



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Agenda**

Wednesday, November 15, 2023
7:00 PM

Pages

1. CALL TO ORDER- MOMENT OF MEDITATION

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES None.

8. SPEAKERS AND DELEGATIONS

9. PETITIONS

10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

- a. Official Plan and Zoning Bylaw Amendment Applications
(7:00pm)

30944 Highway 48, Pefferlaw

Part of Lots 24 and 25, Concession 7 (G)

5

AGENT: Humphries Planning Group Ltd. (c/o Rosemarie Humphries)

Report No. DS-2023-0098

Recommendation(s):

1. That Council receive Report No. DS-2023-0098, prepared by the Development Planning Division, Development Services Department dated November 15, 2023, respecting Official Plan and Zoning By-law Amendment applications made by Humphries Planning Group Inc. (c/o Rosemarie Humphries) on behalf of The Cannington Group (c/o David McCrossan) for the property municipally addressed as 30944 Highway 48, Pefferlaw and legally described as Part of Lots 24 and 25, Concession 7 (G);
 2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2023-0098 as well as any comments raised by the public and Council at the Public Meeting; and,
 3. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a. Any person or public body that has requested to be notified of any future public meetings; and,
 - b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject applications.
- b. Proposed Countryside Zoning Bylaw, Amendment to Zoning Bylaw 500 and associated Official Plan Amendment (7:00pm)

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File Numbers 02.202 (OPA) and 03.05BT (ZBA)

Report No. DS-2023-0097

Recommendation(s):

1. That Council receive Report No. DS-2023-0097 prepared by the Planning Policy Division, Development Services Department, dated November 15, 2023, respecting a proposed Countryside Zoning By-law, an amendment to Zoning By-law 500 and associated Official Plan Amendment; and,
2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, staff recommend the following:
3. That Council pass the proposed Countryside Zoning

By-law No. 600 (November 2023) and the By-law to amend Zoning By-law 500 to remove the Countryside Area;

4. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary to the proposed Countryside Zoning By-law (November 2023) or the amendment to Zoning By-law 500, further notice shall not be required;
5. That Council pass a by-law to enact Amendment No. 148 to the Town of Georgina Official Plan which amends Section 8.1.12 to permit up to three dwelling units (i.e. one single detached dwelling and up to two accessory apartments, one being in the single detached dwelling and the other in a detached building) on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations; and,
 - a. That the Town Clerk forward a copy of Report No. DS-2023-0097 and Council's Resolution to the York Region Director of Community Planning and Development Services and the Lake Simcoe Region Conservation Authority, General Manager, Planning and Development.

Or alternatively,

1. That in the event concerns are raised by the public or Council which require further investigation, staff recommend the following:
2. That staff report further to Council following the receipt and assessment of the public and Council's concerns; and,
3. That staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

2. Statutory Meeting(s) Under Other Legislation

3. Other Public Meetings

11. REPORTS None.

1. Adoption Of Reports Not Requiring Separate Discussion

2.	Reports Requiring Separate Discussion	
12.	DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT	
1.	Dispositions/Proclamations	
a.	Paul Calandra, Minister of Municipal Affairs and Housing, Strong Mayor Powers and Eligibility for Building Faster Fund	143
2.	General Information Items None.	
a.	Information Items	
b.	Briefing Notes	
13.	MOTIONS/ NOTICES OF MOTION	
14.	REGIONAL BUSINESS	
15.	OTHER BUSINESS	
16.	BY-LAWS	
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2.	Bylaw Number 2023-0085 (PL-2) adopting Official Plan Amendment No. 148	343
3.	Bylaw Number 500-2023-0006 (PL-5) amending Zoning Bylaw 500 to remove certain lands from applicability to Zoning Bylaw 500 that are outside the settlement areas referred to in the Countryside Area	351
17.	CLOSED SESSION None.	
1.	Motion to move into Closed Session of Council	
2.	Motion to reconvene into Open Session of Council and report on matters discussed in Closed Session	
18.	CONFIRMING BY-LAW	
1.	Bylaw Number 2023-0086 (COU-2) confirming proceedings of Council on November 15, 2023	356
19.	MOTION TO ADJOURN	

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2023-0098

**FOR THE CONSIDERATION OF
COUNCIL**

November 15, 2023

**SUBJECT: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS
30944 HIGHWAY 48, PEFFERLAW
PART OF LOTS 24 AND 25, CONCESSION 7 (G)**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2023-0098, prepared by the Development Planning Division, Development Services Department dated November 15, 2023, respecting Official Plan and Zoning By-law Amendment applications made by Humphries Planning Group Inc. (c/o Rosemarie Humphries) on behalf of The Cannington Group (c/o David McCrossan) for the property municipally addressed as 30944 Highway 48, Pefferlaw and legally described as Part of Lots 24 and 25, Concession 7 (G);
2. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2023-0098 as well as any comments raised by the public and Council at the Public Meeting; and,
3. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a) Any person or public body that has requested to be notified of any future public meetings; and,
 - b) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject applications.

2. PURPOSE:

The purpose of this report is to provide Staff's preliminary analysis and to outline comments received with respect to the Official Plan and Zoning By-law Amendment applications submitted by Humphries Planning Group Inc. (c/o Rosemarie Humphries) on behalf of The Cannington Group (c/o David McCrossan) on May 11, 2023 for the property municipally addressed as 30944 Highway 48, Pefferlaw.

The subject applications have been submitted in order to accommodate a self-storage facility comprising a total of 12 ground-oriented storage buildings of heated and unheated storage units, as well as an associated on-site 2-storey ancillary office building with a total floor area of approximately 7,470.0 m² (80,410.0 ft²).

Outside storage of vehicles is also proposed to the rear of the property with associated pump out stations. Outdoor parking will be accommodated for 88 passenger vehicles as well as 67 recreational vehicle (RV) spaces. Additionally, four parking/charging bays for electric vehicles are also proposed, as well as a stormwater retention pond at the rear of the property.

3. BACKGROUND:

3.1 SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property is located on the north side of Highway 48 and west of Lake Ridge Road in Pefferlaw. The property is rectangular in shape and has a total lot area of approximately 3.58 hectares (8.86 acres) as well as a frontage of approximately 175 metres (574 feet) along Highway 48. The property previously accommodated an outdoor Drive-In Theatre, which closed in approximately 2014.

Surrounding land uses include:

- North:** Natural heritage features, open space and vacant/undeveloped lands.
- South:** Highway 48. On the south side of Highway 48 is an existing self-storage facility (Stuff N Storage Ltd.) containing ground-oriented storage units.
- East:** Lake Ridge Road and an existing gas station (Shell).
- West:** Residential and Commercial Uses.

Please refer to Table 1 below for a summary of property information.

Table 1 – Summary of Property Information	
General Property Information	
Municipal Address	30944 Highway 48
Legal Description	Part of Lots 24 and 25, Concession 7 (G)
Roll Number	03537-0452
File Number	02.205/03.1177
Lot Area	3.58 hectares (8.86 acres)
Lot Frontage	175 metres
Zoning	Highway Commercial (C2-29)
Pefferlaw Secondary Plan Designation	Commercial
York Region Official Plan	Community Area
Related Planning Applications	Site Plan Application (B.1.401)
Land Use and Environmental Considerations	

Existing Buildings	None - Site is currently vacant	
Proposed Buildings	Self-storage facility containing a total of 12 ground-oriented storage buildings comprising approximately 7,470.0 m ² (80,410.0 ft ²) as well as an associated on-site 2-storey ancillary office building.	
Natural Features	None	
Natural Hazards	None	
Regulatory Status		
LSRCA	No	
MTO	Yes	
Heritage Act	Neither listed or designated	
Servicing		
	Existing	Proposed
Water	None	Private
Sanitary	None	Private
Access	Highway 48	Highway 48

Please refer to Attachments 3 and 4 for the Location Map and Site Photos of the subject property.

3.2 PROPOSAL

Application for Official Plan Amendment

An Official Plan Amendment has been submitted in order to redesignate the subject property from 'Commercial' to 'Industrial' in the Pefferlaw Secondary Plan.

Application for Zoning By-law Amendment

A Zoning By-law Amendment has been submitted in order to rezone the subject property from the current 'Highway Commercial (C2-29)' zone to 'Restricted Industrial Exception Zone (M1-XX)' under Town of Georgina Zoning By-law 500, as amended.

The subject applications have been submitted to facilitate the construction of a public storage facility, with 12 buildings containing approximately 7,470.3 sq. m. (80,410 sq. ft.) of heated/unheated units and an on-site 2-storey ancillary office building along with outside storage of vehicles with vehicle pump out station. At total of 88 passenger vehicle parking spaces and 67 RV spaces are proposed.

The facility is to be privately serviced by a well and septic system, which includes a holding tank (as part of a pump out station).

The site is proposed to be accessed by one full-moves entrance onto Highway 48, located towards the east end of the site, which extends into a 9.20 metre wide driveway and internal laneway which provides access to the various storage buildings, storage units, central office, parking areas and outside RV storage area.

A stormwater retention pond is also proposed at rear of property. Snow storage areas have been located along the perimeter of the site as well as dedicated internal areas away from view and located adjacent to the parking areas. Parking spaces are not proposed to be utilized for snow storage.

Landscaping is proposed along the primary frontage as well as the eastern and western side yards which are proposed to substitute as suitable snow storage areas during the winter months.

3.3 SUBMISSION MATERIALS

A summary of submission documents are available in Attachment 9. Submitted documents are available from the Development Planning Division or via the link at:

[Click here to download](#)

4. **PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

4.1 PUBLIC CIRCULATION

As per the *Planning Act*, two (2) public notice signs were posted on the subject property on October 22, 2023. A Notice of Complete Application and Public Meeting was also mailed to all assessed property owners within 120 metres of the subject property on October 17, 2023.

For additional notification, the Notice was also posted to the Town's website.

At the time of the writing of this report, no public comments have been received. One (1) notification request has been received.

4.2 **EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS**

The consolidated Town department and external agency comments received are available in Attachment 8. See below for a brief summary:

Development Engineering Division

The Development Engineering Division has provided various comments relating to detailed design. A summary of key comments provided by Development Engineering staff are as follows:

- The site is located on a rural property with no availability and requirements for municipal water, sanitary, and storm servicing.
- Lighting Plan & Photometric analysis are acceptable.
- The proposed swale slope is 0.7% along the eastern property line. The minimum longitudinal slope of any swale must be 1%.
- The submitted Environmental Site Assessment (Phase II) is acceptable, no further action is required.
- The submitted Noise Study is acceptable, subject to conditions (see Attachment 8).
- Accessible parking spaces are required that will need to be firmly paved, which are to be located in close proximity to building entrances and designed as per Facility Accessibility Design Standards (FADS).
- The submitted Geotechnical Report will need to be revised to include water table level monitoring for 4 seasons or one full year.

Trans-Plan Transportation Engineering – Peer Review of Traffic Impact Study

Trans-Plan Transportation Engineering was retained to conduct a full-scope review of the submitted Transportation Impact Study (TIS) prepared by GHD Ltd. dated March 24, 2023. Please refer to Attachment 8 for comments.

The peer review comments are summarized as follows:

- The applicant will need to confirm that there will be no sightline issues associated with the turning movements (in/out) for the proposed site access in relation to proposed vegetation and other potential obstructions.
- The discussion of potential sightline issues at the proposed site access point is made more relevant by the fact that the 2035 capacity results identified a Level of Service “D” and average delay of 44s for vehicles trying to enter Highway 48 from the site.
- The applicant is also being asked to clarify the logic utilized to support the trip distribution assumptions in the technical analysis.
- The TIS provides no Signal warrant analysis, which is questionable in light of the fact that the outbound movements under the ultimate analysis scenario in 2035 operate with a Level of Service of “D” (LOS “D” representing high-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable).
- Turning lane warrant calculations for the proposed site access from Highway 48 are required, to confirm that turning lanes on Highway 48 will not be required by 2035.

- The parking review referenced the correct and applicable parking rate as identified through the Town of Georgina's Zoning By-law and that 88 parking spaces proposed for the site complies with the applicable rate.
- The applicant needs to confirm the number of accessible parking spaces to be AODA compliant.

Ministry of Transportation

MTO has no objection to the subject applications but has indicated that previous comments made in regards to the associated site plan application do need to be addressed as follows:

- The applicant will need to clearly label MTO property line, MTO owns a sliver of land along the highway as well and this will need to be clearly labelled. It should be labelled "MTO property line highway designation" and "MTO future property line". The 14m setback will be required from the Future MTO property line.
- The property lines and the 14m MTO setback need to be clearly labelled on all plans required for MTO review and approval.

Regional Municipality of York

The Regional Municipality of York has provided comments which have been attached as part of Attachment 8. A summary of comments are as follows:

- York Region Development Planning staff have no objection to the proposed Official Plan Amendment. Based on their review, the proposed OPA appears to be a routine matter of local significance. As such, this application is exempted from approval by Regional Planning Committee and Council.
- The subject lands are located outside of municipally serviced area for both water and wastewater servicing. It is York Region's understanding that the site will be privately serviced. The Regional Infrastructure Asset Management Branch has no comments.
- The Region does not have any objections/concerns as it relates to Source Protection policy.
- The site is located within a Highly Vulnerable Aquifer (HVA). Please note that within the HVA, should the proposed development include bulk fuel ($\geq 2500L$) or bulk chemicals ($\geq 500L$), a Contaminant Management Plan (CMP) will be required prior to approval.

- The site is located within 120m of an unevaluated wetland as per Map 4 of the Regional Official Plan and contains a woodlot on the northern and western boundary. Any proposed development or site alteration should be located outside of any key natural heritage features/ key hydrologic features and their required setbacks/ VPZ associated. Natural heritage features and appropriate VPZ should be designated and rezoned Environmental Protection “EP” accordingly.

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has indicated that the site is mapped as being located within both a significant groundwater recharge area (SGRA) and ecologically significant groundwater recharge area and is also within a highly vulnerable aquifer. Policy 6.40-DP of the LSPP is applicable. The developer will need to demonstrate how the quality and quantity of groundwater is to be maintained, restored or improved. A summary of key comments provided are as follows:

- Based on the information provided, the groundwater levels are high. The developer will need to include an impermeable liner on the proposed dry pond such that there can be no interaction between the runoff and groundwater thus ensuring that the quality of the groundwater is not compromised.
- A groundwater monitoring program has been initiated and will need to continue to include four consecutive months of data to ensure that the seasonal high groundwater level are acquired.
- A fulsome Hydrogeological Analysis is required, which demonstrates that the quality and quantity of groundwater and the function of the recharge area will be protected, improved, or restored.
- Stormwater Management design criteria needs to be provided for quantity control, erosion control, volume control and phosphorus budget.
- The entire site appears to be draining towards the existing roadside ditch. It is not clear why the site was divided into 2 separate catchment areas.
- The LSRCA recommends that the subject applications be deferred until the applicant can demonstrate that the site can function in compliance with the Lake Simcoe Protection Plan (LSPP).
- Once the LSRCA is in receipt of revised technical reports, further review and comments will be provided. Technical comments on the Hydrogeology and Engineering submissions have been included as part of Attachment 8.

Georgina Fire Department

The Georgina Fire Department has no objections to the proposal and provides the below comments:

- All construction shall be in conformance with the Ontario Building Code (OBC).
- Adequate water supply for firefighting shall be provided in accordance with the OBC - developer to provide fire flow requirement reports and cistern details for review.
- Access through the gate into yard shall be provided to the Fire Department in the event of an emergency.
- Consideration should be given to the installation of fire sprinklers in the proposed buildings and the developer/owner is invited to meet with Georgina Fire to discuss the benefits of this life safety feature.

McIntosh Perry Consulting Engineers – Peer Review of Environmental Impact Study

McIntosh-Perry Consulting Engineers was retained to conduct a full-scope review of the submitted Environmental Impact Study (EIS) prepared by Palmer Environmental Consulting Group, dated April 11, 2023. Please refer to Attachment 8 for comments. A summary of key comments provided through this review are as follows:

- In general, the property being reviewed had limited ecological value due to its past use as a drive-in theatre.
- Species at risk (SAR) are discussed in the report and potential species that may be found are detailed in the appendices. No SAR are anticipated to utilize the property.
- With the forested habitat adjacent to the property there were limited observations of migratory birds from two site visits (a single observation of the Red-winged Blackbird). However, it is unlikely that works on the property will have much impact on the adjacent lands, if any.
- It is requested that the applicant confirm that there are either no trees remaining on the property or that none of the species listed in Schedule 1 of the submitted EIS would find habitat in the remaining trees. If there are trees remaining that may be removed appropriate timing windows for their removal should be indicated in the report.

