

INDUSTRIAL OUTSIDE STORAGE LAND

FOR SALE



23049 WOODBINE AVENUE

GEORGINA, ONTARIO

DAVID PLUMB

SALES REPRESENTATIVE

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PROPERTY FEATURES

- **58.25 acres (13.05 acres developable)**
- **Block 1 - 2.08 acres**
- **Block 2 – 3.00 acres**
- **Block 3 – 4.58 acres**
- **Block 4 – 3.39 acres**
- **Residual land – 45.20 acres**
- **336.14' frontage**
- **Block 1 -4 zoned for Industrial outside storage use**
- **The property front on the east side of Woodbine Avenue. Once developed, Block 3 will have two access drives off a proposed Street which will run along the south boundary of Block 3 and divide Blocks 3 and 4. Please see Exhibit 2.0.**

TERMS

Price	Contact Listing Agent
Taxes	\$3,616.00 (2025)
VTB	Not available
Due Diligence	To be conducted by Purchaser



EXHIBIT 1.0

LOCATION



EXHIBIT 2.0

SITE PLAN

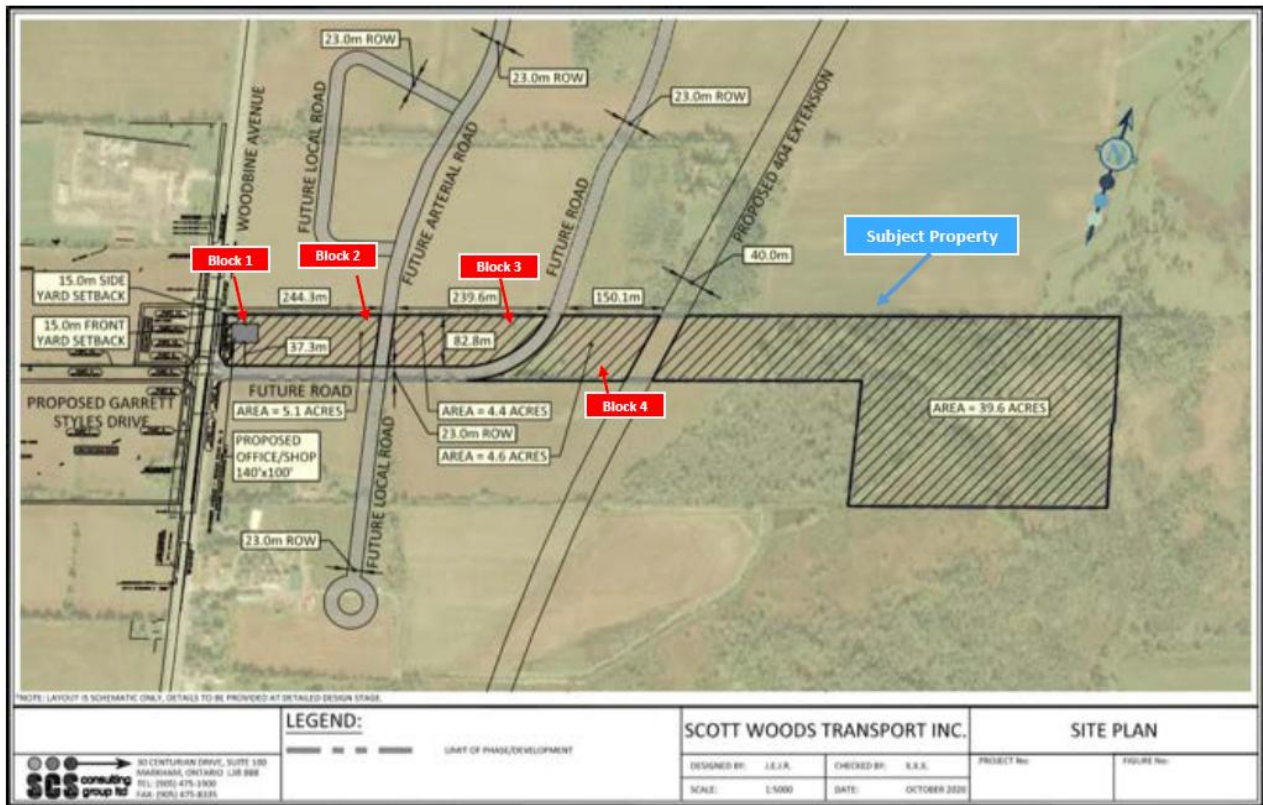
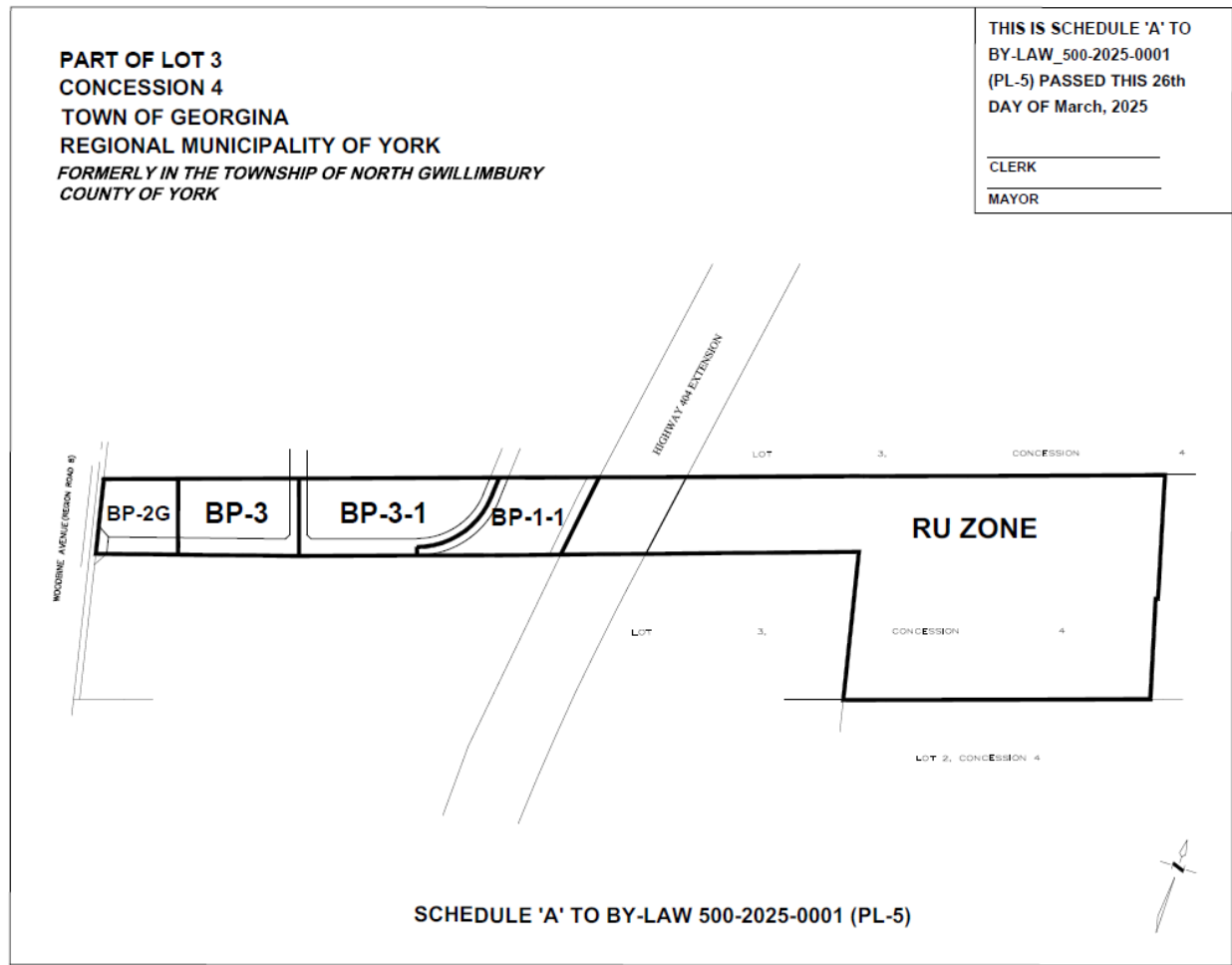


