Welcome!

Town of East Gwillimbury
Zoning By-law Conformity Update Open House

PURPOSE OF THE OPEN HOUSE

The Zoning By-law is an important document to implement the broad policy direction of the Official Plan through specific zoning standards regulating land use.

This Open House is meant to provide information about proposed changes to the Zoning By-law.

Your feedback is crucial to ensure that the Zoning By-law reflects the priorities and goals for the future.

PROVIDING FEEDBACK

You can follow along for project updates, and find out more about future engagement opportunities by scanning the QR code below:

EG East Gwillimbury NPG PLANNING SOLUTIONS

Why is this Project Taking Place?

This project is an **update** to the existing Zoning By-law (approved in 2018) to ensure alignment with:

- The Town's Updated Official Plan (sent to the MMAH for review)
- Recent Provincial policy and regulatory changes
- Evolving best practices in land use planning

This project is **not** a new Zoning By-law

Project Timeline

Phase 1
(Q2 2025)

Project Start Up

Phase 2
(Q3 2025-Q1 2026)

Research and Analysis

Phase 3
(Q1-Q3 2026)

Build and Engage

Phase 4
(Q4 2026-Q2 2027)

Finalization

Ongoing Public Consultation

We are here

Public Open House 1:
- Introduce Project
- Review Terms of Reference and Project Schedule
- Technical Advisory Committee
- Development Community Meeting
- Town Council Meeting

Public Open House 2:
Review/Feedback on:
- Background Report
- Technical Briefs
- Preliminary Map Changes
- Technical Advisory Committee
- Development Community Meeting
- Town Council Meeting

Public Open House 3:
Review/Feedback on:
- Draft Zoning By-law
- Draft Mapping
- Technical Advisory Committee
- Development Community Meeting
- Town Council Meeting

Statutory Open House:
Review/Feedback on:
- Final Draft Zoning By-law/Mapping
- Technical Advisory Committee
- Development Community Meeting

Statutory Public Meeting:
Review/Feedback on:
- Final Zoning By-law/Mapping

EG East Gwillimbury NPG PLANNING SOLUTIONS

Project Milestones

Phase 2:
Research and Analysis

Background Report

- ✓ Review Provincial policies and new Town Official Plan
- ✓ Review zoning trends in Town and beyond

Technical Briefs

- ✓ Review and make recommendation on each section of existing Zoning By-law

Phase 3:
Build and Engage

Draft Zoning By-law and Mapping

Consultation Summary Memo

Preliminary Mapping

Phase 4:
Finalization

Final Zoning By-law and Mapping

Consultation Summary Memo

Final By-law for Council Adoption

EG East Gwillimbury NPG PLANNING SOLUTIONS

Changes to Provincial Legislation

Examples:

Bill 23: Permits up to 2 Additional Residential Units (ARUs) within any detached house, semi-detached house or townhouse on any Parcel of serviced Urban Residential Land.

Bill 17 and O.Reg. 257/25: Permits a 10% deviation from the minimum setback requirements on Parcels of Urban Residential Land and removes municipal authority to prohibit schools and their ancillary uses on Parcels of Urban Residential Land.

Bill 97: Prohibits commercial uses such as retail and offices, as well as institutional uses in Areas of Employment.

Phase 1 Consultation Summary

Findings:

- Existing zoning standards work well, and the preference is to **maintain familiar provisions** rather than update them
- **Higher density housing** requires greater flexibility and proactive planning
- **Parking** is excessive for **industrial uses**
- Parking standards frequently require variances for **ARUs**
- Consider standards for **soft / permeable landscaping** in front yard of dwellings to prevent parking and paving over lawns
- There is interest in ensuring that the updated Town ZBL supports the requirements of the **Complete Communities Secondary Plan ("CCSP")**

Review of Planning Applications

Zoning By-law Amendments:

A total of 17 Zoning By-law Amendments were reviewed. No specific findings related to trends in zoning use permissions were identified.

