

THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY BY-LAW NUMBER 2025-###

Being a By-law to Amend By-law No. 2018-043, as amended, being a Zoning By-law [1402, 1404, 1408, and 1410 Mount Albert Road (Wycliffe Thornridge Sharon Corners 2 Limited), Part of Blocks Block 4 and 5, Plan 65M-4679, Parts 1 and 2, Plan 65R-40003, Parts 1, 2, and 3, Plan 65R-40959] [File: ZBA.25.##]

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

1. That Map 4 of Schedule "A" to Zoning By-law 2018-043, as amended, is hereby further amended as follows:
 1. Part of Lot 12, Concession 2, Town of East Gwillimbury, Regional Municipality of York, more particularly shown in heavy outline on Schedule "A" attached hereto is changed from "**Residential 6 (R6-162)**" to "**Residential 6 (R6-###)**" as shown on Schedule "A" attached hereto.
2. That Part 16.0 of By-law No. 2018-043 is amended with the following:

Exception No.	###
Zone	R6-###
Property/Legal Description	Part of Blocks Block 4 and 5, Plan 65M-4679, Parts 1 and 2, Plan 65R-40003, Parts 1, 2, and 3, Plan 65R-40959
Permitted Uses	i. All uses permitted in the R6 Zone
Special Provisions	i. The terms " long-term " bicycle parking space and " short-term " bicycle parking space have the following meaning: <ol style="list-style-type: none"> a. "long-term" bicycle parking spaces are bicycle parking spaces for use by the occupants or tenants of a building; and b. "short-term" bicycle parking spaces are bicycle parking spaces for use by visitors to a building. ii. Notwithstanding Section 5.2.9(a), the minimum width of a driveway accessing a parking area shall be 6.0 metres for two-way traffic.

	<p>iii. The Floor Space Index (FSI) of any building constructed in accordance with this exception shall be calculated on the basis of Net Floor Area.</p> <p>iv. Net Floor Area means the aggregate of the floor areas of a building above or below established grade, but excluding:</p> <ul style="list-style-type: none"> a. Motor vehicle parking areas within the building; b. Stairways; c. Elevator shafts and other service and mechanical shafts; d. Service/mechanical rooms and penthouses; e. Washrooms; f. Waste/recycling rooms; g. Staff locker and lunch rooms; h. Bicycle lockers or bicycle parking spaces internal to a building; i. Resident lockers; j. Storage areas; k. Loading areas; l. Any space with a floor to ceiling height of less than 1.8 metres; and, m. Indoor Amenity Area; n. Any part of a basement that is unfinished. <p>Apartment Building:</p> <ul style="list-style-type: none"> i. For the purposes of this By-law, the front lot line shall be the lot line abutting Regional Road 13 (Mount Albert Road). ii. Maximum number of dwelling units: 150 iii. Minimum Front Yard: 3.0 metres iv. Minimum setback from the hypotenuse of a daylight triangle: 1.5 metres v. Minimum Front Yard setback to a canopy: 0.0 metres vi. Minimum Rear Yard and Interior side yard <ul style="list-style-type: none"> a. To a habitable portion of a building: 7.0 metres; and b. To a ramp to a parking structure: 0.5 metres. vii. Minimum Exterior side yard: 1.2 metres viii. Maximum Lot Coverage: 68% ix. Maximum Height: 40.0 metres x. Height shall be measured from a geodetic elevation of 258.40 metres above sea level.
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	<ul style="list-style-type: none"> xi. Notwithstanding the requirements of Sections 4.13 and 4.27, the following features may project above the maximum building Height: <ul style="list-style-type: none"> a. Mechanical Penthouse, which may project a maximum of 6.0 metres above the maximum height; b. Decorative façade elements, roof ballast, elements of green roof technology, which may project a maximum of 1.5 metres above the maximum height; and c. Renewable energy technology. xii. Minimum Amenity Area: 200 square metres xiii. Required resident parking spaces may be provided using a mechanical parking system or stacker. xiv. Notwithstanding the requirements of Section 5.14 and Table 5D, the minimum number of bicycle parking spaces shall be provided in accordance with the following: <ul style="list-style-type: none"> a. Short-Term bicycle parking spaces: 4 b. Long-Term bicycle parking spaces: 44 xv. Short term bicycle parking spaces may be located exterior to a building xvi. Long-Term bicycle parking spaces may be provided in a stacked configuration with the following minimum dimensions: <ul style="list-style-type: none"> a. Width: 0.4 metres b. Length: 1.7 metres c. Height: 1.0 metres
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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 this ___ day of _____, 2025.