EXHIBIT 3.0

ZONING



ADDITIONAL INFORMATION

Official Plan

Designated **Business Park I, Business Park III and Environmental Protection Area**. Town of Georgina's Keswick Business Park Secondary Plan.

The current use of the subject as Agricultural is be considered an under-utilization of the subject property. The proposed industrial development (transportation company head office with detached office building and full transportation maintenance, storage and parking facilities) will conform to the Business Park designations.

Block 1 of the subject property is designated **Business Park II**. Permitted uses includes but not limited to all types of business and professional offices, prestige industrial, private sector or trade school, and private or public sector utilities.

Block 2 of the subject property is designated **Business Park III**. Permitted uses includes but not limited to manufacturing; bulk storage tanks; warehousing; service and maintenance operations; warehousing and related distribution. Ancillary open storage is permitted in conjunction with any permitted uses. An ancillary office component may be permitted if directly related to the primary use and under GFA limitations.

Block 3 of the subject property, with the planned buildings with car, truck & trailer parking, is designated **Business Park III**. Permitted uses includes but not limited to manufacturing; bulk storage tanks; warehousing; service and maintenance operations; warehousing and related distribution. Ancillary open storage is permitted in conjunction with any permitted uses. An ancillary office component may be permitted if directly related to the primary use and under GFA limitations.

Block 4 of the Subject property, with the planned trailer parking improvements is designated **Business Park I**. The Business Park Designation includes but not limited to all types of business and professional offices; hotels and convention centres; institutional uses; prestige industrial uses including and community facilities.

The **Environmental Protection Area** appears to be only a very small triangular portion in the southeast corner of Block 4 which is to be wholly within a landscape strip with no planned improvements). The Environmental Protection Area permits, but is not limited to forest, fish and wildlife, conservation and existing agricultural uses.



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



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



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

