- (12) The minimum setback applies to all buildings and structures, parking areas or accessory outdoor storage. The setback shall be measured

from the staked dripline of the hedgerow feature. No re-grading or soil stripping shall be permitted in the setback area. **(2011-151-ZO)**

- (13) For lots that are zoned Employment Business Park-Gormley (EBP-G) and Employment Heavy-Gormley (EH-G) and, in instances where that portion of the lot zoned EH is greater than 2.4 ha in area, the maximum coverage for Accessory Outdoor Storage within the Employment Heavy Zone is 80%. The minimum landscaped buffer at the property boundary of 4.5 shall be required notwithstanding any other provision of this By-law. **(2011-151-ZO)**

## 7.3 Exceptions

### 7.3.1 Exceptions to the EL Zone

#### 7.3.1.1 EL-G(1)(w) Lot 1, Concession 4, east side of Stalwart Industrial Avenue, Schedule 50 **(2011-151-ZO)**

##### 1. Regulation

The subject lands shall have a minimum front yard setback of 7 m

#### 7.3.1.2 EL(2)(h-1) Lot 33(M), Concession 8, south of Hoover Park Drive, Schedule 55

##### 1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Office
- ii) Manufacturing
- iii) Warehousing
- iv) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building
- v) Club
- vi) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building
- vii) Accessory Outside Storage, provided that it is not in a required front or exterior side yard, that it is screened from the adjacent road network, that it complies with qualifying Note (6) of Section 7.2.1, and that it occupies no more than 10% of the lot area
- viii) Recording Studio
- ix) Commercial School
- x) Day Care Centre
- xi) Equipment Sales & Rental
- xii) Motor Vehicle Body Repair Shop
- xiii) Printing Plant
- xiv) Public Storage Facility

##### 2. Regulations

- |                                 |      |
|---------------------------------|------|
| i) Minimum Front Yard           | 10 m |
| ii) Minimum Exterior Yard       | 10 m |
| iii) Minimum Interior Side Yard | 5 m  |

- iv) Lot Coverage n/a
- v) Maximum Building Height 20 m
- vi) Minimum Landscaped Open Space at Property Limits 4.5 m

7.3.1.3 EL(3) Lot 3, Concession 10, east side of Tenth Line, south of Bethesda Road, Schedule 49

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Light Industrial uses
- ii) Offices
- iii) Wholesale sales
- iv) Institutional uses
- v) Commercial recreation, including bingo hall
- vi) Education and training
- vii) Data processing
- viii) The uses existing as of October 14, 1997

7.3.1.4 EL(4)(h-12) east side of Highway 48, north of Markham - Whitchurch-Stouffville Boundary, Schedule 55 **(2011-115-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Office
- ii) Manufacturing
- iii) Warehousing, not including commercial “self storage” warehouse
- iv) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building
- v) Private Club
- vi) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building
- vii) Accessory Outside Storage, provided that same is not in a required front or exterior side yard, is screened from the adjacent road network, and occupies no more than 10% of the lot area

2. Regulations

- i) Minimum Front Yard 10 m

- ii) Minimum Exterior Side Yard 10 m
- iii) Minimum Interior Side Yard 5 m
- iv) Minimum FSI 1
- v) Maximum Building Height 20 m
- vi) Minimum Landscaped Open Space at Property Limits 4.5 m

3. Permitted Interim Uses Prior to Removal of Holding Symbol (h-12)

Prior to the removal of the Holding Symbol, the only uses permitted on the subject lands shall be:

- i) Manufacturing within the existing building(s)
- ii) Warehousing within the existing building(s)
- iii) Business offices within the existing building(s)
- iv) Accessory outside storage as it currently exists within the existing screening and/or enclosures on the eastern portion of the subject lands

7.3.1.5

EL(5)(t) 2005 Bethesda Road, Schedule 43 **(2015-176-ZO)**  
**(2018-090-ZO) (2018-091-ZO) (2021-073-ZO)**

1. Permitted Uses

- i) ALL ORM-C Uses
- ii) Notwithstanding any other provisions of the bylaw, the following temporary uses shall be permitted on the subject lands until December 1, 2024:
  - a. tent structures for the assembly, storage and cleaning of scaffolding materials and related construction equipment and materials;
  - b. office trailers, and
  - c. outdoor storage of:
    - i. all construction equipment including steel crane tower sections, pile drivers, mini excavators, forklifts, and mobile cranes.
    - ii. all construction materials, and
    - iii. automobiles and trucks.
    - iv. Notwithstanding the foregoing, no outdoor storage of construction equipment or materials that will pose a threat for environmental contamination will be permitted

## 2. Regulations

The following regulations shall apply to the subject land:

Tent structures with a Maximum - Gross Floor Area of 320 square metres

Office Trailers with a Maximum Gross Floor Area of 140 square metres.