- Confirm no additional trees will be removed from the property or if trees will be removed that they are not considered bat habitat or covered under the Migratory Bird Regulations and that removal will be completed outside of the timing window for bats and migratory birds or screened prior to removal.

The below departments / agencies have no comment or objection:

- Municipal Law Enforcement Division
- Tax and Revenue Division
- Enbridge Gas
- Rogers Communications
- Hydro One

5. **ANALYSIS:**

The following is a review of the applications relative to applicable Provincial, Regional and Town planning documents.

5.1 **PROVINCIAL POLICY FRAMEWORK**

Council decisions on planning matters must be consistent with the Provincial Policy Statement and shall conform with, or not conflict with, in-effect Provincial Plans.

The subject property is subject to the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the Lake Simcoe Protection Plan (2009) and the Greenbelt Plan (2017).

5.1.1 **The Provincial Policy Statement, 2020 (PPS)**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario.

The subject property is located within a 'Rural Settlement Area' in the PPS. Settlement areas consist of both urban areas and rural settlement areas, which have been designated for development over the long-term planning horizon and which shall be the focus of growth and development.

Section 1.1: Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Includes policies to sustain healthy, liveable, resilient and safe communities.

Section 1.3.1: Planning authorities should promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs.

Section 1.7.1: Long-Term Economic Prosperity, should be supported by promoting opportunities for economic development and community investment-readiness.

This PPS aims to create livable communities with an appropriate range of employment lands to meet long term needs. Municipalities shall provide for a range and choice of suitable employment use sites to respond to dynamic market-based needs.

Staff are of the opinion that the proposal is consistent with the PPS.

5.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs growth management decision-making in the Greater Golden Horseshoe until 2051.

Section 2.2.1 of the Growth Plan provides a framework to prioritize, guide and direct population and employment growth.

Section 2.2.1.4 adds that complete communities will feature a diverse mix of land uses, including the convenient access to local stores and services. The development contributes to a range and mix of employment uses.

Section 2.2.5.1 of the Growth Plan supports economic development and growth through a number of policies including making more efficient use of existing employment areas, ensuring the availability of sufficient land in appropriate locations to accommodate forecasted growth, and integrating and aligning land use planning goals and economic development strategies to attract and retain investment.

The Growth Plan encourages the development of complete communities that include a diverse mix of land uses, including employment uses.

Staff are of the opinion that the proposal conforms to the Growth Plan.

5.1.3 The Lake Simcoe Protection Plan, 2009 (LSPP)

The Lake Simcoe Protection Plan (LSPP) protects, improves and restores elements that contribute the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key hydrologic features and their functions.

The proposed development meets the definition of “Major Development” as provided by the Lake Simcoe Protection Plan (LSPP).

Section 4.8-DP provides that an application for “major development” shall be accompanied by a stormwater management plan, inclusive of a phosphorus budget and water balance assessment, that demonstrates conformity with the LSPP.

Policy 6.40-DP states that 'Major Development' in significant groundwater recharge areas shall be accompanied by an environmental impact study that demonstrates how the groundwater quality / quantity is protected, improved or restored.

A Hydrogeological Investigation and Stormwater Management Report was submitted as part of complete applications. The LSRCA has reviewed the proposed applications and provided various comments which are included as Attachment 8 and which have also been summarized further in this report in the comments section.

Staff are of the opinion that additional information is required to assess the proposed applications' conformity with the LSPP.

5.1.4 The Greenbelt Plan (2017)

The Greenbelt Plan identifies where urbanization should not occur to protect the agricultural land base and ecological features / functions. The subject property is identified as being in a 'Towns / Villages' in the Greenbelt Plan.

Section 3.2.3 requires planning authorities to provide for a comprehensive and long-term approach for protecting and improving water quality / quantity as well as to plan for watersheds and consider the allocation of growth based on watershed planning.

The site is mapped as being located within both a significant groundwater recharge area (SGRA) and ecologically significant groundwater recharge area and is also within a highly vulnerable aquifer. The applicant will need to demonstrate how the quality and quantity of groundwater is to be maintained, restored or improved.

Staff are of the opinion that additional information regarding source water protection is required to assess the proposed applications' conformity with the Greenbelt Plan.

5.2 York Region Official Plan, 2022 YROP

The 2022 York Region Official Plan (ROP) contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity.

The subject lands are designated 'Community Area' on Map 1A of the York Region Official Plan (YROP).

Section 2.1.3.a of the YROP states that Community Areas are where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth.

York Region has reviewed the subject applications and is of the opinion that the proposed development conforms to the Regional Official Plan and that the OPA is exempt from Regional approval.

York Region has noted various technical comments that may be addressed at the detailed design stage (see Attachment 8).

Staff are of the opinion that the proposal conforms to the YROP.

5.2.1 Pefferlaw Secondary Plan, 1996 (as amended)

The Pefferlaw Secondary Plan provides specific land use and development direction for the Pefferlaw Secondary Plan Area. The subject property is currently designated 'Commercial', as shown on Schedule E1 – Land Use Plan in the Pefferlaw Secondary Plan.

Commercial Classification (Section 13.3.4.2)

Section 13.3.4.2 of the Pefferlaw Secondary Plan outlines that the 'Commercial' classification shall mean that the predominant use of land in the areas so designated shall be for the purposes of buying, selling, leasing and exchanging of commodities and the supplying, selling and leasing of personal, business and recreational services.

Within "Commercial" areas, permitted land uses may also include institutional, residential and office uses. The predominant land uses within these areas are all types of commercial activities normally associated with small urban communities together with some tourist commercial uses.

The following is an assessment of the applications to the criteria established in Section 13.3.2.2 b)(ii) of the Pefferlaw Secondary Plan for proposals to permit industrial development within the Pefferlaw community area not contemplated for industrial use by the Secondary Plan:

Site Suitability

Section 13.3.4.3 b) a) of the Pefferlaw Secondary Plan outlines that an assessment of the suitability of the proposed location for industrial purposes shall include accessibility, visual impact, traffic impact and the compatibility of the proposed use with adjacent land uses.

The subject site is vacant, underutilized and located within the Pefferlaw Community Area, which is accessed from Highway 48. With respect to traffic impact, the proposed use is low-intensity in character that does not generate significant traffic volumes. The proposed use would be typically staffed by one or two employees and visited by patrons on an infrequent basis with no particular peak hours of operation.

From a compatibility standpoint, an existing public storage facility is located within close proximity to the site at 30953 Highway 48, on the south side of Highway 48 which has been in operation since at least 2007 and has little to no known negative impact on the surrounding context and existing surrounding land uses. Appropriate setbacks have been established from all surrounding properties. Additional information has been requested from the applicant as it relates to accessibility requirements.

Local Market Demand and Economic Impact

Section 13.3.4.3 b) b) of the Pefferlaw Secondary Plan outlines that an examination of the current status of the local market demand and supply for industrial lands and an estimate of the probable economic impact of the proposal on the Pefferlaw community and the Town should be completed through the review of an industrial land use application.

The size and configuration of the site lends itself to more land-extensive industrial employment type uses, like public storage, rather than small-scale service commercial uses which also typically require some form of municipal servicing or infrastructure, which is not available or accessible.

This type of use is intended to function to serve the public as well as local businesses, by meeting future storage needs as necessary for both.

The proposed development aims to support the Town's local economy by introducing new industrial employment space, which is intended to support and compliment surrounding uses and economic activities.

Hydrogeological Investigation

Section 13.3.4.3 b) c) of the Pefferlaw Secondary Plan requires that a hydrogeological investigation be prepared by qualified professionals which evaluates and assesses the proposal in terms of current Provincial and Regional requirements governing the environmental review of industrial development on private services is to be included as part of a complete application for an industrial land use proposal.

A Hydrogeological Investigation has been prepared by Palmer Environmental Consulting Group to determine the existing hydrogeological conditions and identify potential impacts of proposed development to local surface water and groundwater resources. It also includes an assessment of soil conditions, soil permeability, groundwater table elevation and groundwater flow in the proposed development area.

The report has been reviewed by the Lake Simcoe Conservation Authority (LSRCA) and technical comments have been provided as part of Attachment 8.

The LSRCA has noted that the site is mapped as being within both a significant groundwater recharge area and ecologically significant groundwater recharge area and is also within a highly vulnerable aquifer. As such, the LSRCA is requesting additional information in the form of a resubmission that demonstrates how the quality and quantity of groundwater is to be maintained, restored or improved. This includes a groundwater monitoring program.

Stormwater Management Report

Section 13.3.4.3 b) d) of the Pefferlaw Secondary Plan requires that a Stormwater Management Report be included as part of a complete application for an industrial land use proposal in accordance with the policies of Section 13.3.3.5 (which are the storm drainage policies for the Pefferlaw Secondary Plan area).

A Stormwater Management Report was prepared by BJH Engineering Ltd. in support of the proposal. The report concludes that site grading can be completed in accordance with the Town's design criteria and in conformity with the existing surrounding lands. LSRCA staff have noted that the Servicing and Stormwater Management Report does not clearly provide the stormwater management design criteria for quantity control, erosion control, volume control and phosphorus budget (absent). As such, a revised Stormwater Management Report will need to be submitted for review as part of a second submission.

Proposed Industrial Activities

Section 13.3.4.3 b) e) of the Pefferlaw Secondary Plan requires that a breakdown and listing of the proposed industrial activities and processes to occur on the lands under consideration for industrial purposes and the methods by which monitoring of these activities may occur, is to be included as part of a complete application for an industrial land use proposal.

A breakdown of intended activities has been outlined through the submitted application. While the proposed self-storage facility is characterized as an industrial use based on its warehousing function, it does not function as a traditional industrial use or implement activities or processes that would require ongoing assessment of the extent and/or impact of the activity on the surrounding environment.

Other Studies or Reports

Section 13.3.4.3 b) f) of the Pefferlaw Secondary Plan outlines that other studies or reports as may be required to ensure that the proposed industrial development will conform to current Provincial, Regional and Town requirements, is to be included as part of a complete application for an industrial land use proposal.

A number of other supporting studies and reports have been submitted in conjunction with the application to demonstrate and verify its appropriateness. These include a Phase Two Environmental Site Assessment, Tree Inventory &

Preservation Plan/Arborist Report, Geotechnical Investigation Report as well as others. Please see Attachment 9 for a list of all submitted materials included as part of a complete application.

Compliance with Applicable Environmental Regulations

The Pefferlaw Secondary Plan also outlines that industrial uses shall comply with the Ministry of Environment and Energy (now Ministry of the Environment, Conservation and Parks) emission regulations and be of a low water consuming and discharging nature or a “dry” industrial type.

The facility is to be privately serviced with a well and holding tank. The development and servicing strategy has been designed to comply with all Ministry of Environment, Conservation and Parks requirements.

Abutting lands

The Pefferlaw Secondary Plan also requires that where industrial uses abut lands containing a non-industrial use or non-industrial designation, landscaping or screening shall be provided to adequately buffer the two different types of land use.

The proposal includes a 14 m minimum setback (corresponding to the MTO requirement) from the property line closest to the property to the proposed buildings – this area is intended to be landscaped and sodded. Additionally, a 3.0+ metre landscaping strip has been incorporated along the side yards in order to provide appropriate buffering and screening between neighbouring properties.

Parking and Loading Facilities

The Pefferlaw Secondary Plan also outlines that all industrial uses will provide adequate off-street parking and loading facilities.

The proposed development incorporates adequate off-street parking in accordance with applicable Zoning By-law standards, including outside parking for 88 vehicles and 67 RVs. No off-street parking is proposed.

Site Plan Control

The Pefferlaw Secondary Plan also outlines that all industrial uses may be subject to site plan control.

A related Site Plan application has been submitted and is currently under review. All technical matters will need to be finalized prior to Site Plan approval should the subject applications to amend the Official Plan and Zoning By-law be approved.

Existing Residential Areas

The Pefferlaw Secondary Plan also requires that industrial uses situated adjacent to, or near existing residential areas may be restricted by the implementing Zoning By-law to those uses which will have no adverse environmental impact in terms of noise, vibration, smoke or odour.

The proposal includes adequate setbacks from adjacent residential uses. Specifically, a minimum building setback of 13.71 m will be provided between the existing single-detached dwelling located to the west and the storage facility while a minimum setback of 14.0 m is proposed between the facility and Highway 48 located to the south. There are no existing residential uses located to the east and south.

Supporting studies have been submitted (Attachment 9) demonstrating no adverse impacts from a planning standpoint as it relates to noise, vibration and odour and is intended to maintain compatibility with existing surrounding land uses.

Outside Storage for Industrial Uses

The Pefferlaw Secondary Plan also requires that outside storage for industrial uses shall not be permitted where such storage may have an adverse visual or environmental impact.

The development proposes the outside storage of vehicles. The outdoor storage area is located towards the rear of the site, away from the Highway 48 frontage and screened from view through the self storage facility. A total of 88 passenger vehicle parking spaces and 67 RV spaces are provided. The proposal is not anticipated to have an adverse visual impact or environmental impact.

General Development Policies

Distance from CN Railway (13.3.3.1(i)): Council shall require noise/acoustical studies to be completed prior to final approval of plans of subdivision or site plans located within 500 metres of the rail line. The site is located within 500 m of the rail line and will require SPC approval. It is acknowledged that a noise study has been submitted with the application.

Criteria when considering an OPA for change of use/designation (13.3.3.1(l)): Staff note that this policy/criteria is not discussed in the Planning Justification Report submitted with the application.

Industrial Policies

Permitted Uses (13.3.4.3(a)(i)): Industrial uses which are largely free from noxious emissions of smoke, noise, dust, fumes or odours. Such uses include wholesaling, service operations, parking lots, utilities, accessory buildings, manufacturing,

warehousing, retailing as accessory to manufacturing, warehousing and farm related activities. All industrial uses shall be of a dry nature.

Required Studies (13.3.4.3(b)(ii): Staff note that this policy is addressed in the Planning Justification Report and that the listed studies have been submitted, where required.

Landscaping or screening from non-industrial uses (13.3.4.3(iv)): proposed industrial development which abuts lands containing non-industrial uses, shall provide landscaping or screening to adequately buffer the site. This will need to be addressed through Site Plan Control approval.

Outside Storage (13.3.4.3(viii)): Outside storage for industrial uses shall not be permitted where such storage may have an adverse visual or environmental impact. Industrial Classification (Section 13.3.4.3)

Section 13.3.4.3 of the Pefferlaw Secondary Plan outlines that the 'Industrial' classification shall mean that the predominant use of land shall include only those industrial uses which are largely free from noxious emissions of smoke, noise, dust, fumes or odours. Permitted 'Industrial' uses include wholesaling, service operations, parking lots, utilities, accessory buildings, manufacturing, warehousing, and retailing as accessory to manufacturing, warehousing and farm related activities. In addition, certain other compatible uses may be permitted including commercial uses accessory to an industry and essential accessory residential uses such as a caretaker's residence. All industrial uses shall be of a dry nature in accordance with subsection 13.3.2.2.

5.3 OFFICIAL PLAN AMENDMENT

The Official Plan Amendment proposes to redesignate the subject property from 'Commercial' to 'Industrial' in the Pefferlaw Secondary Plan.

Site-specific policies have been requested through the proposed Official Plan Amendment, allowing for not only the self-storage facility itself, but also the open storage of vehicles, vehicle pump-out station, and ancillary office building.

A copy of the proposed implementing Official Plan Amendment document is included as part of Attachment 6.

5.4 ZONING BY-LAW AMENDMENT

The subject property is currently zoned 'Highway Commercial (C2-29)' which permits various commercial uses.

Special Exception 29 is a temporary zone provision that established other permitted temporary uses such as a recreational baseball batting cage, miniature golf course,

and a temporary flea market, which may only operate from June 23, 2003 to June 23, 2006.

The applicant is proposing to rezone the site to 'Restricted Industrial Exception Zone (M1-XX)'.

A copy of the proposed implementing Zoning By-law can be viewed in Attachment 7.

A Public Storage Building is a permitted use within the parent M1 'Restricted Industrial' Zone. This use is defined with the Town's Zoning By-law as follows:

Means a building, used for the purpose of storing dry goods and materials on a rental basis, which is divided into individual storage units such that a person renting a unit would have exclusive access to the rented unit.