Minor Variance Applications:

A total of 107 Minor Variance applications were reviewed. Common variances related to:

- parking space obstructions, parking space sizes and driveway widths in relation to ARUs
- setbacks for accessory buildings, particularly in Rural, Industrial, and privately serviced Residential Zones

Summary of Potential Changes – Additional Residential Units (ARUs)

Additional Residential Units and Parking

Issue: Currently, a typical residential lot in new subdivision cannot accommodate required parking space for an ARU.

Potential approaches to address ARU parking issue:

1. Retain the status quo. Homeowners may apply for Minor Variance to fit required parking space in front yard.
2. Remove the parking requirement for ARUs.
3. Permit additional parking in front yards with specific provisions to be met. For example: parking space is allowed in front yard if it is is constructed with permeable pavers.

Do you have other suggestions or a preference? Leave your input using one of the sticky notes below.

EG East Gwillimbury NPG PLANNING SOLUTIONS

Summary of Potential Changes – Additional Residential Units

Where are ARUs Permitted?	
Area	**Status**
Properties in a Settlement Area w/ public water & wastewater services (“Urban Serviced Lands”)	Mandated by the Province to be permitted as-of-right (2 ARUs per property)
Properties in a Settlement Area w/o public water & wastewater services (e.g., parts of Mount Albert)	Not mandated by the Province to be permitted as-of-right
Properties outside of a Settlement Area	Not mandated by the Province to be permitted as-of-right. Permitted subject to detailed policies of the Official Plan (varies by designation), and subject to the ability to provide appropriate water & wastewater services

Summary of Potential Changes – Employment and Mixed Use Areas

Areas of Employment and Bill 97:

- Standalone retail, office, and institutional uses are not classified as employment areas

New Zones:

- M3-1 Zone
- M3-2 Zone
- Intended to implement the new Mixed Business Employment Designation in the Town OP.

New Mixed Use Zones are proposed to implement the policies of the Complete Communities Secondary Plan, these are as follows:

- Commercial Mixed Use Designation
- Low density developments in the Residential Mixed Use Designation
- Medium density developments in the Residential Mixed Use Designation

EG East Gwillimbury NPG PLANNING SOLUTIONS

Summary of Potential Changes – Oak Ridges Moraine

- Re-name Zones to better align with their intended function:
  - “Oak Ridges Moraine Core (ORMC) Zone” to “Oak Ridges Moraine Core and Linkage (ORMCL) Zone”
  - “Oak Ridges Moraine Core Linkage (ORMCL) Zone” to “Oak Ridges Moraine Core and Linkage - No Dwelling (ORMCL-ND) Zone”
- New Zones will permit agriculture-related and on-farm diversified uses in the Oak Ridges Moraine, where lands are within prime agricultural areas.
- Current zoning does not restrict certain uses that are restricted by the Oak Ridges Moraine Conservation Plan in *Key Hydrologic Features* and *Key Natural Heritage Features*
  - Potential rezoning of Key Natural Heritage Features and Key Hydrological Features to an Environmental Protection (EP) Zone in the Oak Ridges Moraine

Key Hydrologic Features include: Permanent and Intermittent Streams; Kettle lakes; Seepage Areas and Springs; Wetlands

Key Natural Heritage Features include but are not limited to: Endangered species habitats; Significant woodlands; Wetlands; Fish habitats

East Gwillimbury

NPG PLANNING SOLUTIONS

Summary of Potential Changes – Others

- Increasing use permissions where appropriate
  - For example, permitting agriculture-related and on-farm diversified uses in the Oak Ridges Moraine Zone
- Parking and loading
  - The parking requirements for industrial uses are proposed to be decreased from 1 space per 50m^2 of floor area to 1 space per 100m^2
  - Permitting Schools on all Parcels of Urban Residential Lands
- Various updates to Definitions
- Various updates to General Provisions, including additions pertaining to agriculture-related and on-farm diversified uses
- Various updates to Zone requirements as appropriate (e.g. Floor Space Index for townhouses and apartment buildings)
- Adding and clarifying zoning provisions for existing mixed use zones

Thank you.
Questions?