A minimum 4.5 m of the required yards shall be landscaped.

The minimum Front Yard Landscaped Area shall be 50% of the required 15 metre front yard setback.

Upon the expiry of this by-law on December 1, 2024, the subject lands will revert back to ORM-C and those uses permitted within the ORM-C Zone shall apply.

### 7.3.3 Exceptions to the EH Zone

#### 7.3.3.1 EH-G(1)(w) 12131 Woodbine Avenue, Schedule 50 **(2011-151-ZO)** **(2013-114-ZO)**

##### 1. Permitted Uses

- i) Transportation Terminal
- ii) Administration and Business Offices
- iii) Accessory Outdoor Storage

##### 2. Regulations

- i) For any buildings used as a transportation terminal, which shall include buildings where vehicles are warehoused, repaired or serviced, the following restrictions shall apply:
  - a) The setback from the northerly property line shall be a minimum distance of 85 m.
  - b) The maximum height of the building(s) shall be 11 m above finished grade. No person shall occupy a workspace within the building(s) at a height greater than 1.98 m above finished grade, which shall mean 250 m geodetic datum, Survey of Canada.
  - c) An earthen berm, or equivalent shall be built across the entire shared property line between the subject lands and the lands shown on Schedule 2 of 2004-056-ZO. The base of the aforementioned berm or equivalent shall commence 7.3 m south of the shared property line and shall be constructed up to a minimum geodetic elevation of 258.11 m across the entire shared property line.

- ii) For any building(s) used for administration purposes, business offices or similar activity, the following restrictions shall apply:
  - a) The setback from the northerly property line shall be a minimum distance of 157 m.
  - b) The maximum height of the building(s) shall be 7.6 m above finished grade. Finished grade shall mean 248 m geodetic datum, Survey of Canada.
  - c) An earthen berm or equivalent shall be built across the entire shared property line between the lands shown on Schedule 2 of 2004-056-ZO and the property known municipally as 2561 Stouffville Road. The base of the aforementioned berm or equivalent shall commence 7.3 m south of the shared property line and shall be constructed up to a minimum geodetic elevation of 258.11 m across the entire shared property line.
- iii) For the lands in Block 6 on Plan of Subdivision 19T(W)-90001, the minimum setback for all buildings, structures, and accessory outdoor storage shall be 3 m from the dripline of the hedgerow feature situated on the north, east and south property lines. The limit of the hedgerow feature will be determined through the implementing site plan review/approval process.
  - a) The maximum lot coverage for Block 6 shall be 35%

7.3.3.2 EH(2)(w) 11 Cardico Drive, Unit 13, Level 1, Schedule 43

1. Permitted Uses

The manufacturing of briquettes from sawdust and other selected wooden materials within a wholly enclosed building shall be an additional use permitted on the subject lands. Accessory outdoor storage is prohibited on the subject lands.

7.3.3.3 EH(3)(w) 28 Cardico Drive, Schedule 43

1. Permitted Uses

A waste transfer and processing facility for the temporary storage and processing of solid, dry, non-putrescible and non-hazardous materials shall be an additional use permitted on the subject lands.

2. Regulations

- i) The materials to be temporarily stored and processed at this site shall not include household waste (waste normally handled through the municipal blue box program or a similar initiative)
- ii) The temporary storage and processing of permitted waste products shall be conducted within a wholly enclosed building. Notwithstanding the foregoing, the temporary storage of sorted

metals may be permitted outside of a building, provided that the materials are stored in covered roll-off containers that shall not exceed 32 m<sup>3</sup> in size

- iii) The number of roll-off containers used for outside storage of sorted metals shall not exceed 10

7.3.3.4 EH(4)(w) 40 Cardico Drive, Schedule 43

1. Permitted Uses

The recycling of non-ferrous metals within a wholly enclosed building shall be an additional permitted use on the subject lands. Accessory outdoor storage is prohibited on the subject lands.

2. Regulations

The maximum floor area used for the recycling of non-ferrous metals shall be 441 m<sup>2</sup>.

7.3.3.5 EH(5)(w) 4 Cardico Drive, Schedule 43

1. Permitted Uses

A biomedical waste transfer and processing facility shall be an additional use permitted the subject lands.

2. Regulations

- i) The processing and temporary storage of medical and non-medical waste shall occur within a wholly enclosed building.
- ii) No outside storage of medical or non-medical waste shall be permitted.
- iii) The biomedical waste transfer and processing facility shall be located no less than 41 m from the front lot line and no less than 2.85 m from the west lot line, and shall not extend more than 13.35 m from the west lot line.