The subject Zoning By-law Amendment seeks to introduce several site-specific exceptions for relief to a number of development standards which reflect the built form aspects of the development plan. The Zoning By-law Amendment also proposes to allow for outside storage of vehicles onsite, with associated pump out stations.

The proposed special exceptions are outlined in the table below.

The * symbol along with bolded text in the table below indicates where standards in the parent M1 Zone of By-law 500 are not being met through this development proposal.

M1 Zone	Required	Proposed M1-XX Exception Zone
Lot Frontage (Min)	No minimum required, except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.	174.47 metres
Lot Area (Min)	4,000 sq. m. for Private Sanitary Services	35,865.5 sq. m.
Front Yard Setback (Min)	15 metres	*14 metres

Rear Yard (Min)	11 metres	46 metres (to RV canopy)
Interior Side Yard (Min)	6 metres	13.5 metres
Lot Coverage (Max)	20%	20%
Height (Max)	11 metres	5.2 metres
Parking Spaces (Min)	1/95 sq. m.	88 parking spaces
Open Storage	The storage of goods, material, or machinery, shall not be permitted other than in a wholly enclosed building.	Storage of personal belongings will be contained in enclosed buildings. *Open storage of vehicles oriented towards rear of the site.

As noted in this report, there are issues with the subject applications that need to be addressed which may result in changes to the development proposal in its current form. As such, finalizing site specific zoning standards cannot be completed at this time. Final zoning standards will be evaluated by staff in detail prior to a final recommendation report being brought forward to Council.

6. CORPORATE STRATEGIC PLAN:

This report addresses the following strategic goals:

- Ensuring Balanced Growth – Promote and ensure responsible growth and long-term planning. Diversifying Our Local Economy - Support investment attraction, job creation, business retention and expansion, including within our agricultural sector

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of these applications. The owner/applicant will be required to apply for and obtain all necessary approvals associated with land division applications, building permits, site alteration permits and entrance permits, and to pay associated costs for same including the payment of development charges and park levy.

8. ISSUES REQUIRING CONSIDERATION AND RESOLUTION:

- Revised technical studies need to be provided to the Town and the LSRCA demonstrating that the proposal is in compliance with the Lake Simcoe Protection Plan.

- Further review of comments recently received on the peer reviewed Traffic Impact Study and matters that need to be satisfactorily addressed in accordance with MTO and Town Development Engineering requirements.
- Revised Plans need to be provided to the MTO demonstrating that property lines have been correctly identified and that appropriate building setbacks have been established from Highway 48.
- Town Engineering comments particularly related to geotechnical issues and groundwater monitoring.
- Public, Council and Agency comments.

9. CONCLUSION:

Staff recommend that a subsequent report be prepared for Council's consideration after the applicant has addressed the concerns and comments presented by Staff in this Report, as well as any additional concerns raised by Council and members of the public at the public meeting. Staff are of the opinion that further review and discussion is required with the applicant.

Prepared by: Sean Lapenna
Senior Development Planner

Reviewed by: Alan Drozd, MCIP, RPP
Manager of Planning Policy

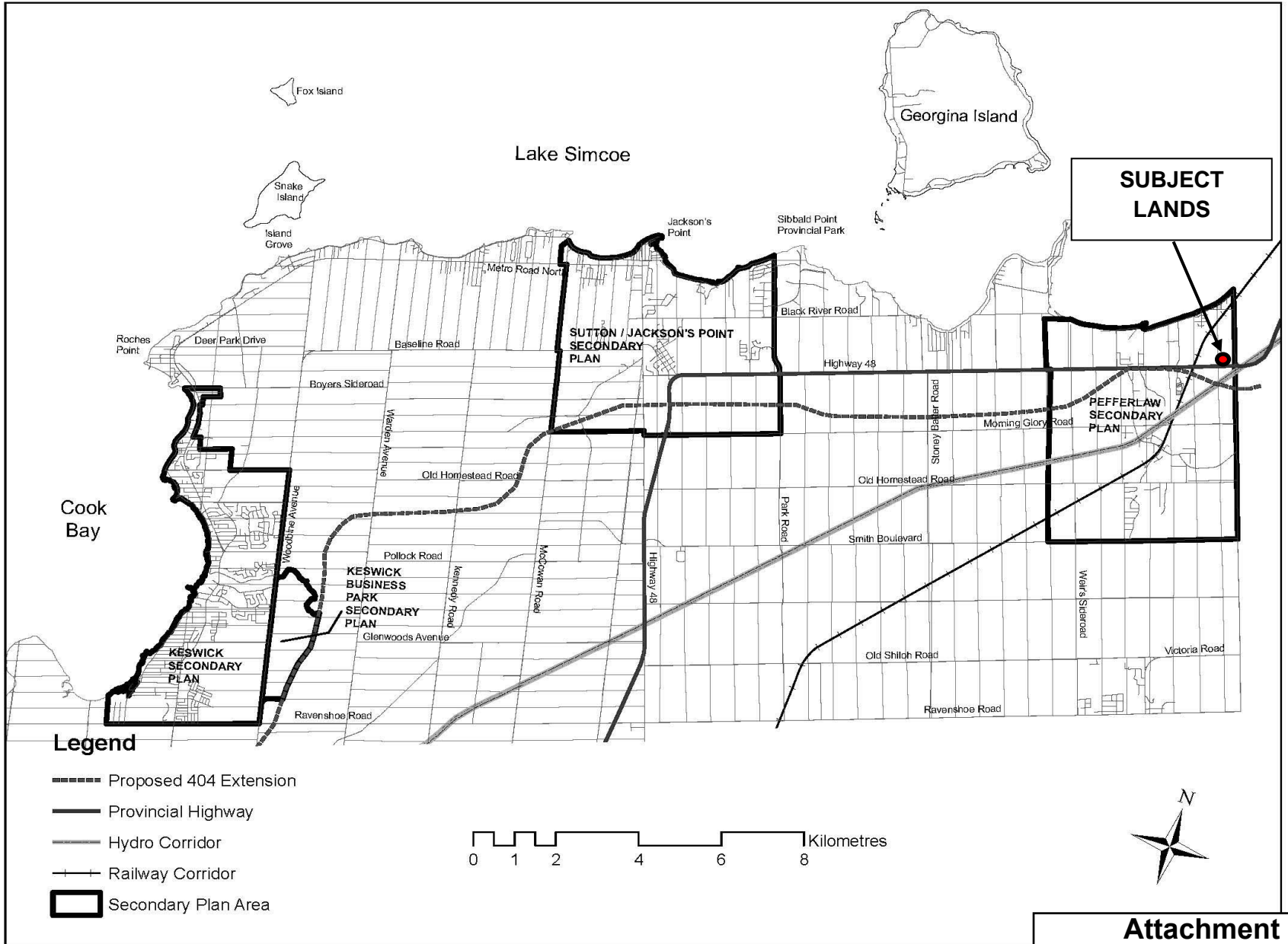
Recommended by: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved by: Ryan Cronsberry
Chief Administrative Officer

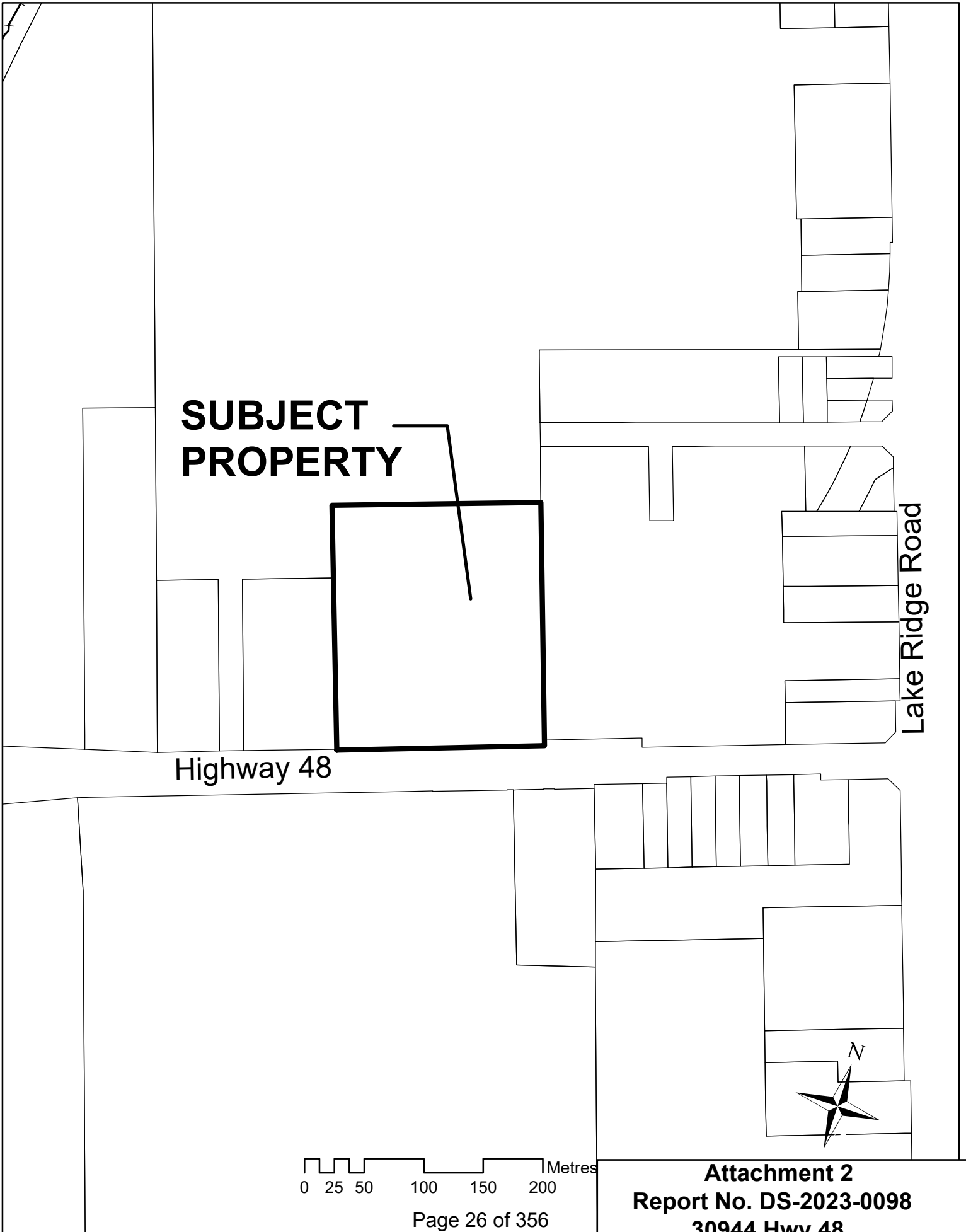
Attachments:

Attachment 1 – Context Map
Attachment 2 – Key Map
Attachment 3 – Location Map
Attachment 4 – Site Photos
Attachment 5 – Site Plan & Building Elevations
Attachment 6 – Draft Official Plan Amendment
Attachment 7 – Draft Zoning By-law Amendment
Attachment 8 – Consolidated Comments Chart
Attachment 9 – Summary of Submission Documents

Context Map



KEY MAP



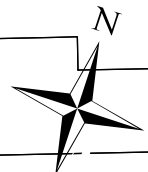
**SUBJECT
PROPERTY**

Highway 48

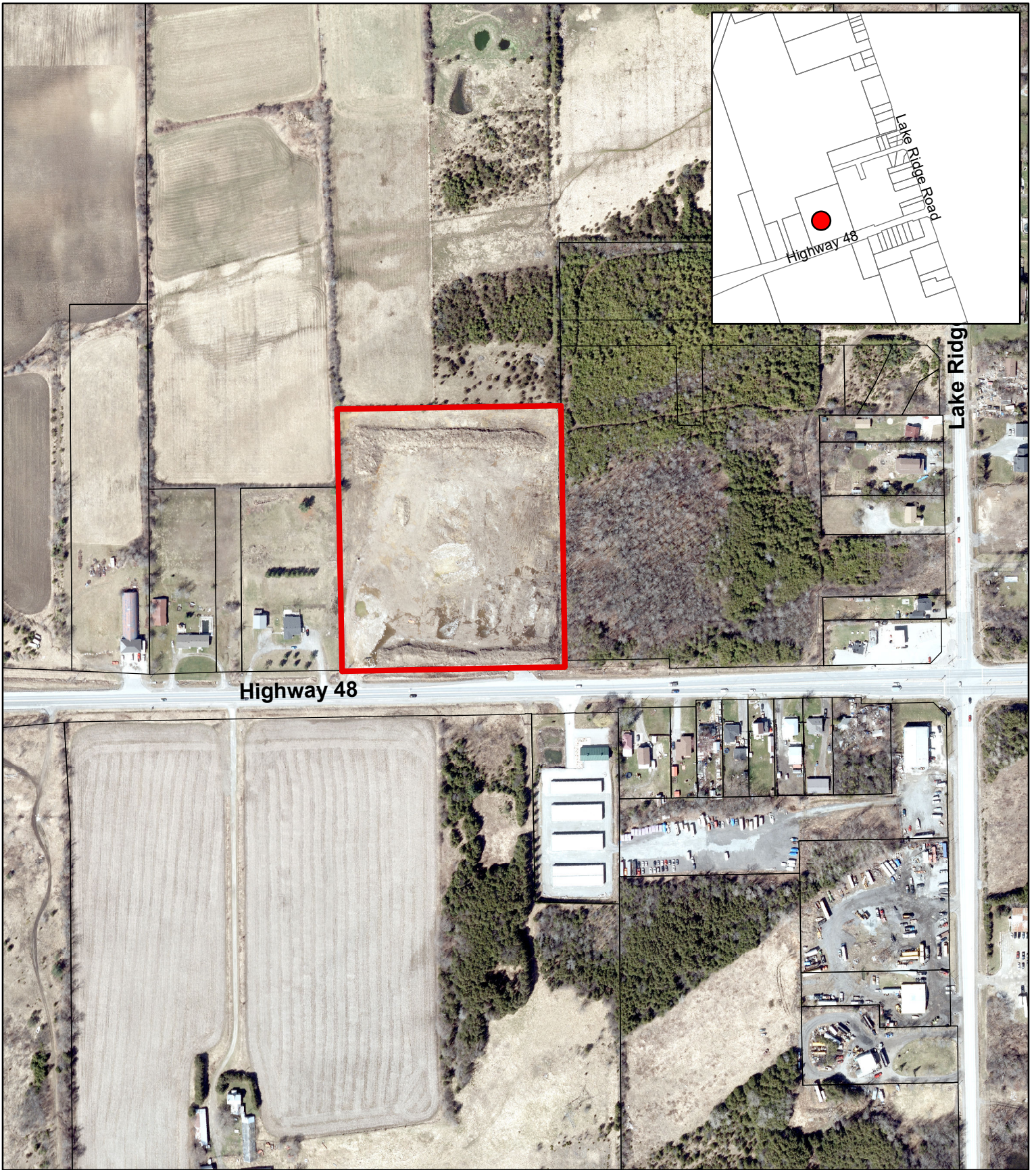
Lake Ridge Road

0 25 50 100 150 200 Metres

Page 26 of 356



Attachment 2
Report No. DS-2023-0098
30944 Hwy 48
Page 1 of 1



LOCATION MAP

 **SUBJECT LAND**

Attachment 3
Report No. DS-2023-0098
30944 Hwy 48
Page 1 of 1



Site Photos

Subject Area (Facing South)



Subject Area (Facing West)



Subject Area (Facing East)



Subject Area (Facing North)



SURVEY INFORMATION TAKEN FROM:
PLAN OF SURVEY OF PART OF LOTS 24 AND 25 CONCESSION 7 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK
 H.F. GRANDER CO. LTD.
 PORT PERRY, ONT.
 NOVEMBER 7, 1988

STATISTICS

	sq. m.	sq. ft.
SITE AREA	35,855.5 (3,587 ha)	388,053 (8.86 acres)
AREA OF PAVING	28,029.2	301,703
AREA OF LANDSCAPING	7,836.3	84,349

BUILDING AREAS

Building	Heated	sq. m.	sq. ft.
Building 'A'	(Heated)	624.1	6,716
Building 'B'	(Heated)	833.4	8,971
Building 'C'	(Heated)	628.4	6,764
Building 'D'	(Unheated)	628.4	6,764
Building 'E'	(Heated)	628.4	6,764
Building 'F'	(Unheated)	628.4	6,764
Building 'G'	(Heated)	525.9	5,661
Building 'H'	(Unheated)	525.9	5,661
Building 'I'	(Unheated)	730.9	7,867
Building 'J'	(Unheated)	664.7	7,155
Building 'K'	(Unheated)	525.9	5,661
Building 'L'	(Unheated)	525.9	5,661
TOTAL BUILDING AREA		7,470.3	80,410

PARKING

VEHICLE	REQ'D	PROV
1sp / 95 sq.m. GFA	79	88
RV (Drive-Thru + Covered)	-	36
RV (Back-In + Uncovered)	-	31
ACCESSIBLE PARKING (included)		

BUILDING GROUPS OBC DIV B, 3.10.4.2 (c)

Building Group 1 Bldgs A, C, E, G, I, K	3663.6 sq.m.
Building Group 2 Bldgs B, D, F, H, J, L	3806.7 sq.m.

