

**THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY  
BY-LAW NO. 2023-XX**

**Being a By-law to Amend By-law No. 2018-043, as amended,  
being a Zoning By-law  
[14877 Yonge Street, Pt Lts 102 & 103, 1 (EYS) Part 1]**

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

1. That Map 15 of Schedule “A” to Zoning By-law 2018-043, as amended, is hereby further amended as follows:

Pt Lts 102 & 103, 1 (EYS) Part 1, Town of East Gwillimbury, Regional Municipality of York, more particularly shown in heavy outline and cross hatching on Schedule “A” attached hereto is changed from

- 1.1 “RURAL (RU)” to “RURAL – HOLD (EP(H))”
- 1.2 “ENVIRONMENTAL PROTECTION (EP)” to “ENVIRONMENTAL PROTECTION – HOLD (EPH)”
- 1.3 “RURAL (RU)” to “RURAL – EXCEPTION (MU3(XX))”
- 1.4 “RURAL (RU)” to “RURAL – EXCEPTION (MU7(XX))”.

2. That Part 16 of By-law No. 2018-043 is amended with the following:

Exception No.	Zone	Permitted Uses	Special Provisions	Location
XX	RU(H)	All uses permitted in RU Zones, subject to removal of the holding provisions	Holding provisions to be applied, to be removed through approval of future phases of development	Pt Lts 102 & 103, 1 (EYS) Part 1, Map 15
	MU3	All uses permitted in MU3 Zones	Increase the permitted height to 55m and increase the permitted height of the first storey to 6m.	
	MU7	All uses permitted in MU7 Zones	Increase in permitted height to 90m and increase permitted height of the first storey to 6m.	
	EP(H)	All uses permitted in RU Zones, subject to removal of the holding provisions	Holding provisions to be applied, to be removed through approval of future phases of development	

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Virginia Hackson, Mayor

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Tara Lajevardi, Municipal Clerk