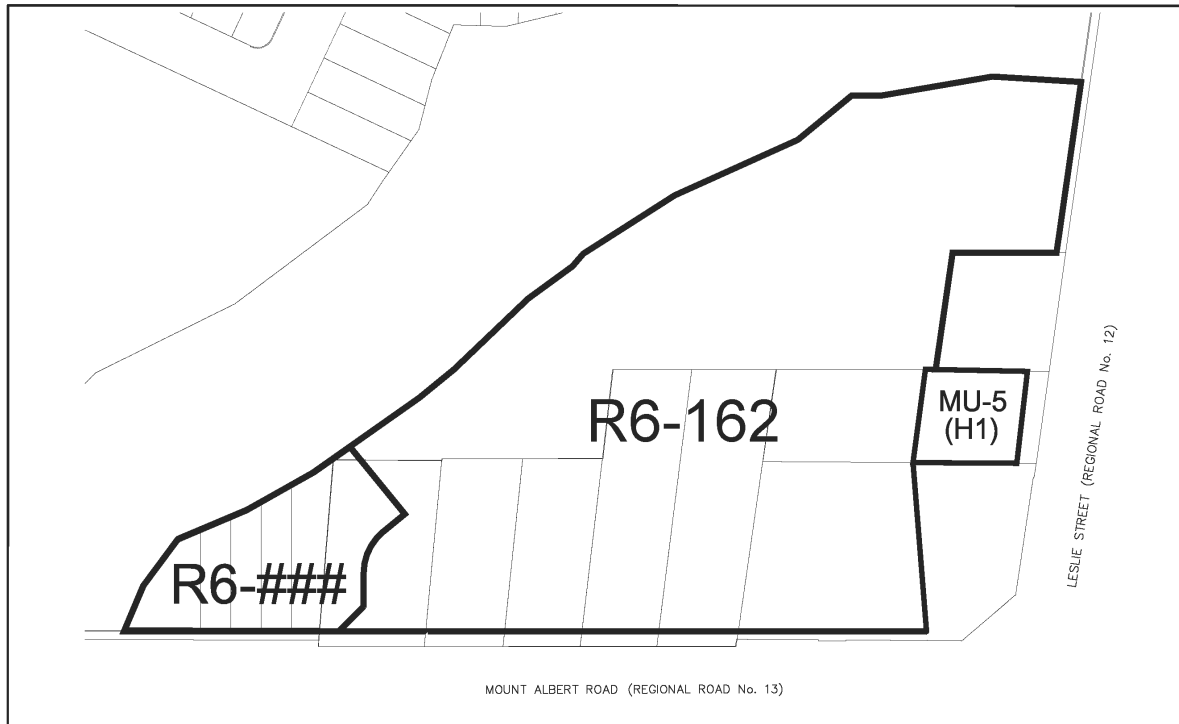
Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

SCHEDULE "A" TO BY-LAW NO. 2025-###

PART OF BLOCKS BLOCK 4 AND 5, PLAN 65M-4679, PARTS 1 AND 2, PLAN 65R-40003, PARTS 1, 2, AND 3, PLAN 65R-40959

**TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK
[FORMERLY THE TOWNSHIP OF EAST GWILLIMBURY, COUNTY OF YORK]**



This is Schedule "A" to Zoning By-law 2024-### passed this __ day of ____, 2025.