FIRE ROUTE NOTE

FIRE ROUTE TO MEET O.B.C. 3.2.5.
 FIRE ACCESS ROUTE TO BE DESIGNED AND CONSTRUCTED TO SUPPORT THE WEIGHT AND TURNING RADIUS OF THE LARGEST/HEAVIEST RESPONDING APPARATUS TO THE PROPERTY DURING AN EMERGENCY (100,000 lbs.)

LEGEND - LANDSCAPE

- (+), (x), (o), (o) VARIOUS TREE SPECIES
- (G) VARIOUS GARDEN PLANTINGS

NOTE: REFER TO LANDSCAPE PLANS FOR MORE INFORMATION AND REQUIREMENTS.

LEGEND

- ➔ PRINCIPAL ENTRANCE
- ➔ ENTRANCE / EXIT
- ➔ EMERGENCY EXIT ONLY
- ➔ LOADING ENTRANCE
- ⊕ FIRE HYDRANT
- ⚡ SIAMESE CONNECTION
- CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- BICYCLE STORAGE RACK
- RAINWATER LEADERS
- EXISTING GRADES
- PROPOSED GRADES
- FFE 118.35 FINISHED FLOOR ELEVATION
- ⊕ WALL LIGHTS (SEE ELECTRICAL DWG.)
- ⊕ POLE LIGHT (SEE ELECTRICAL DWG.)
- ⊕ CATCH BASIN
- ⊕ ACCESSIBLE PARKING SPACE TYPE 'A' AS PER MISSISSAUGA FACILITY ACCESSIBILITY DESIGN STANDARDS
- ⊕ ACCESSIBLE PARKING SPACE TYPE 'B' AS PER MISSISSAUGA FACILITY ACCESSIBILITY DESIGN STANDARDS
- ⊕ ACCESSIBLE PARKING SIGN
- ⊕ FIRE ROUTE SIGN (MAX 30m APART)

	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	09/12/21
2	REVISED PER CLIENT COMMENT	13/12/21
3	REVISED PER CLIENT COMMENT	10/01/22
4	REVISED PER CLIENT COMMENT	18/01/22
5	ISSUED FOR PRELIMINARY REVIEW (SPA)	20/09/22
6	REVISED SITE PLAN	21/12/22
7	ISSUED FOR SPA	06/04/23

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- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)



Attachment 5
Report No.DS-2023-0098
30944 Hwy 48
Page 1 of 8

PRELIMINARY NOT FOR CONSTRUCTION

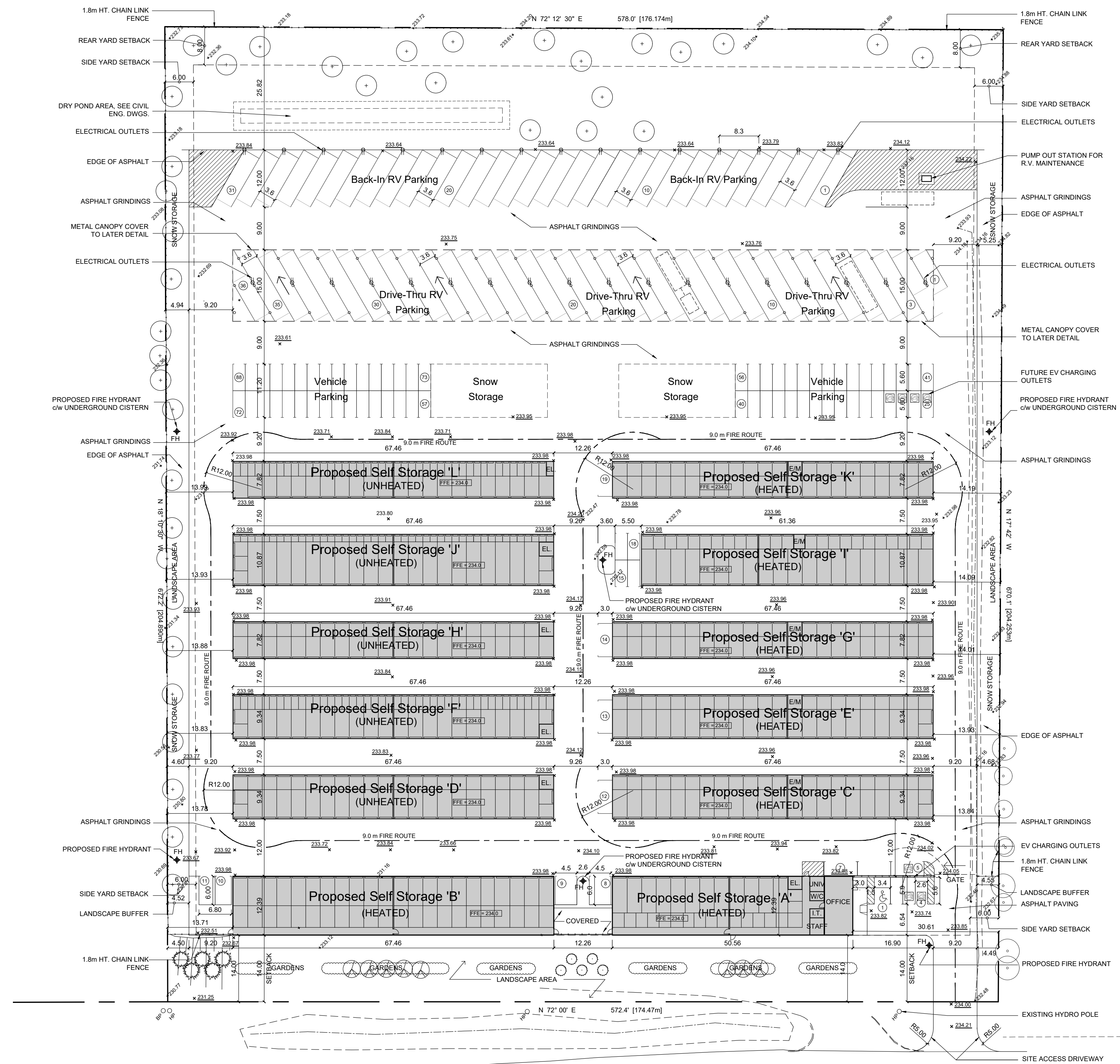
RICK BROWN & ASSOCIATES INC.
 1100 CENTRAL PARKWAY WEST
 SUITE 30, 2ND FLOOR
 MISSISSAUGA, ON, L5C 4E5
 T: 905 897-0388
 C: 905 510-2579
 rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT
 16 INDUSTRIAL PARKWAY SOUTH,
 AURORA, ONT. L4G 0R4
 (905) 917-0724

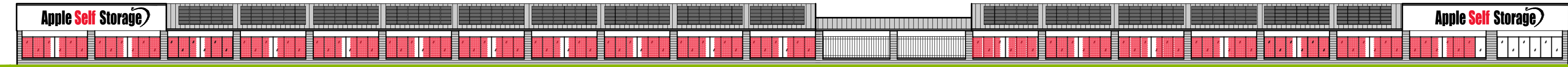
PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
 30944 HIGHWAY #48,
 PORT BOLSTER, ON

SCALE: 1:500 DATE: DEC. 6, 2021 DRAWN BY: M.S. JOB No.: 202127

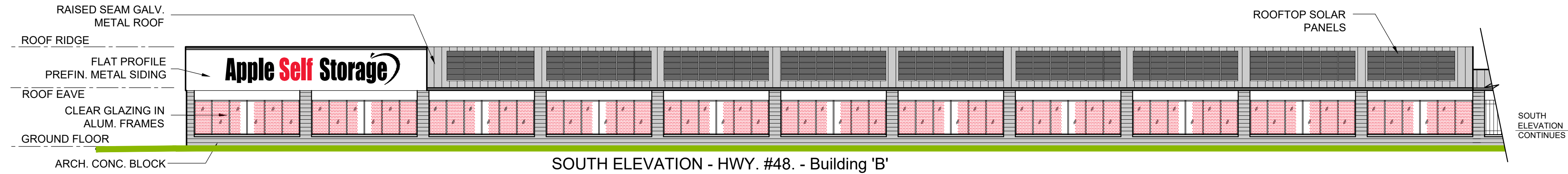
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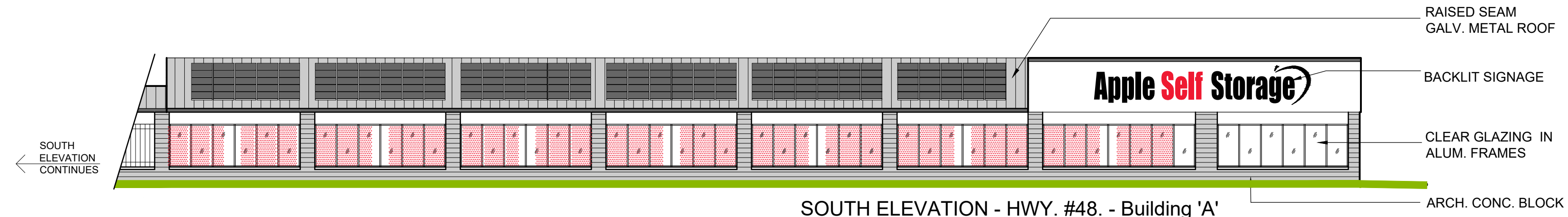
THE KING'S HIGHWAY No. 48



STREETSCAPE - South Elevation Buildings 'A' & 'B'



SOUTH ELEVATION - HWY. #48. - Building 'B'



SOUTH ELEVATION - HWY. #48. - Building 'A'

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7	ISSUED FOR SPA	06/04/23

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- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)

OBC MATRICES

Firm Name: RICK BROWN AND ASSOCIATES INC.
1100 CENTRAL PARKWAY WEST
MISSISSAUGA ON. L5C 4E5 (905) 897-0388

Name of Project: PORT BOLSTER SELF-STORAGE

Location (address): 30944 HWY #48, PORT BOLSTER
BUILDING GROUP 1 - BLDGS A, C, E, G, I, K

Item	Project Description:	Ontario Building Code Data	OBC Reference																																																		
1		Change of Use: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Yes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> No <input type="checkbox"/> Alteration/Renovation																																																			
2	Major Occupancy(s): SELF STORAGE (Please Describe)																																																				
3	Building Area: Existing - m ² New 3663.6 m ² Total 3663.6 m ²																																																				
4	Gross Area: Existing - m ² New 3663.6 m ² Total 3663.6 m ²																																																				
5	Number of Storeys: Above Grade 1 Below Grade 0																																																				
6	Height of Building: 5.2 m																																																				
7	Number of Streets: TWO																																																				
8	Building Classification: 3.2.2. 70 Group: F Division: 2																																																				
9	Sprinkler System: <input type="checkbox"/> Entire Building <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Basement Only <input checked="" type="checkbox"/> Not Required																																																				
10	Standpipe System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																				
11	Fire Alarm: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																				
12	Fire Fighting Water Supply, as Required by 3.2.5.7., is Provided by Means of: (Please Describe) FIRE HYDRANT																																																				
13	High Building per 3.2.6.: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																				
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Noncombustible <input checked="" type="checkbox"/> Both Proposed Construction: <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible <input type="checkbox"/> Both																																																				
15	Mezzanine(s): Aggregate Area - m ² % of Floor/Suite -																																																				
16	Occupant Load: N/A persons 3.10.2.2. Based On: <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building																																																				
17	Barrier Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)																																																				
18	Spatial Separation - Construction of Exterior Walls		3.10.4.2.(1)																																																		
	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (m²)</th> <th>L.D. (m)</th> <th>L/H or H/L</th> <th>Max Permitted % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (hrs)</th> <th>Comb. Constr.</th> <th>Comb. Constr. w/ Nonc. Cladding</th> <th>Nonc. Constr. w/ Nonc. Cladding</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>294.8</td> <td>90</td> <td>14/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td>154.2</td> <td>31</td> <td>16/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>East</td> <td>40.3</td> <td>14</td> <td>2/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td>50.8</td> <td>1.2</td> <td>2/1</td> <td>4</td> <td>0</td> <td>2</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Max Permitted % of Openings	Proposed % of Openings	FRR (hrs)	Comb. Constr.	Comb. Constr. w/ Nonc. Cladding	Nonc. Constr. w/ Nonc. Cladding	North	294.8	90	14/1	100	100	0				South	154.2	31	16/1	100	100	0				East	40.3	14	2/1	100	100	0				West	50.8	1.2	2/1	4	0	2					
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Firm Name: RICK BROWN AND ASSOCIATES INC.
1100 CENTRAL PARKWAY WEST
MISSISSAUGA ON. L5C 4E5 (905) 897-0388

Name of Project: PORT BOLSTER SELF-STORAGE

Location (address): 30944 HWY #48, PORT BOLSTER
BUILDING GROUP 2 - BLDGS B, D, F, H, I, K

Item	Project Description:	Ontario Building Code Data	OBC Reference																																																		
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17	Barrier Free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)																																																				
18	Spatial Separation - Construction of Exterior Walls		3.10.4.2.(1)																																																		
	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (m²)</th> <th>L.D. (m)</th> <th>L/H or H/L</th> <th>Max Permitted % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (hrs)</th> <th>Comb. Constr.</th> <th>Comb. Constr. w/ Nonc. Cladding</th> <th>Nonc. Constr. w/ Nonc. Cladding</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>294.8</td> <td>90</td> <td>14/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td>205.7</td> <td>31</td> <td>22/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>East</td> <td>50.0</td> <td>12</td> <td>2/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td>50.0</td> <td>13.7</td> <td>2/1</td> <td>100</td> <td>100</td> <td>0</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Max Permitted % of Openings	Proposed % of Openings	FRR (hrs)	Comb. Constr.	Comb. Constr. w/ Nonc. Cladding	Nonc. Constr. w/ Nonc. Cladding	North	294.8	90	14/1	100	100	0				South	205.7	31	22/1	100	100	0				East	50.0	12	2/1	100	100	0				West	50.0	13.7	2/1	100	100	0					
Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Max Permitted % of Openings	Proposed % of Openings	FRR (hrs)	Comb. Constr.	Comb. Constr. w/ Nonc. Cladding	Nonc. Constr. w/ Nonc. Cladding																																												
North	294.8	90	14/1	100	100	0																																															
South	205.7	31	22/1	100	100	0																																															
East	50.0	12	2/1	100	100	0																																															
West	50.0	13.7	2/1	100	100	0																																															

Attachment 5
Report No. DS-2023-0098
30944 Hwy 48
Page 2 of 8

PRELIMINARY
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RICK BROWN & ASSOCIATES INC.
1100 CENTRAL PARKWAY WEST
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T: 905 897-0388
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rick@rbadesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT

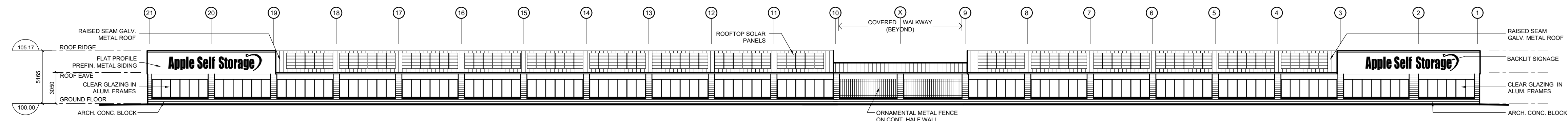
16 INDUSTRIAL PARKWAY SOUTH,
AURORA, ONT. L4G 0R4
(905) 917-0724