3. Definitions

- i) In this Section 7.3.3.5, a Biomedical waste transfer and processing facility means a facility receiving biomedical waste, where said wastes are temporarily stored, sorted, bulked, thermally treated and transferred off-site for further processing, recycling and disposal. The origin of said wastes shall not include waste generated by hospitals, as defined under the *Hospitals Act*.
- ii) Biomedical waste means non-anatomical waste as defined in Ministry of the Environment Guideline C-4, The Management of Biomedical Waste in Ontario, including pharmaceutical waste, dental amalgam, dental X-ray fixer and developer, dental X-ray

lead foil, sharps, (i.e. needles, surgical blades), gauzes and bandages.

7.3.3.6 EH-G(6)(w) Lot 1, Concession 3, west of Woodbine Avenue, north of Gordon Collins Drive, Schedule 50 **(2011-151-ZO)**

7.3.3.7 EH(7)(w) 287 Ram Forest Road, Schedule 24 **(OMB PL100392)**

1. Permitted Uses

An asphalt plant shall be an additional permitted use on the subject lands.

2. Regulations

Accessory outdoor storage and the parking of commercial vehicles is permitted in the front yard provided that it is screened from view from Aurora Road and Ram Forest Road.

7.3.3.8 EH-G(7)(w) southeast corner of Stouffville Road and Woodbine Avenue, Schedule 50 **(2011-151-ZO)**

1. Regulations

The maximum permissible lot coverage for Accessory Outdoor Storage is 80% of lot area.

7.3.3.9 EH-G(8)(w) 12131 Woodbine Avenue, Schedule 50 **(2013-114-ZO)**

1. Permitted Uses

All EH-G uses

2. Regulations

- i) Minimum Lot Area shall be 1.65 ha for Blocks 2, 4 and 5 of Plan of Subdivision 19T(W)-90001
- ii) Minimum setback for all buildings, structures or accessory outdoor storage shall be 3 m from the dripline of the hedgerow on Blocks 2, 4 and 5 of Plan of Subdivision 19T(W)-90001
- iii) Minimum rear yard setback shall be 15 m for Blocks 4 and 5 of Plan of Subdivision 19T(W)-90001
- iv) Maximum Lot Coverage shall be 35% for Blocks 2, 4 and 5 of Plan of Subdivision 19T(W)-90001

7.3.4 Exceptions to the EX Zone

7.3.4.1 EX(1) Lots 9 and 10, Concession 5, east of Warden Avenue, south of Bloomington Road, Schedule 38

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Excavation of aggregate materials in accordance with a License issued by the Ministry of Natural Resources
- ii) Screening, crushing and mixing of aggregates
- iii) Outside storage accessory to the extraction of aggregates and/or for the purposes of the mixing of aggregates
- iv) Accessory buildings or structures

2. Prohibited Uses

The uses specifically prohibited on the subject lands shall be:

- i) Washing Plant
- ii) Portable concrete or asphalt plants

3. Regulations

- i) Excavation of Aggregate Limits:
  - a) A minimum of 15 m from the north and south property lines
  - b) A minimum of 30 m from the west property line
- ii) Stockpile(s) for Aggregates Imported onto the site:
 

The total area of the bases of all stockpiles on the subject lands cannot exceed 1 ha and no stockpile may exceed a height of 20 m.

7.3.4.2 EX (2) (h-41) Part of Lot 9, Concession 4, 13422 Warden Ave  
(OMB File No. PL131393)

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) An Aggregate Transfer Site
- ii) Outside Storage of Aggregate Materials
- iii) Accessory buildings or structures, including for the accessory retail sale of the Aggregate Materials
- iv) Agricultural uses, buildings and structures

2. Prohibited Uses

The following uses shall be prohibited on the subject lands By-law 2013-158- ZO Page 2 of 2

- i) Fill Transfer Site except for the specific uses described in 7.3.4.2;

- ii) Storage and processing of recycled aggregate material, including washing and crushing of such material;
- iii) Storage and processing of material that is, or was, declared/designated waste, including the management of manures;
- iv) Storage and processing of any liquid material, including anything brought onto the property by Hydrovac Truck; and
- v) All uses not specifically identified in 7.3.4.2.1.

3. Regulations

- i) A minimum setback of 15 m from the north, south and west lot lines, for all buildings, structures, outdoor storage or stockpiles
- ii) A minimum setback of 15 m from the east lot line for buildings and structures
- iii) A minimum setback of 30 m from the east lot line for all outdoor storage or stockpiles
- iv) The maximum lot coverage of 5% for all buildings and structures on the site
- v) Maximum height of 6m for all buildings and structures
- vi) Maximum height of 12 m for any stockpile
- vii) The total area of 2.8 ha for the cumulative bases of all stockpiles
- viii) The area used for accessory outdoor storage shall be screened in accordance with the Town's Fencing By-law. The screening shall not be subject to any minimum yard requirements of this By-law.
- ix) Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at all property boundaries shall be 4.5m."

