



Town of Whitby

By-law # 8151-25

Zoning By-law Amendment

Being a By-law to amend By-law #1784, as amended, being the Zoning By-law for the Town of Whitby.

Whereas the Council of The Corporation of the Town of Whitby deems it advisable to amend By-law #1784;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. General

- 1.1. Schedule "B" to By-law #1784 is hereby amended by changing the zoning from H-M1A-2 and M1, to M1A-13 for the Subject Land shown on Schedule "A-1" attached to and forming part of this By-law.
- 1.2. Subsection 8A(iii) Prestige Industrial (M1A) Zone – Exceptions to By-law #1784, as amended, is hereby further amended by adding thereto the following Exception:

**Exception 13: M1A-13
Part of Lots 18 and 19, Concession 1
Plan of Subdivision SW-2013-06**

1. Defined Area

The land located north of Stellar Drive, east of Thickson Road South and zoned M1A-13 shall be subject to the provisions as hereinafter contained. Matters not specifically dealt with in this By-law shall be governed by the relevant provisions of By-law #1784.

2. Uses Permitted

No person shall within any M1A-13 Zone use any lot or erect, alter or use any building or structure except in accordance with one or more of the following uses:

- all uses permitted in the M1A Zone
- automobile sales establishment
- warehouse distribution facility
- hotel

Provided that no more than one automobile sales establishment shall be permitted situated no further than 220m from the westerly limit of the subject land.

3. Zone Provisions

Notwithstanding any zone provisions of the By-law to the contrary, in any M1A-13 Zone, the following provisions shall apply:

(a) Determination of Lot

Notwithstanding the definition of Lot in Section 2 and any other provisions of By-law #1784, and notwithstanding the obtaining of any severance by way of a consent under the provisions of the Planning Act, R.S.O. 1990, C. P. 13 as amended from time to time, or the registration at any time of any Condominium Declaration, a Plan of Subdivision, or conveyance with respect to any portion of the said land, the land zoned M1A-13 by this By-law shall be considered to be one lot.

(b) Building Height
Maximum

15 m

(c) Parking Requirements

(i) Number of Parking Spaces

The minimum number of parking spaces shall be as follows:

Use or Purpose	Minimum Number of Parking Spaces Required
<ul style="list-style-type: none">Warehouse Distribution FacilityWarehouse Facility	1 parking space per 50m ² of gross floor area up to 2,800m ² plus 1 additional parking space per 250m ² of gross floor area in excess of 2,800m ²

(ii) Location of Parking Spaces

- Any parking area and parking spaces are permitted in all yards.
- Any parking area and parking spaces shall be setback a minimum of 3.0m from the Stellar Drive Street line.

(iii) Driveway Width

- Maximum 12 m
- Provided however that the maximum width for a driveway intended primarily for a truck access to the site shall be 26.0 m measured at the street line.

(d) Outside Storage

Notwithstanding any zone provisions to the contrary, the parking and storing of commercial vehicles, motor vehicles and any trailers associated with a permitted use shall be permitted in the rear yard provided that such outside storage is not readily visible from any street line.

4. Zone Provisions That Do Not Apply

The following provisions shall not apply to the lands zoned M1A-13 by this By-law amendment:

4(m) Ten Percent (%) of Every Lot

4(w) Satellite Dishes

4A(4.4) Driveway Width Serving a Parking Area of a Non-Residential Use

4A(4.5) Aisle Width Serving a Parking Area of a Non-Residential Use

1.3. By-law # 8151-25 shall not come into force and effect until Amendment #141 to the Town of Whitby Official Plan has received final approval.

By-law read and passed this 3rd day of February, 2025.

Elizabeth Roy, Mayor

Christopher Harris, Town Clerk

Schedule A-1
To By-law # 8151-25

This is Schedule A-1 to By-law # 8151-25 passed by the
Council of the Town of Whitby this 3rd day of February, 2025.

Clerk

Mayor