PROJECT NAME & ADDRESS:
PROPOSED
SELF-STORAGE
30944 HIGHWAY #48,
PORT BOLSTER, ON

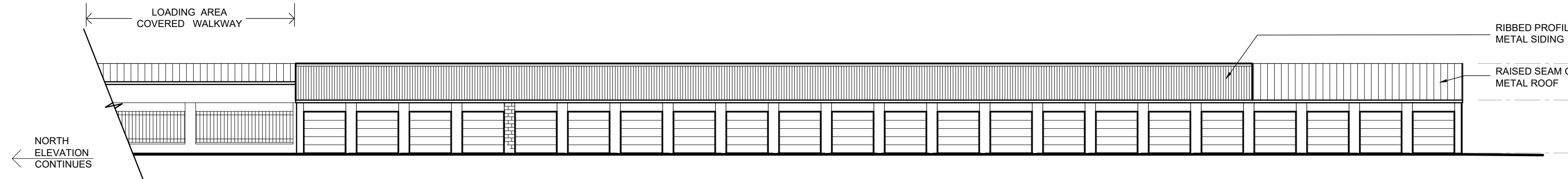
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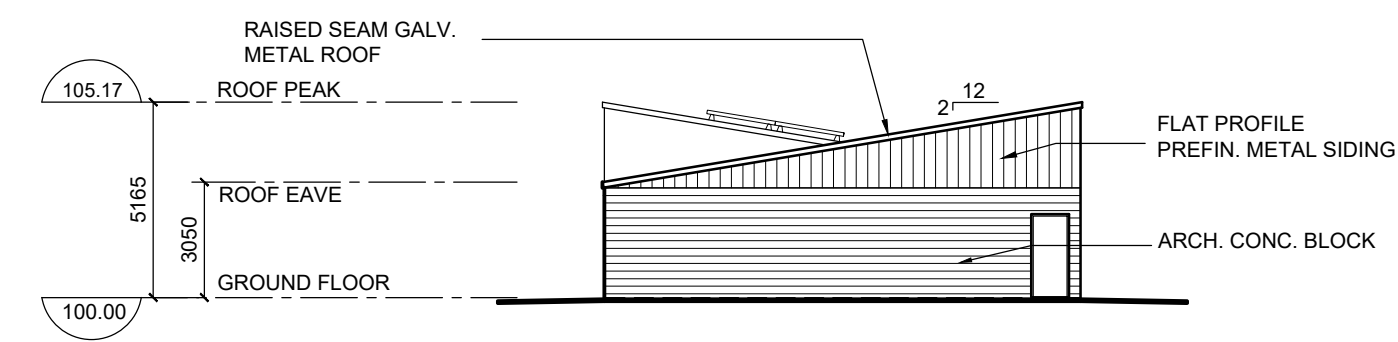
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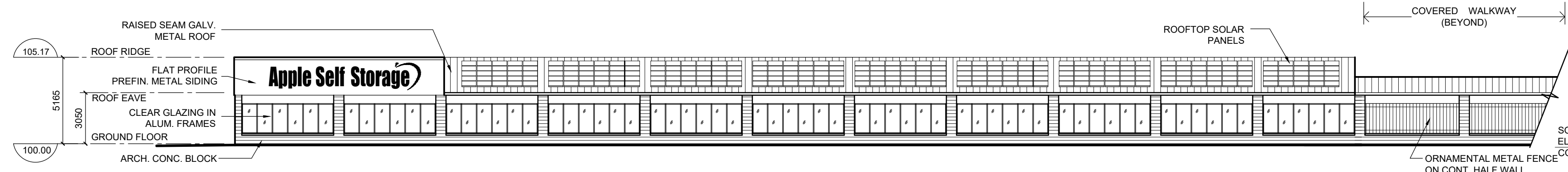
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SCALE 1:250



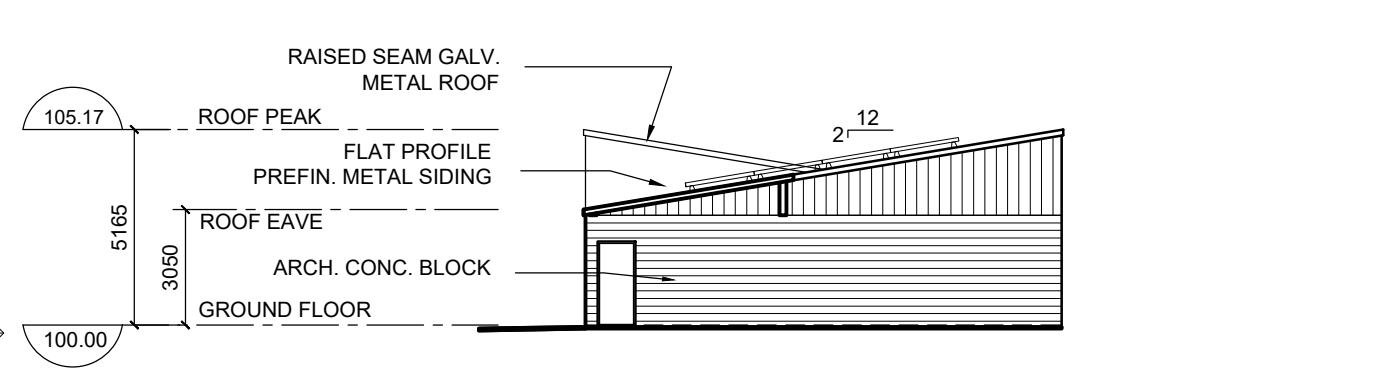
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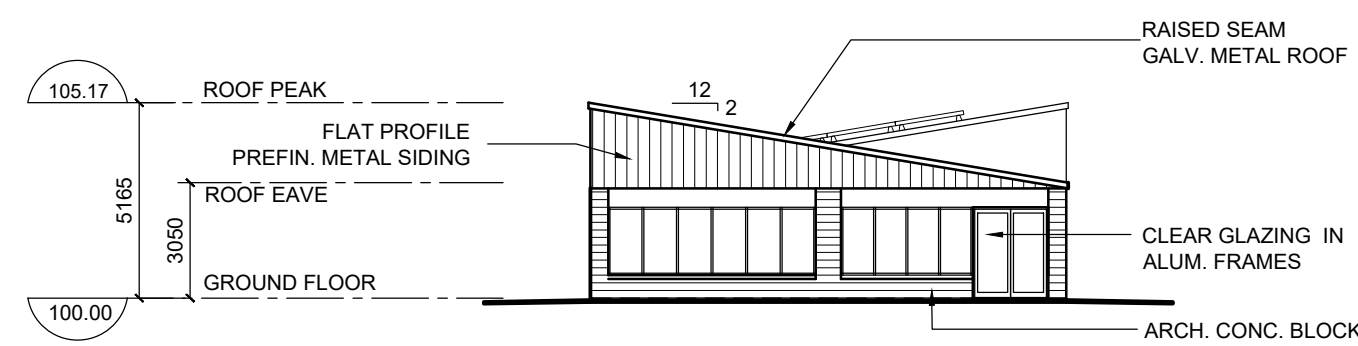
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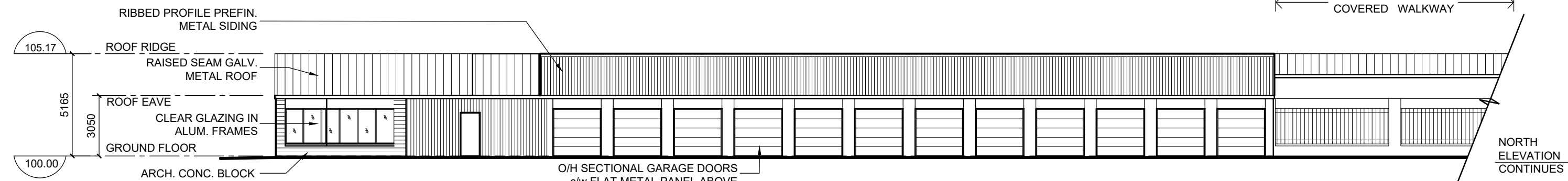
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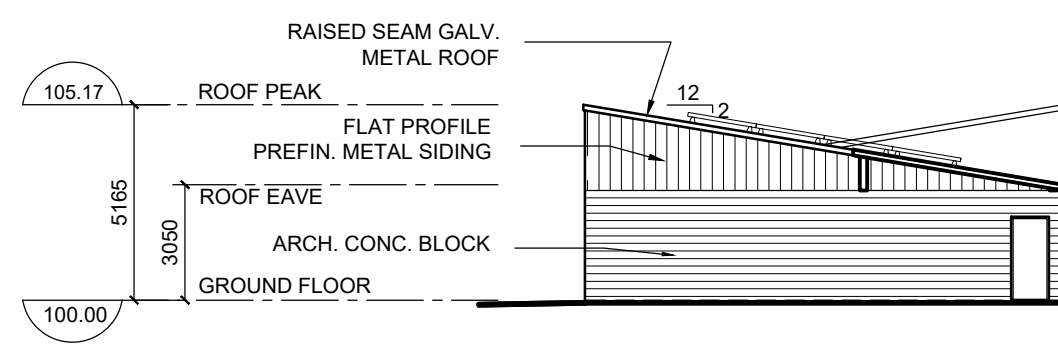
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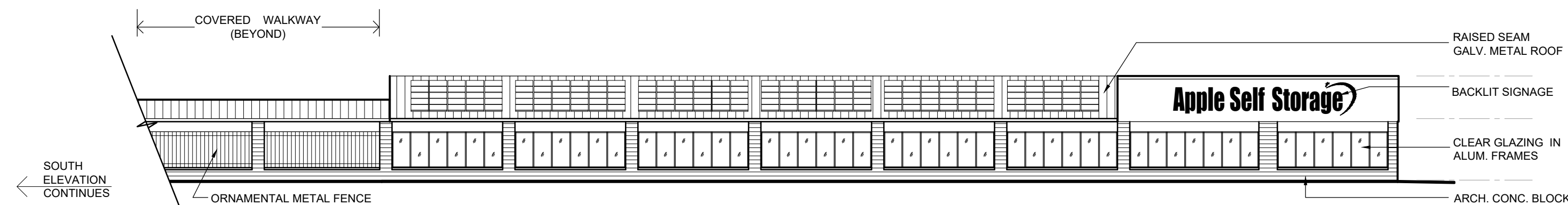
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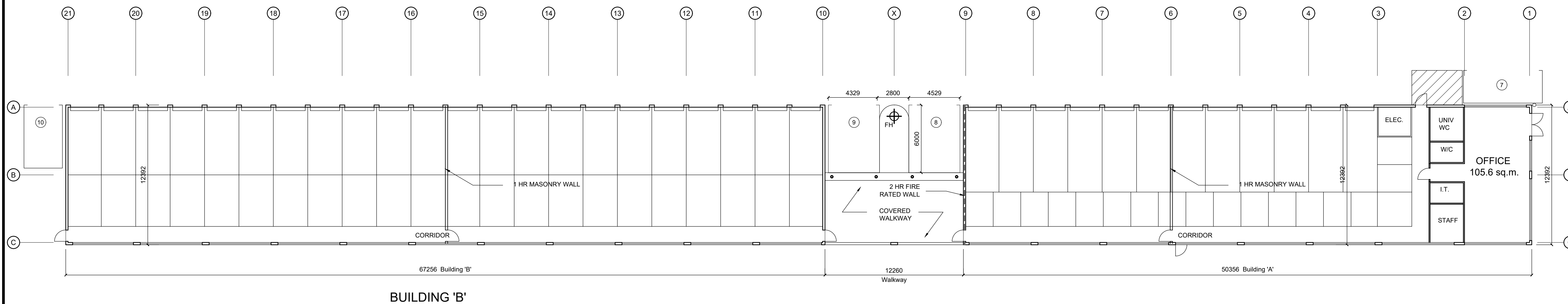
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



BUILDING 'B'

BUILDING 'A'

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	07/12/21
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Attachment 5
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30944 Hwy 48
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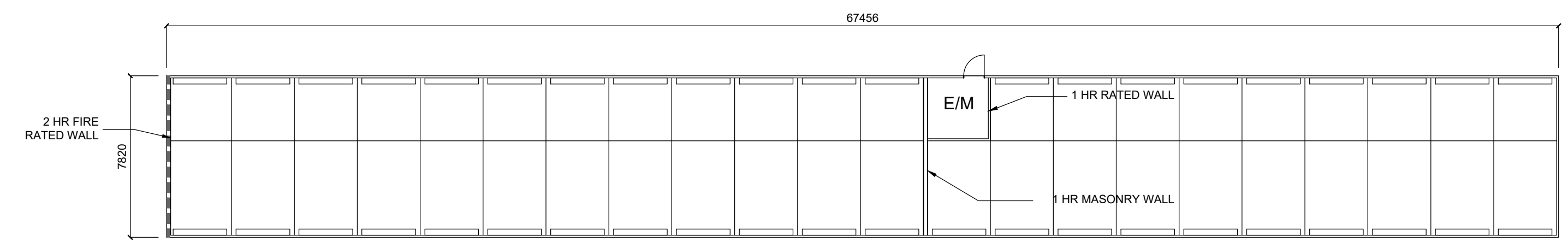
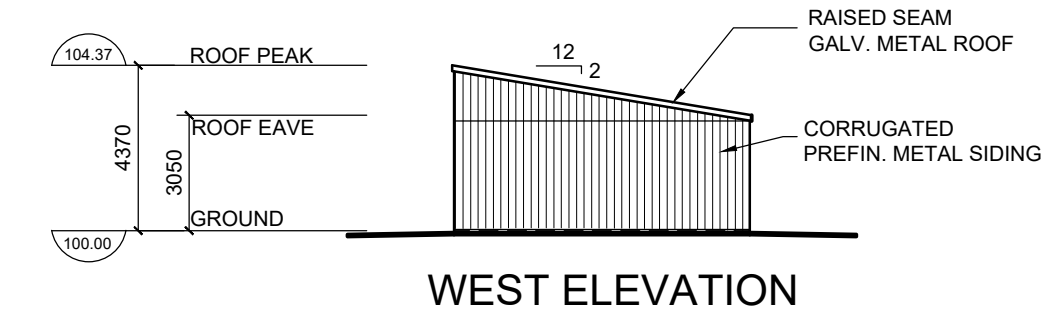
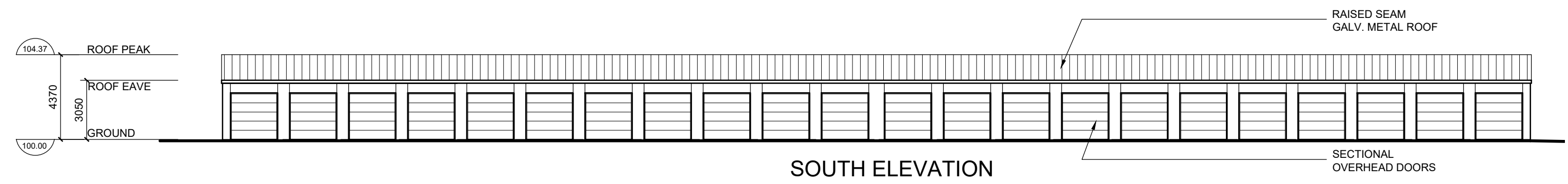
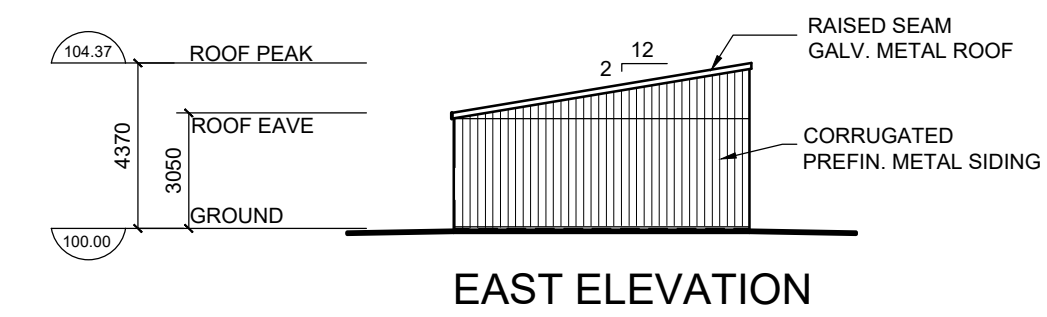
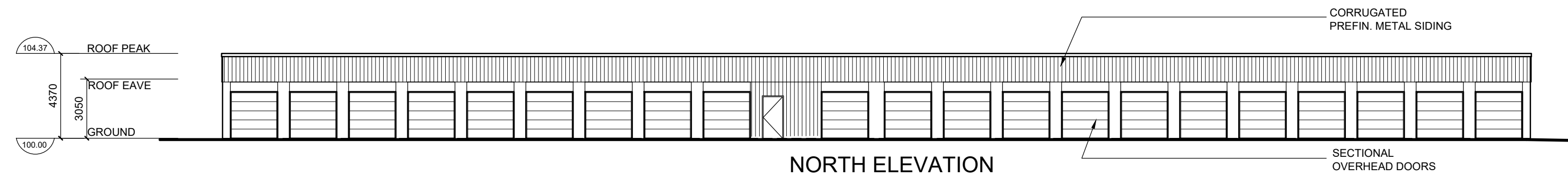
RICK BROWN & ASSOCIATES INC.
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C: 905 510-2579
rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT
16 INDUSTRIAL PARKWAY SOUTH,
AURORA, ONT. L4G 0R4
(905) 917-0724