7.3.4.3 EX(3)(t) – 14245 and 14395 Ninth Line, Schedule 36

1. Permitted Uses

- i) All EX Zone uses
- ii) Granular Stockpile / Depot
- iii) Road Salt Storage / Depot
- iv) Topsoil Stockpile / Depot (including processing such as screening and triple mix preparation)
- v) Accessory buildings and structures

## 2. Qualifying Notes to Permitted Uses

- i) A Granular Stockpile / Depot means a designated area to temporarily receive, store, separate, sort, process and distribute bulk quantities of natural granular materials, including rock, sand, gravel, cobble, stone, shale, limestone, sandstone, marble and granite.
- ii) A Road Salt Storage / Depot means an enclosed building with impervious floor for the purposes of temporarily storing and distributing bulk natural granular road salt (NaCl).
- iii) A Topsoil Stockpile / Depot means a designated area to temporarily receive, store, separate, sort, process (including screening and triple mix preparation) and distribute bulk quantities of topsoil. Topsoil as within the meaning of subsection 142 (1) of the Municipal Act, 2001, as follows: “topsoil” means horizons in a soil profile, commonly known as “O” and the “A” horizons, containing organic material and includes deposits of decomposed organic matter such as peat. 2001, c. 25, s. 142 (1).
- iv) Temporary Buildings and Structures means the buildings and structures currently in place on the sites and temporary modifications or additions to those buildings and structures to accommodate the Granular Stockpile / Depot, Road Salt / Depot, and Topsoil Stockpile / Depot.

3. Upon the expiry of this by-law on July 20, 2024, the zone will revert back to EX and those uses permitted within the EX Zone shall apply.

### 7.3.5 Exceptions to the ED Zone

### 7.3.6 Exceptions to the EBP Zone

#### 7.3.6.1 EBP(1)(h-3) Lot 34(M), Concession 8, south of Hoover Park Drive, Schedule 55 **(2013-114-ZO)**

##### 1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Hotel, Conference, Convention and/or Banquet Facility
- ii) Automotive Campus
- iii) Office
- iv) Manufacturing
- v) Warehousing, not including commercial “self storage” warehouse
- vi) Wholesale Sales and Distribution
- vii) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building

- viii) Commercial Schools and Training Facility
- ix) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises and the retail operation occupies less than 10% of the area of the main building

2. Regulations

- |   |       |
|---|-------|
| i) Minimum Lot Frontage                               | 45 m  |
| ii) Minimum Front Yard                                | 10 m  |
| iii) Minimum Exterior Side Yard                       | 10 m  |
| iv) Minimum Interior Side Yard                        | 5 m   |
| v) Lot Coverage                                       | n/a   |
| vi) Maximum Building Height                           | 20 m  |
| vii) Minimum Landscaped Open Space at Property Limits | 4.5 m |

7.3.6.2 NOT IN USE (2011-151-ZO) (2013-114-ZO)

7.3.6.3 EBP(3) east side of Highway 48, north of Millard Street, Schedule 47 (2013-114-ZO)

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Hotel, Conference, Convention and/or Banquet Facility
- ii) Automotive Campus
- iii) Office
- iv) Manufacturing
- v) Warehousing, not including commercial “self storage” facilities
- vi) Wholesale Sales and Distribution
- vii) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building
- viii) Commercial Schools and Training Facility
- ix) Accessory Retail and Service Commercial uses, where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building
- x) The following uses, if accessory, to an Automotive Campus use:
  - a) Car Rental Agency
  - b) Sale of Automobile Parts

- c) Car Washing Establishment
- d) Sale of Parts and Accessories
- e) Motor Vehicle Body Repair Shop
- f) Motor Vehicle Dealership, new and used vehicles

2. Regulations

- i) Minimum Lot Frontage 45 m
- ii) Minimum Front Yard 10 m
- iii) Minimum Exterior Side Yard 10 m
- iv) Minimum Interior Side Yard 5 m
- v) Maximum FSI 1
- vi) Maximum Building Height 20 m
- vii) Minimum Landscaped Open Space at Property Limits 4.5 m
- viii) In the case of 2 abutting lots developed individually, the minimum landscaped strip width within each abutting yard may be a minimum of 3m, for a combined minimum landscaped width of 6m.(2016-144-ZO)

7.3.6.4 EBP-G (4)(w)(h) Lot 35, Concession 3, south of Stouffville Road, west of Woodbine Avenue, Schedule 50 (2011-151-ZO)(2016-144-ZO)

1. Permitted Uses

All EBP-G uses

2. Regulations

- i) Minimum Lot Area 1.65 ha
- ii) Minimum Front Yard 12 m
- iii) Minimum Interior Side Yard 6 m
- iv) Minimum Exterior Side Yard 8 m
- v) Minimum Rear Yard 10
- vi) Setback of Parking Areas and Travel Aisles:
  - a) A minimum 4.5 m landscaped area between all parking areas and ravel aisles on the subject lands and adjacent public highways and Residential, FH and ENV Zones.
  - b) A minimum 2.5 m landscaped area for interior or rear yards that are not adjacent to Residential, FH or ENV Zones.
- vii) Setback of Loading Spaces:

A minimum 20 m setback and from any Refuse/Recycling Facilities Residential Zone

3. Specific Regulations - Block 4 on Plan of Subdivision 19T-90022

- i) Minimum Lot Area 1 ha
- ii) Minimum Front Yard 8 m
- iii) Minimum Exterior Side Yard 8 m
- iv) Minimum Southerly Interior Side Yard 6 m
- v) Minimum Northerly Interior Side Yard 12 m
- vi) Minimum Rear Yard 6 m
- vii) Setback of Parking Areas and Travel Aisles:
  - a) A minimum 6 m landscaped area between all parking areas and travel aisles on the subject lands and adjacent public highways.
  - b) A minimum 4.5 m landscaped area for Residential, FH or ENV Zones.
  - c) A minimum 2.5 m landscaped area, interior or rear yards that are not adjacent to Residential, FH or ENV Zones.
- viii) Setback of Loading spaces and Refuse/Recycling Facilities:  
Minimum of 20 m setback from any Residential Zone

7.3.6.5 EBP(5) north of Millard Street, east of Highway 48, Schedule 47

1. Permitted Uses

- i) The only use permitted on the subject lands shall be a Private Park.
- ii) No buildings or structures can be constructed and no soil disturbance/site alteration/excavation can occur on the subject lands without the written permission of the Ministry of Culture.

A Stage 3 Archeological Study has been completed on the subject lands, and has revealed a significant archeological resource comprising First Nation and Pioneer artifacts. This Exception has been established to protect the integrity of the archeological resource from disturbance.

7.3.6.6 EBP(6)(h-17) north of Hoover Park at 185 Mostar Street, Schedule 55

EBP(6) north of Hoover Park at Mostar Street, Schedule 55  
**(2013-114-ZO) (2013-157-ZO) (2014-022-ZO) (2014-053-ZO)(2014-091-ZO)(2015-151-ZO)(2015-152-ZO)(2016-063-ZO)(2018-099-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Business and Professional Offices
- ii) Manufacturing
- iii) Warehousing, not including commercial “self-storage” facilities
- iv) Wholesale Sales and Distribution
- v) Hotel, convention and banquet facilities
- vi) Commercial schools
- vii) Commercial recreation
- viii) Ancillary retail uses, being retail and service commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the principal building
- ix) Accessory Restaurant
- x) Business Services

2. Regulations

- i) Maximum Height 20 m
- ii) Maximum FSI 1
- iii) Minimum Front Yard 10 m
- iv) Minimum Rear Yard 10 m
- v) Minimum Exterior Side Yard 10 m
- vi) Minimum Interior Side Yard 5 m
- vii) Minimum Lot Frontage 45 m

viii) Minimum Landscaped Open Space:

All property boundaries, including parking areas, shall be landscaped over a minimum width of 4.5 m

- ix) In the case of two lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required on the internal lot boundaries.

In the case of two abutting lots developed individually, the minimum landscaped strip within each abutting interior side yard shall be 3 m, for a combined landscaped width of 6 m.

7.3.6.7 EBP(7)(h-12) east side of Highway 48, north of Markham – Whitchurch-Stouffville Boundary, Schedule 55 **(2013-114-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Hotel, Conference, Convention and/or Banquet Facility
- ii) Office
- iii) Manufacturing
- iv) Warehousing, not including commercial “self storage” warehouse
- v) Wholesale Sales and Distribution
- vi) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building
- vii) Commercial Schools and Training Facility
- viii) Accessory Retail and Service Commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building

2. Regulations

- i) Minimum Front Yard 10 m
- ii) Minimum Exterior Side Yard 10 m
- iii) Minimum Interior Side Yard 5 m
- iv) Maximum FSI 1
- v) Maximum Building Height 20 m
- vi) Minimum Landscaped Open Space at Property Limits 4.5 m

7.3.6.8 EBP-G(8)(w) 12131 Woodbine Avenue, Schedule 50 **(2011-151-ZO)**  
**(2013-114-ZO)**

1. Permitted Uses

All EBP-G uses

2. Regulations

- i) Minimum Setback for all buildings, structures or accessory outdoor storage shall be 3 m from the dripline of the hedgerow on Blocks 1 and 3, Plan of Subdivision 19T(W)-90001

- ii) Minimum Rear Setback shall be 15 m for Block 3, Plan of Subdivision 19T(W)-90001
- iii) Minimum Lot Area shall be 1.65 ha for Blocks 1 and 3 of Plan of Subdivision 19T(W)-90001
- iv) Maximum Lot Coverage shall be 35% for Blocks 1 and 3 of Plan Subdivision 19T(W)-90001

7.3.6.9 EBP-G(9)(w) 12131 Woodbine Avenue, Schedule 50 **(2011-151-ZO)**  
**(2013-114-ZO)**

1. Permitted Uses

A Business Office shall be the only use permitted on the subject lands

2. Regulations

- i) Minimum Lot Area 0.17 ha
- ii) Minimum Lot Frontage 23 m
- iii) Minimum Front Yard 8.3 m
- iv) Minimum Side Yard 4.5 m

7.3.6.10 EBP(10)(h-3) eastside of Highway 48, Schedule 55 **(2011-151-ZO)**  
**(2013-114-ZO)**

1. Permitted Uses

The only uses permitted on the subject lands shall be:

- i) Hotel, Conference, Convention and/or Banquet Facility
- ii) Office
- iii) Manufacturing
- iv) Warehousing, not including commercial “self storage” warehouse
- v) Wholesale Sales and Distribution
- vi) Research and Development Centre, provided that such use occupies less than 10% of the area of the main building
- vii) Commercial Schools and Training Facility
- viii) Accessory Retail and Service Commercial Uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the main building.

2. Regulations

- i) Minimum Lot Frontage 45 m
- ii) Minimum Front Yard 10 m
- iii) Minimum Exterior Side Yard 10 m

- iv) Minimum Interior Side Yard 5 m
- v) Lot Coverage n/a
- vi) Maximum Building Height n/a
- vii) Minimum Landscaped Open Space at Property Limits 4.5 m

7.3.6.11 EBP-G(11)(w) 2561 Stouffville Road, Schedule 50 **(2011-151-ZO)**

1. Permitted Uses

The uses of buildings and structures, including accessory outdoor storage, legally existing on the effective date of this by-law are permitted.

7.3.6.12 EBP-G(12)(w) southeast corner of Stouffville Road and Woodbine Avenue, Schedule 50 **(2010-086-ZO)**

1. Permitted Uses

An equipment sales and rental facility shall be an additional permitted use on the subject property

2. Regulations

- i) A minimum loading space dimension of 3.5 m by 9 m
- ii) Parking within the Front Yard shall be permitted

7.3.6.13 EBP(13) 197 Sandiford Drive, Schedule 55 **(2013-141-ZO) (2014-091-ZO)**

1. Permitted Uses

The only permitted uses on the subject lands shall be:

- i) Business and Professional Offices
- ii) Manufacturing
- iii) Warehousing, not including commercial “self-storage” facilities
- iv) Hotel, Convention and Banquet Facilities
- v) Commercial Schools
- vi) Commercial Recreation
- vii) Ancillary retail uses, being retail and service commercial uses where the products sold are produced/assembled on the premises, and the retail operation occupies less than 10% of the area of the principal building
- viii) Place of Worship
- ix) Day Care Centre

## 2. Regulations

- |                                     |      |
|-------------------------------------|------|
| i) Maximum Height                   | 20 m |
| ii) Maximum Floor Space Index       | 1    |
| iii) Minimum Front Yard             | 10 m |
| iv) Minimum Rear Yard               | 10 m |
| v) Minimum Exterior Side Yard       | 10 m |
| vi) Minimum Interior Side Yard      | 5 m  |
| vii) Minimum Lot Frontage           | 45 m |
| viii) Minimum Landscaped Open Space |      |

All property boundaries, including parking areas, shall be landscaped over a minimum width of 4.5 m.

In the case of two lots which are combined as part of a singularly planned development with shared parking and loading facilities, no minimum landscaped strip shall be required on the internal lot boundaries.

In the case of two abutting lots development individually, the minimum landscaped strip within each abutting interior side yard shall be 3 m for a combined landscaped width of 6 m.

### 7.3.6.14 EBP(14) Lands fronting on Ringwood Drive and the west side of Sandiford Drive, Schedule 55 **(2013-157-ZO)(2016-128-ZO)**

#### 1. Permitted Uses, Buildings and Structures

In addition to the uses permitted in an EBP Zone, the following additional uses are permitted:

Legally existing uses, buildings and structures existing as of March 2, 2010, repair and service of household articles, appliances and small motors, private club, printing plant, public storage facility, wholesale sales and service, personal service establishment and retail store. A Place of Worship on the lots identified as 54 Ringwood Drive, 150 Sandiford Drive, 159 Sandiford Drive and 189 Sandiford Drive.