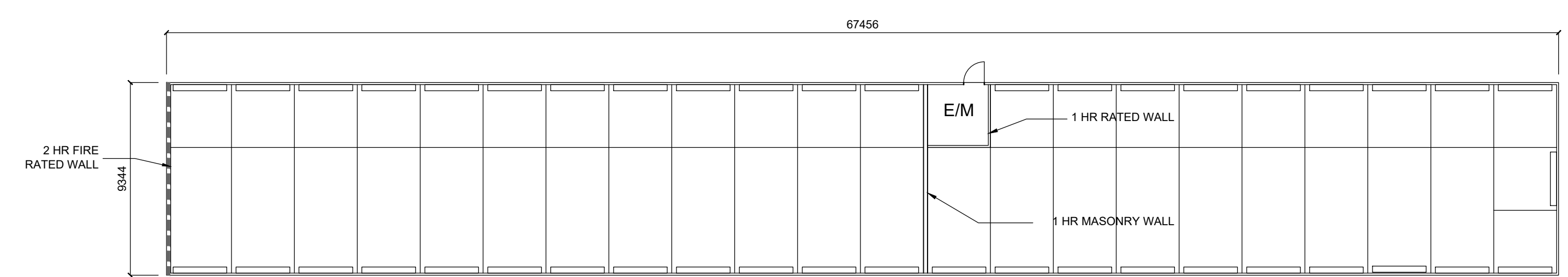
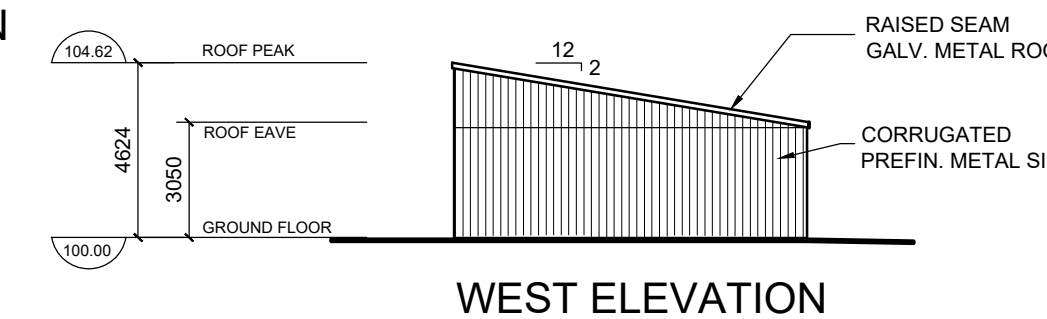
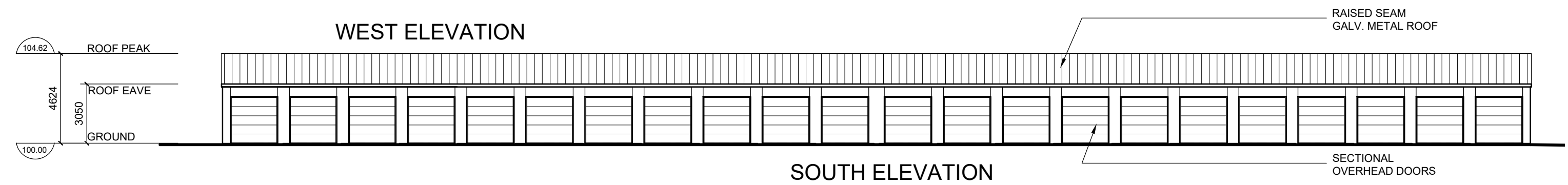
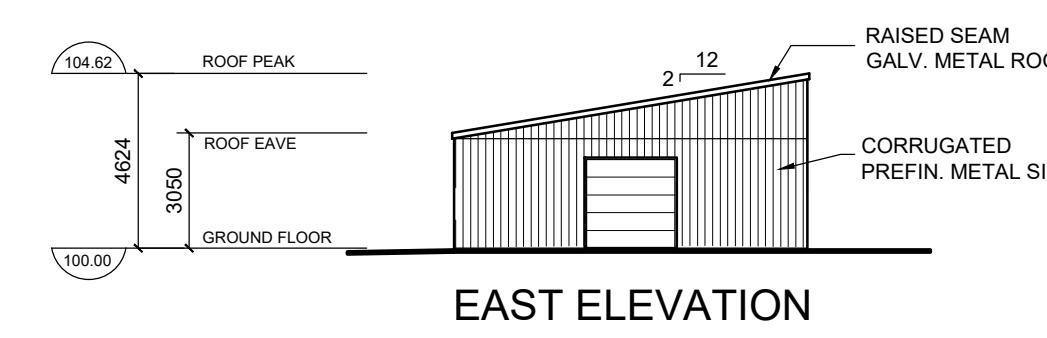
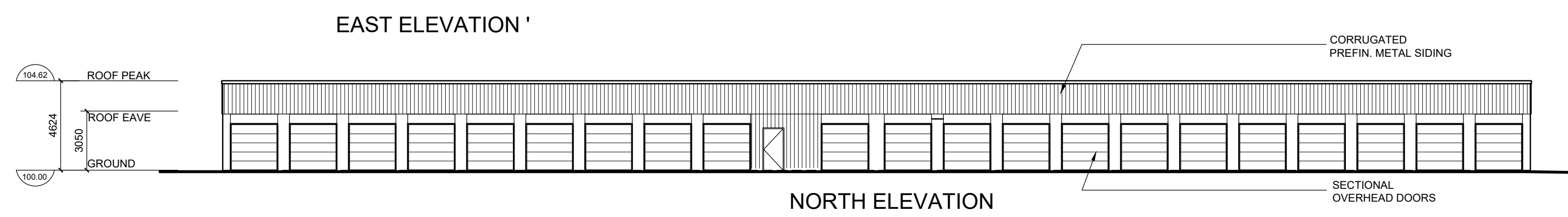
PROJECT NAME & ADDRESS:
PROPOSED
SELF-STORAGE
30944 HIGHWAY #48,
PORT BOLSTER, ON

SCALE: 1:200
DATE: DEC. 6, 2021
DRAWN BY: M.S.
JOB No.: 202127

DRAWING TITLE:
PROPOSED
BUILDINGS 'A' & 'B'
DRAWING No.: **P-01**



BUILDING 'G'



BUILDING 'C' and 'E'

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	07 /12 /21
2	REVISED PER CLIENT COMMENT	13 /12 /21
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7	ISSUED FOR SPA	06/04 /23

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Attachment 5
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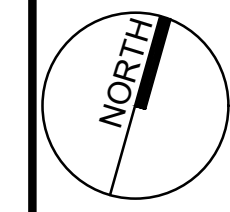
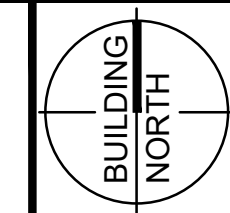
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 SUITE 30, 2ND FLOOR
 MISSISSAUGA, ON, L5C 4E5
 T: 905 897-0388
 C: 905 510-2579
 rick@RBAdesign.ca

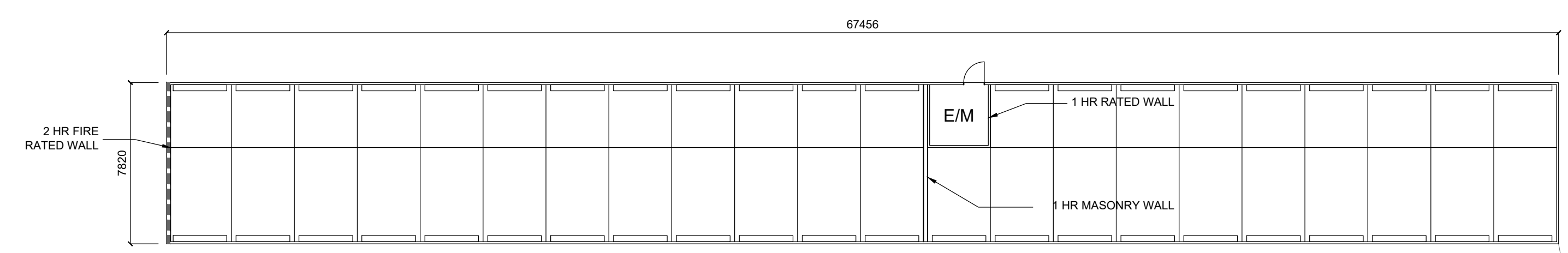
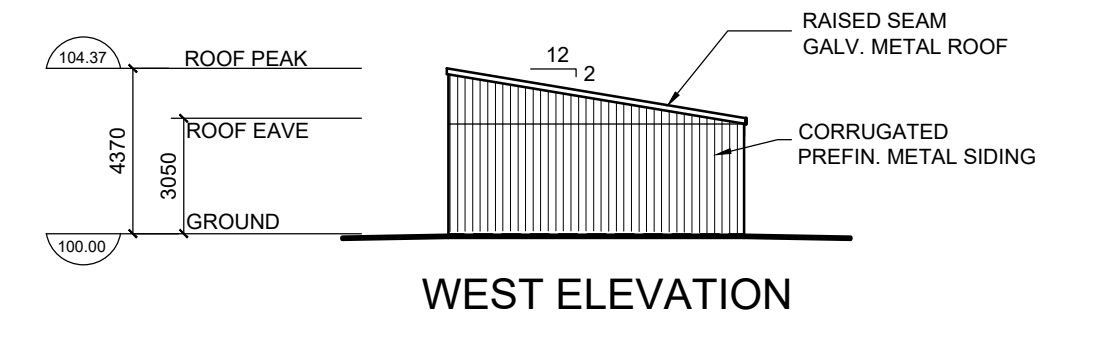
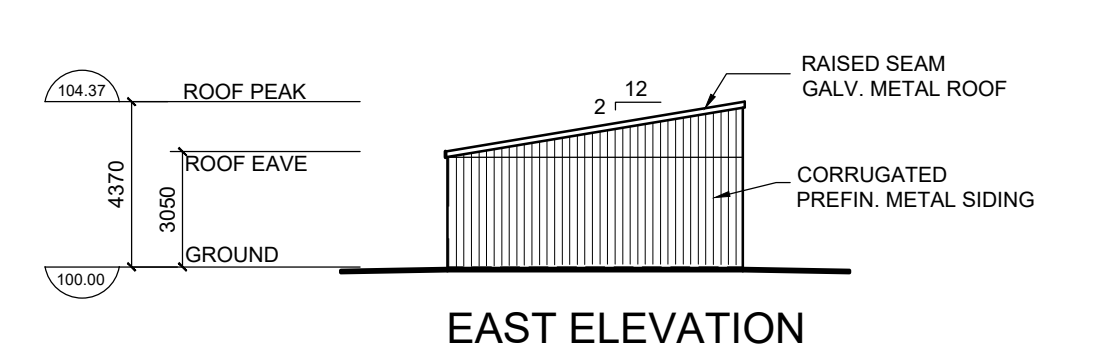
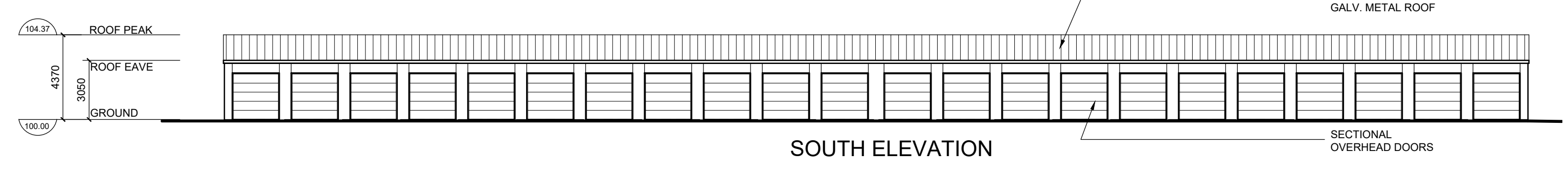
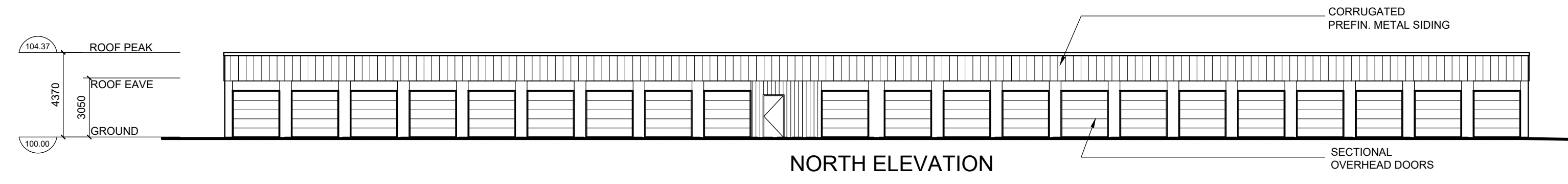
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 16 INDUSTRIAL PARKWAY SOUTH,
 AURORA, ONT. L4G 0R4
 (905) 917-0724

PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
 30944 HIGHWAY #48,
 PORT BOLSTER, ON