### 7.3.6.15 EBP(15) 5769 Main Street, Schedule 55 **(2014-042-ZO)(2018-047-ZO)**

#### 1. Permitted Uses

All uses within the EBP Zone

#### 2. Additional Permitted Uses

Notwithstanding the Permitted Uses allowed under Section 7.3.6.15, the following uses shall be permitted uses on the subject lands:

- i) Animal Grooming Centre

- ii) Assembly Hall
- iii) Automotive Sales and Service Uses
- iv) Automotive Service Station
- v) Car Wash
- vi) Drive Thru Facility
- vii) Dry Cleaning Establishment
- viii) Financial Institution
- ix) Garden Supply Establishment
- x) Gas Bar
- xi) Government Services
- xii) Library
- xiii) Personal Service Establishment
- xiv) Place of Amusement
- xv) Public Garage
- xvi) Restaurant
- xvii) Retail Store
- xviii) Studio
- xix) Take Out Restaurant
- xx) Veterinary Clinic

3. Regulations

- |   |                   |
|---|-------------------|
| i) Minimum Lot area                       | 0 m <sup>2</sup>  |
| ii) Minimum Lot Frontage                  | 0 m               |
| iii) Minimum Front Yard                   | 3 m               |
| iv) Maximum Front Yard                    | 33 m              |
| v) Minimum Side Yard                      | 0 m               |
| vi) Maximum Exterior Side Yard            | 15 m              |
| vii) Minimum Rear Yard                    | 0 m               |
| viii) Maximum & Minimum Floor Space Index | 1 to 0.25         |
| ix) Maximum Height of Buildings           | 20 m or 6 storeys |
| x) Front and Exterior Side Yard Parking   | not permitted     |

- xi) Required Landscape Area min. 4.5 m between street and parking areas or driveways

4. Special Regulations

The Additional Permitted Uses allowed under Section 7.3.6.15.2 shall not exceed 7,432 m<sup>2</sup> (80,000 ft<sup>2</sup>) of GFA

7.3.6.16 EBP(16) northeast corner of Norman Jones Place and Highway 48, Part of Block 4, Plan 65M-4117, Schedule 47 **(2014-118-ZO)(2015-097-ZO)**

1. Permitted Uses

- i) All EBP(3) uses
- ii) Gas Bar
- iii) Convenience Store
- iv) Car Wash

2. Regulations

All regulations applying to the EBP(3) zone save and except for a minimum rear yard of 3 m and a minimum landscaped open space width in the interior side yard of 3 m.

7.3.6.17 EBP(17) 162 & 176 Sandiford Drive, Schedule 55 **(2018-098-ZO)(2019-130-ZO)**

1. Permitted Uses

- i) Long-Term Care Home (1)
- ii) Seniors Care Facility (2)(3)

2. Qualifying Notes to Permitted Uses

- (1) For the purposes of this By-law, a Long-term Care Home means a place that is licensed under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8 and includes a municipal home, joint home or First Nations Home approved under Part VIII of the *Act*.
- (2) For the purposes of this By-law, a Seniors Care Facility means a place where a range of special care services is provided to its residents either directly through its staff or indirectly through another provider. The place includes one or more common kitchen(s) and dining room(s), but does not permit laundry or cooking facilities in an individual unit and does not include any dwelling units.
- (3) Notwithstanding Section 2(2), cooking facilities may be permitted in individual units up to a voltage of 219 volts, within the Seniors Care Facility.

### 3. Regulations

i) Maximum Number of Units	1,405 units
ii) Minimum Front Yard	10.0 metres (1)
iii) Minimum Interior Side Yard	5.0 metres (1)
iv) Minimum Rear Yard	5.0 metres (1)
v) Maximum Floor Space Index	2.75
vi) Maximum Building Height	41 metres (2)
vii) Front Yard Landscaped Area	27% of Front Yard Area
viii) Minimum Parking Requirements	1 parking space for every 3.32 beds
ix) Minimum Loading Space Requirement	4 large loading spaces

### 4. Qualifying Noted to Regulations

- (1) Notwithstanding Section 7.2.1 – Qualifying Note (7), for the purposes of this By-law a minimum of 2.0 metres of the required yard must be landscaped.
- (2) For the purposes of this By-law, the maximum building height shall not include any mechanical penthouse, service rooms, service/mechanical equipment, screens, solar panels, stairwell enclosure accessing the rooftop area and any associated structure.

#### 7.3.6.18 EBP(18) 188 Sandiford Drive, Schedule 55 (2018-099-ZO)

##### 1. Permitted Uses

- i) Long term Care Home (1)
- ii) Seniors Care Facility (2)

##### 2. Qualifying Notes to Permitted Uses

- (1) For the purposes of this By-law, a Long-Term Care Home means a place that is licensed under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8 and includes a municipal home, joint home or First Nations Home approved under Part VIII of the *Act*.
- (2) For the purposes of this By-law, A Seniors Care Facility means a place where a range of special care services is provided to its residents either directly through its staff or indirectly through another provider. The place includes one or more common kitchen(s) and dining room(s) but does not permit laundry or

cooking facilities in an individual unit and does not include any dwelling units.

3. Regulations

i) Maximum Number of Units	181 units
ii) Minimum Front Yard	6.0 metres
iii) Minimum Exterior Side Yard	5.0 metres
iv) Minimum Interior Side Yard	5.0 metres
v) Maximum Floor Space Index	1.3
vi) Minimum Loading Space Requirement	2 large loading spaces (1)

4. Qualifying Note to Regulations

(1) Notwithstanding Section 3.25.1 i), no loading space shall be located within a front yard or exterior side yard.

7.3.6.19 EBP(19) 135 Mostar Street, Schedule 55 **(2018-121-ZO) (2020-005-ZO)**

1. Regulations

Lands in this zone are within a “Class 4 Area” as defined in the Ontario Ministry of the Environment Publication NPC-300 Environmental Noise Guideline.

2. Permitted Uses

All uses within the EBP zone in addition to Senior Citizen’s Home.

3. Regulations

The following regulations shall apply to the lands zoned EBP(19)(h) shown on Schedule 1 to this By-law.

i) Minimum Front Yard Setback	6.0 metres
ii) Front Yard Landscaped Area	3.0 metres
iii) Interior Yard Landscaped Area	4.0 metres
iv) Rear Yard Landscaped Area	4.0 metres
v) Maximum FSI	1.8 FSI
vi) A Seniors Citizen’s Home must include a minimum of 1,800 square metres of the building’s total Gross Floor Area devoted solely to common indoor amenity space such as but not limited to dining areas, seniors programming areas, health services areas.	

- vii) A Senior Citizen's home must be registered pursuant to the RETIREMENT HOMES ACT, 2010.
- viii) The main entrance to a Senior Citizen's Home and only those units necessary to comply with the Ontario Building Code (Class C) for retirement homes must be constructed to provide ease of use and wheel chair accessible, including showers, kitchens, wheel chair lockers, corridors, etc., and all units shall have emergency call stations and monitoring of occupants if they fall or do not move for a long period of time.
- ix) A Seniors Citizen's Home must provide common services to its occupants and the occupants must be required to share in the funding of common services, such as but not limited to services assistance with personal hygiene, medication monitoring, dressing, feeding or bathing, provision of meals, continence care and other health care services.
- x) A Senior Citizen's Home may only have one main entrance/exit and lobby area, however, additional secondary entrances/exits as required for building code, ambulance and other legislative or operational requirements are permitted so long as they are not primary entrances/exits or lobby areas for any of the units.
- xi) A Senior Citizen's Home must be designed to function as one facility, with shared common space, lobby space and services to the units located, designed and operated as one to serve all the units within the building.
- xii) A Senior Citizen's Home must provide outdoor amenity space on site for its occupants.
- xiii) A cooking oven and/or cooktop appliance are not permitted in individual units in a Senior Citizen's home.
- xiv) Notwithstanding clause xiii) above, up to 40% of the units in a Senior Citizen's Home are permitted to have small scale cooking oven appliance and/or a cooktop appliance with no more than two burners, or a combination small scale appliance which provides these in one combined appliance.

7.3.6.20 EBP-G(20)(w) 7 Brillinger Industrial Place, east side of Brillinger Industrial Place, north of Stouffville Road, Schedule 50 **(2018-123-ZO)** **(2020-096-ZO)**

1. Permitted Uses

In addition to the uses permitted in the EBP-G Zone, the following additional uses are permitted:

- i. Accessory Retail Store (i)
- ii. Building Supply and Equipment Depot

- iii. Business Services
- iv. Contractors Yard with Accessory Outdoor Storage (ii)
- v. Equipment Sales and Rental (iii)
- vi. Recreational Vehicle Sales and Service (iv)

2. Regulations

i. Contractors Yard with Accessory Outdoor Storage

- a. Contractors Yard with Accessory Outdoor Storage is permitted only as accessory to a permitted use taking place in a building on the site and is permitted in rear and interior side yards only.
- b. The perimeter of the Contractors Yard with Accessory Outdoor Storage shall be screened with a solid board fence in accordance with the Town's Fencing By-law.
- c. Notwithstanding any provision in this By-law to the contrary, the minimum landscaped buffer at the property boundary adjacent to the Contractors Yard with Accessory Outdoor Storage shall be 1.5m.
- d. Contractors Yard with Accessory Outdoor Storage is only to be permitted in conjunction with an approved landscape plan, to the satisfaction of the Town Planning Staff.

3. Qualifying Notes to permitted uses

- i. Accessory Retail Store shall be restricted to a maximum 40% gross floor area (GFA).
- ii. A Contractors Yard with accessory outdoor storage will be an additional permitted use on the subject land.
- iii. Equipment sales and Rental uses shall only be permitted in enclosed buildings.
- iv. Recreational Vehicle Sales and Service, excluding the sales and service of mobile homes, travel trailers, caravans, camper trailers, fifth-wheel trailer, popup campers, truck camper or watercraft, shall only be permitted in enclosed buildings.