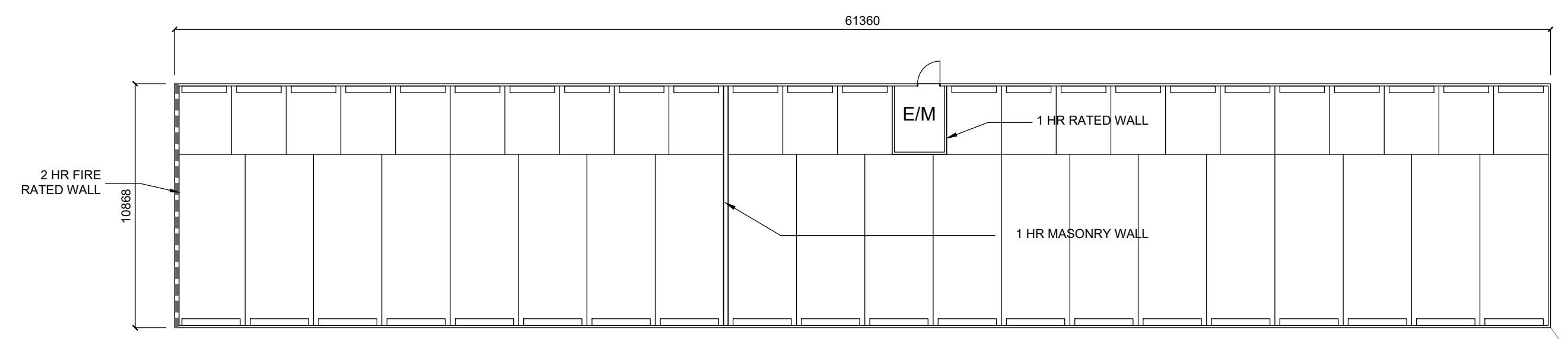
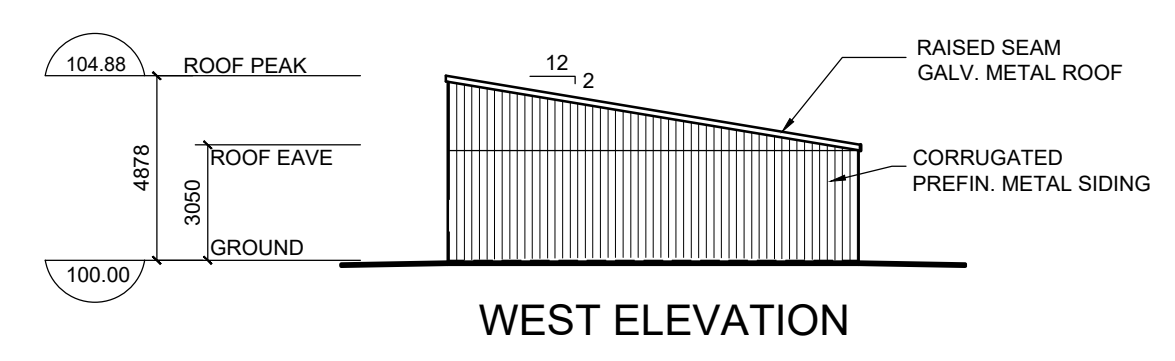
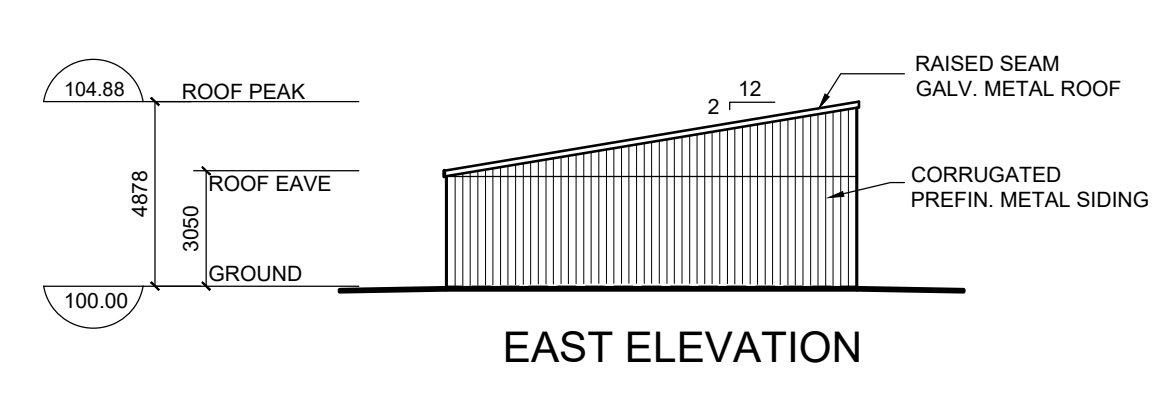
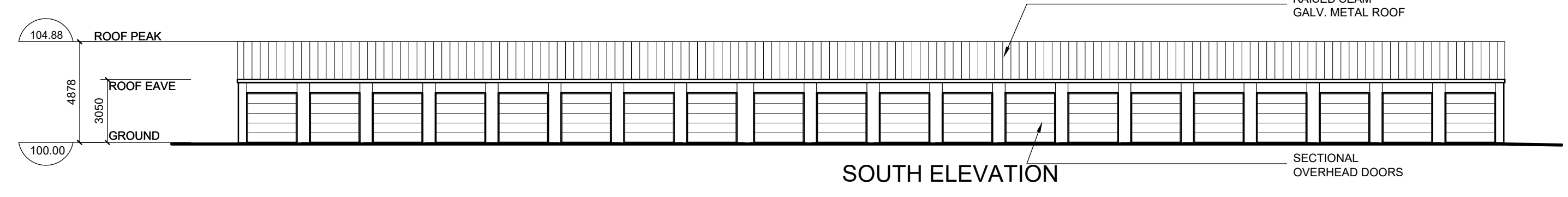
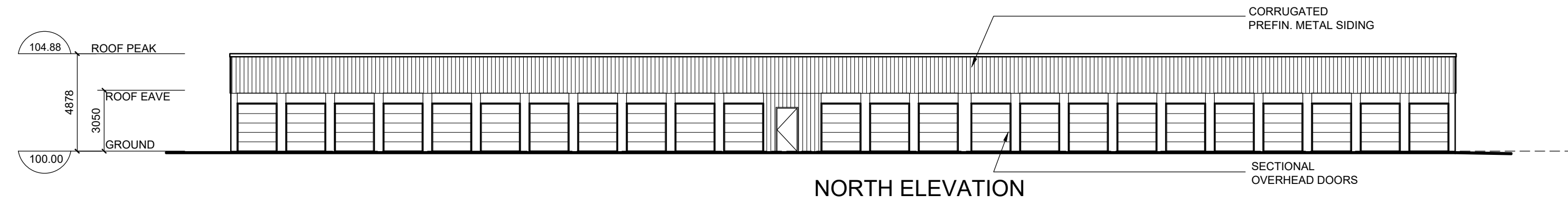
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 DATE: DEC. 6, 2021
 DRAWN BY: M.S.
 JOB No.: 202127

DRAWING TITLE:
PROPOSED ELEVATIONS BUILDINGS 'C', 'E' & 'G'





BUILDING 'K'



BUILDING 'I'

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	07 /12 /21
2	REVISED PER CLIENT COMMENT	13 /12 /21
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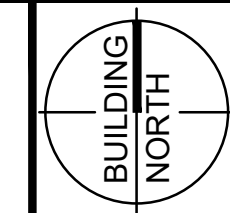
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Attachment 5
Report No. DS-2023-0098
 30944 Hwy 48
 Page 5 of 8

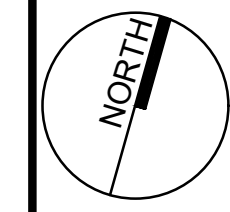
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 1100 CENTRAL PARKWAY WEST
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 MISSISSAUGA, ON, L5C 4E5
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 rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT
 16 INDUSTRIAL PARKWAY SOUTH,
 AURORA, ONT. L4G 0R4
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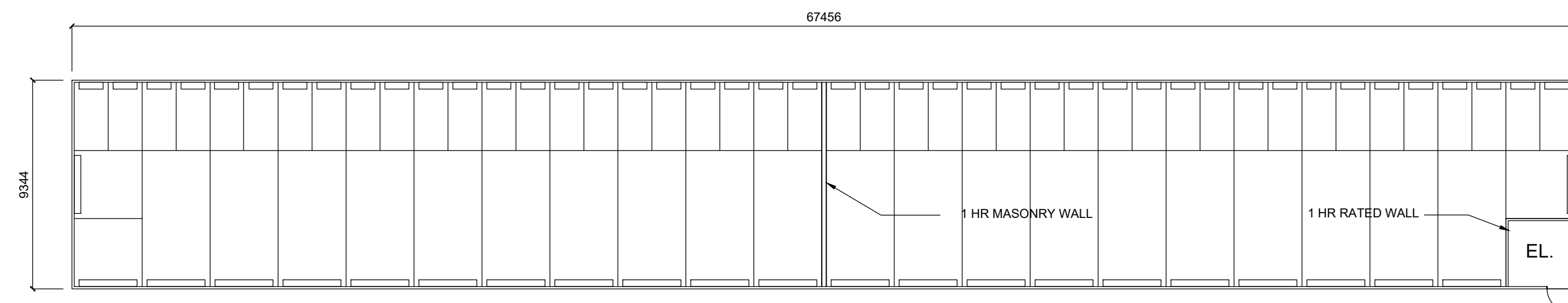
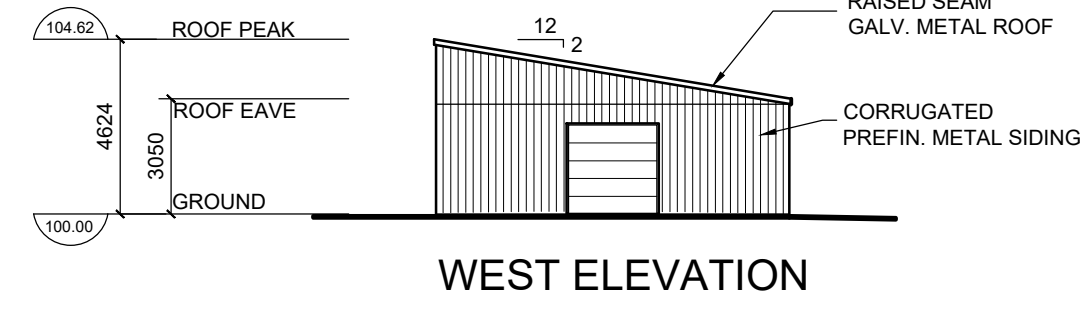
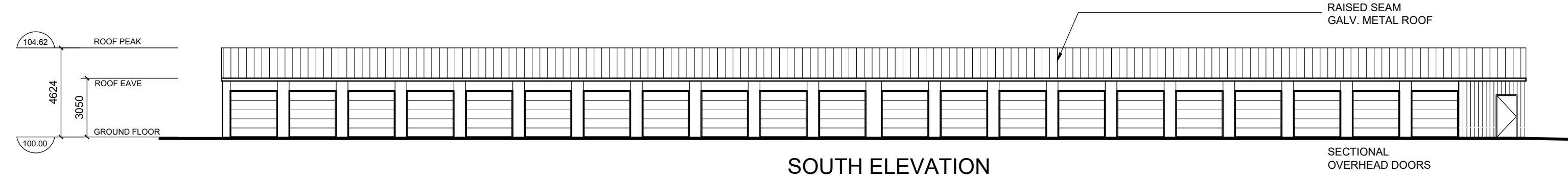
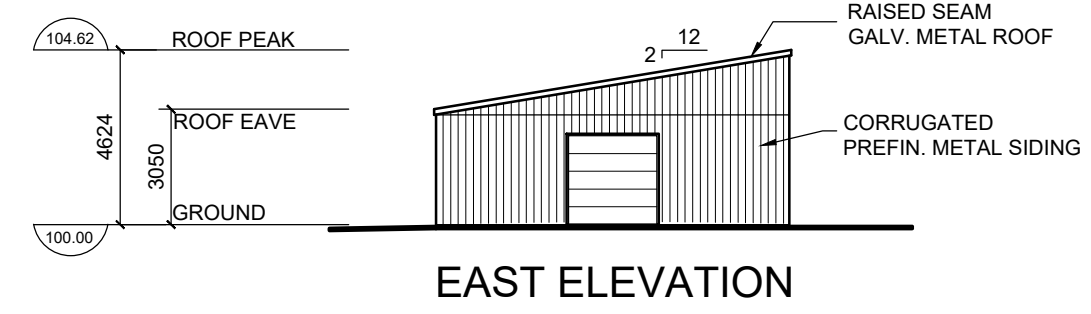
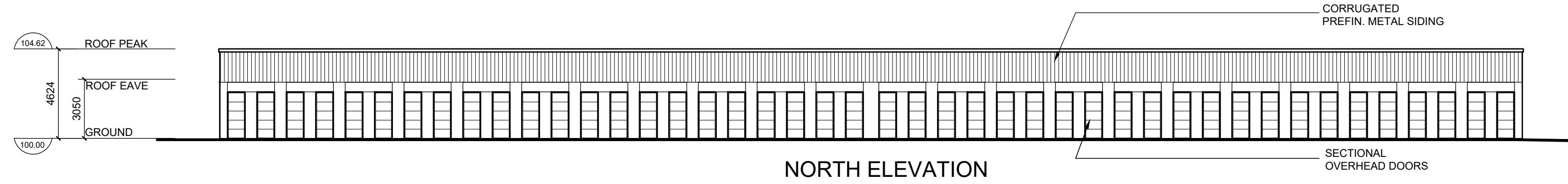


PROJECT NAME & ADDRESS:
**PROPOSED
 SELF-STORAGE**
 30944 HIGHWAY #48,
 PORT BOLSTER, ON

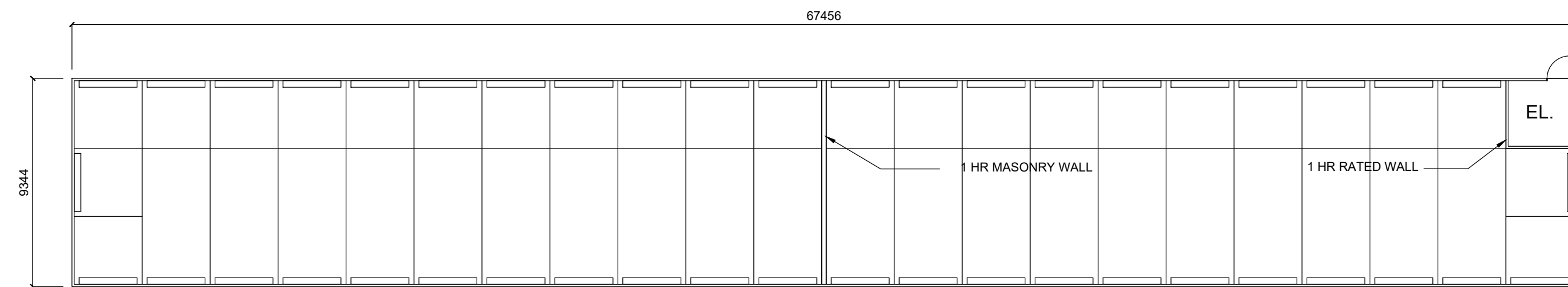
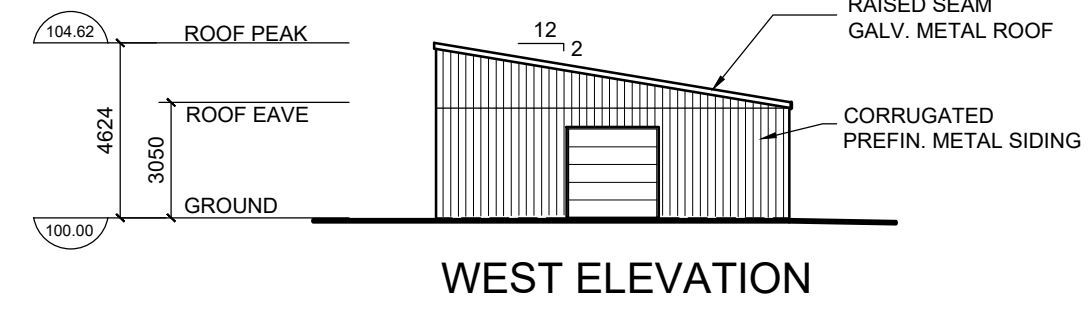
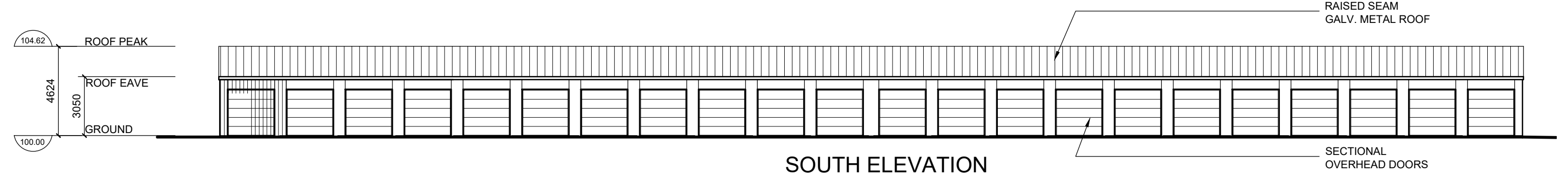
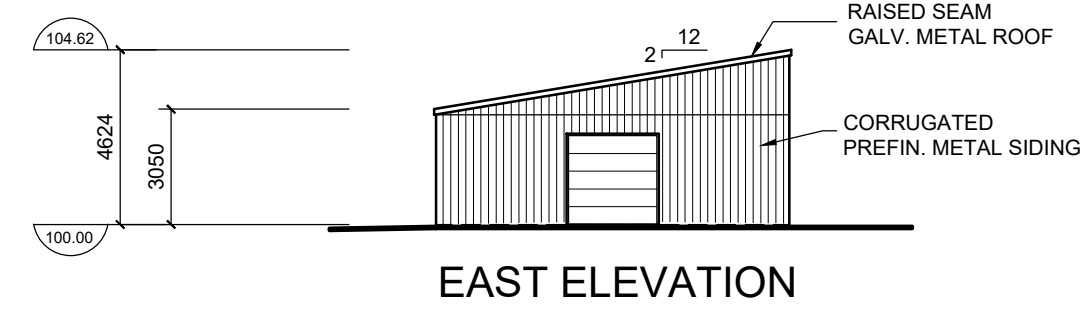
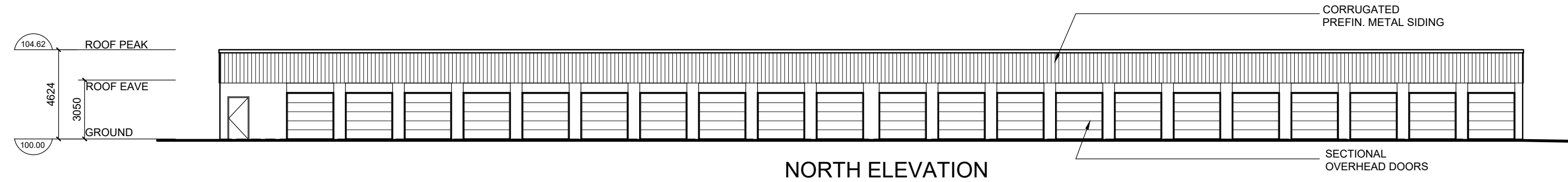


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 DATE: DEC. 6, 2021
 DRAWN BY: M.S.
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DRAWING TITLE:
**PROPOSED ELEVATIONS
 BUILDINGS 'I' & 'K'**
 DRAWING No.: **P-03**



BUILDING 'F'



FLOOR PLAN
BUILDING 'D'

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	07 /12 /21
2	REVISED PER CLIENT COMMENT	13 /12 /21
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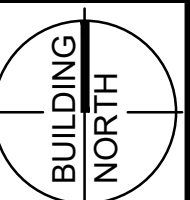
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30944 Hwy 48
Page 6 of 8

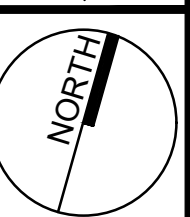
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16 INDUSTRIAL PARKWAY SOUTH,
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(905) 917-0724



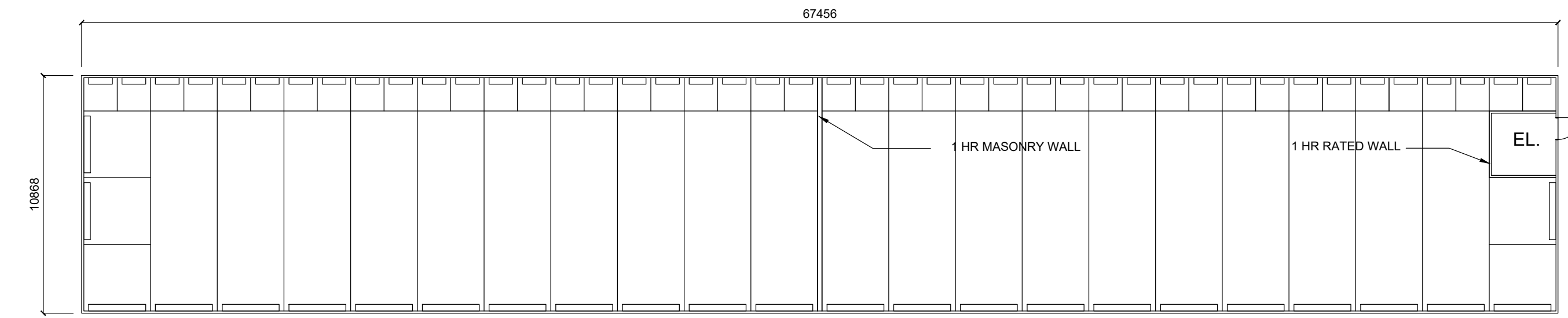
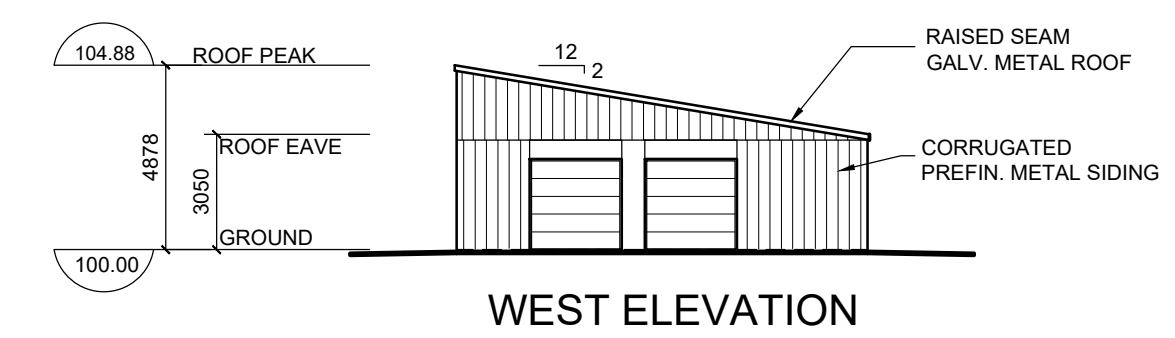
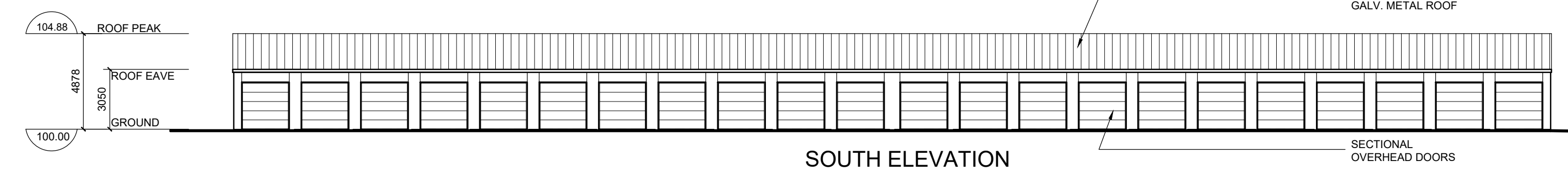
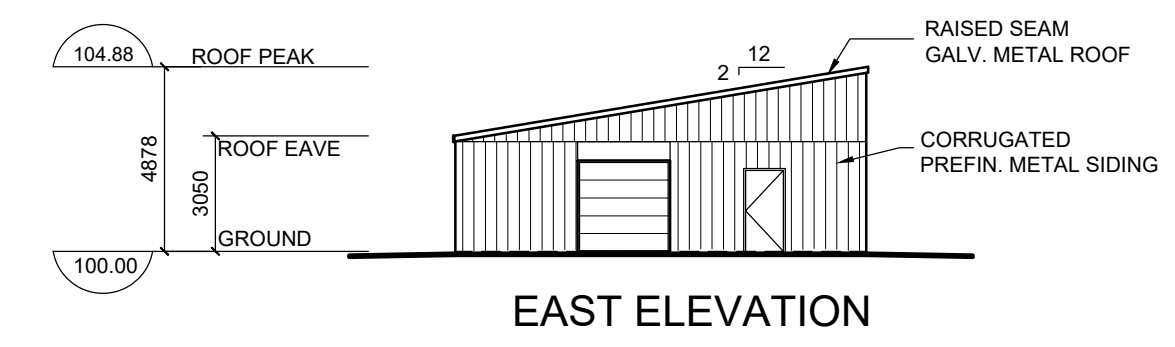
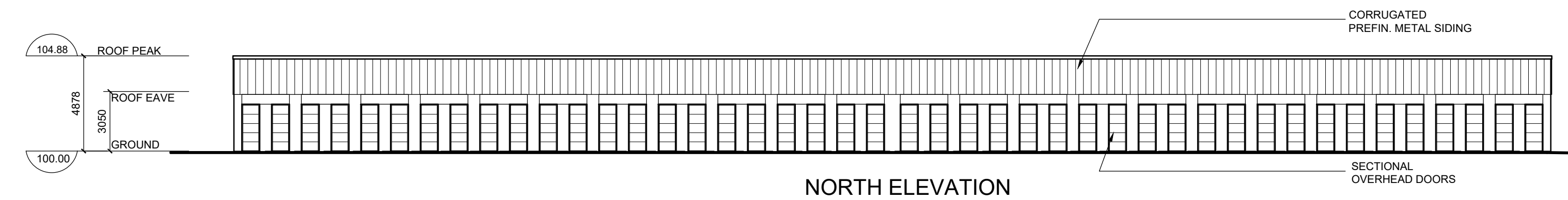
PROJECT NAME & ADDRESS:
**PROPOSED
SELF-STORAGE**
30944 HIGHWAY #48,
PORT BOLSTER, ON



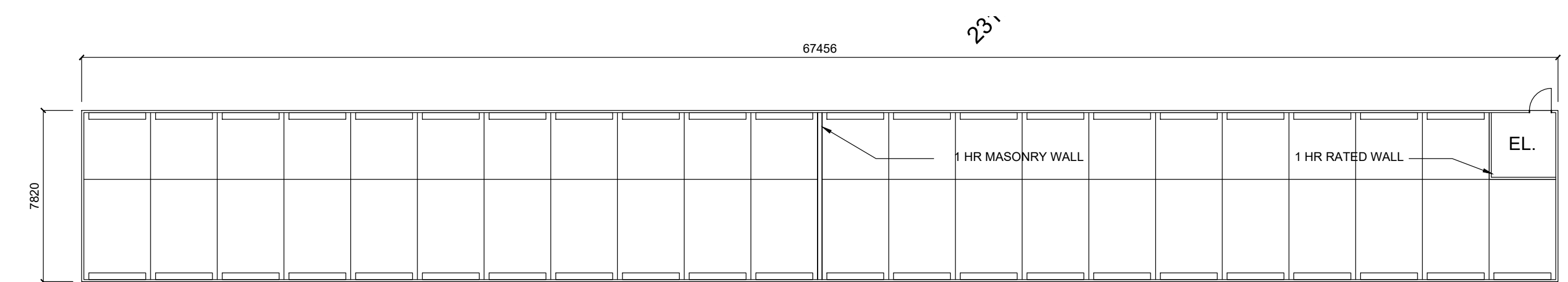
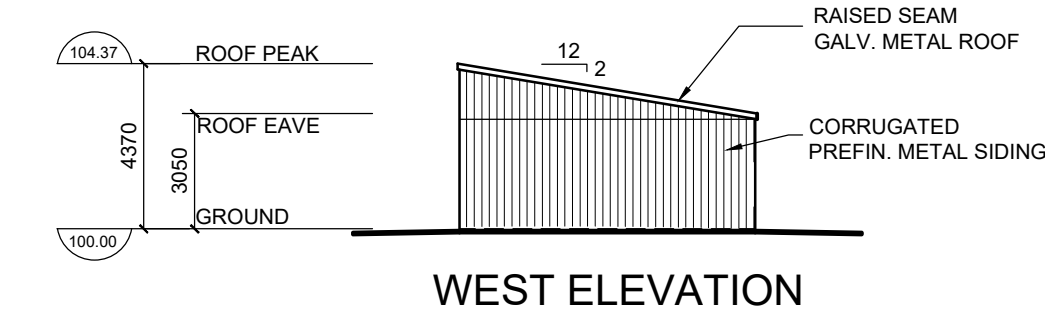
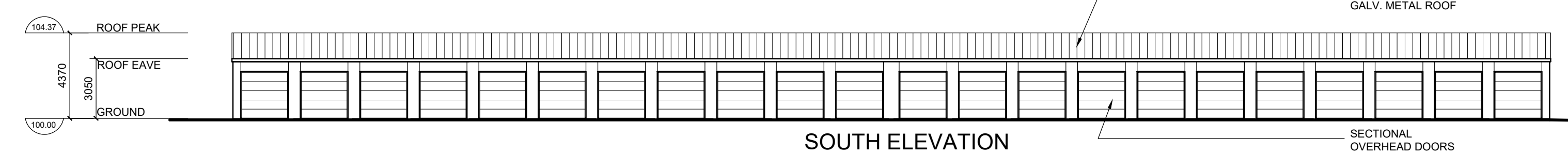
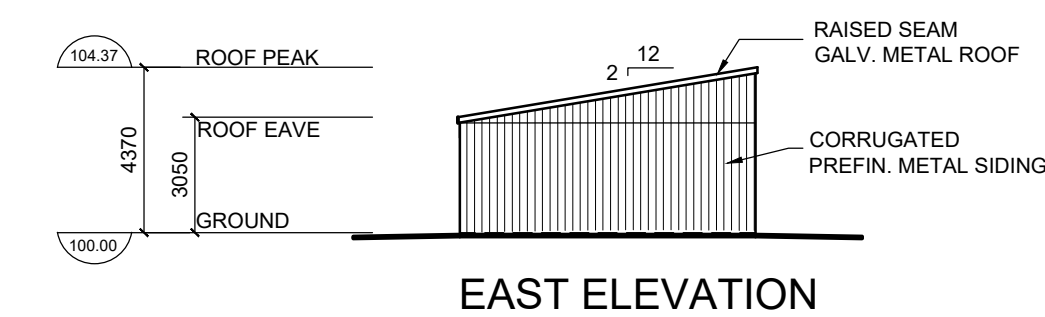
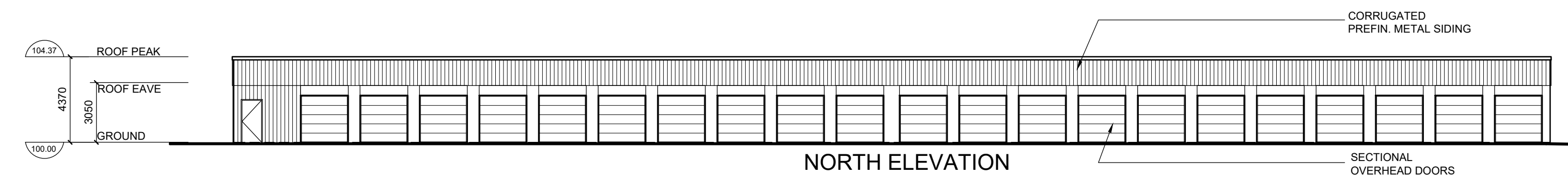
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DRAWING TITLE:
**PROPOSED ELEVATIONS
BUILDINGS 'D' & 'F'**

DRAWING No.:
P-04



BUILDING 'J'



BUILDING 'H'

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	07/12/21
2	REVISED PER CLIENT COMMENT	13/12/21
3	REVISED PER CLIENT COMMENT	10/01/22
4	REVISED PER CLIENT COMMENT	18/01/22
5	ISSUED FOR PRELIMINARY REVIEW (SPA)	15/09/22
6	REVISED SITE PLAN	21/12/22
7	ISSUED FOR SPA	06/04/23

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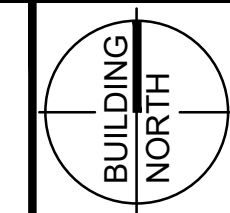
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 3. LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
 4. SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE DESIGNER FOR REVIEW.
 5. ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)

Attachment 5
Report No. DS-2023-0098
30944 Hwy 48
Page 7 of 8

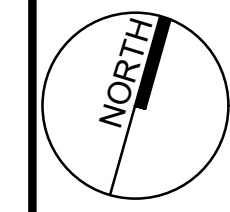
PRELIMINARY
NOT FOR
CONSTRUCTION

RICK BROWN & ASSOCIATES INC.
 1100 CENTRAL PARKWAY WEST
 SUITE 30, 2ND FLOOR
 MISSISSAUGA, ON, L5C 4E5
 T: 905 897-0388
 C: 905 510-2579
 rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT
 16 INDUSTRIAL PARKWAY SOUTH,
 AURORA, ONT. L4G 0R4
 (905) 917-0724



PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
 30944 HIGHWAY #48,
 PORT BOLSTER, ON



SCALE: 1:200
 DATE: DEC. 6, 2021
 DRAWN BY: M.S.
 JOB No.: 202127

DRAWING TITLE:
PROPOSED ELEVATIONS BUILDINGS 'H' & 'J'
 DRAWING No.: **P-05**

#	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	07 /12 /21
2	REVISED PER CLIENT COMMENT	13 /12 /21
3	REVISED PER CLIENT COMMENT	10 /01 /22
4	REVISED PER CLIENT COMMENT	18 /01 /22
5	ISSUED FOR PRELIMINARY REVIEW (SPA)	15 /09 /22
6	REVISED SITE PLAN	21 /12 /22
7	ISSUED FOR SPA	06/04 /23

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GENERAL NOTES:

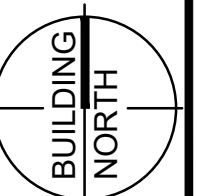
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Attachment 5
Report No. DS-2023-0098
30944 Hwy 48
Page 8 of 8

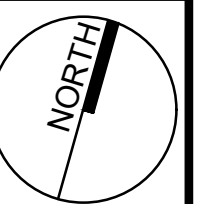
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

RICK BROWN & ASSOCIATES INC.
 1100 CENTRAL PARKWAY WEST
 SUITE 30, 2nd FLOOR
 MISSISSAUGA, ON, L5C 4E5
 T: 905 897-0388
 C: 905 510-2579
 rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT
 16 INDUSTRIAL PARKWAY SOUTH,
 AURORA, ONT. L4G 0R4
 (905) 917-0724

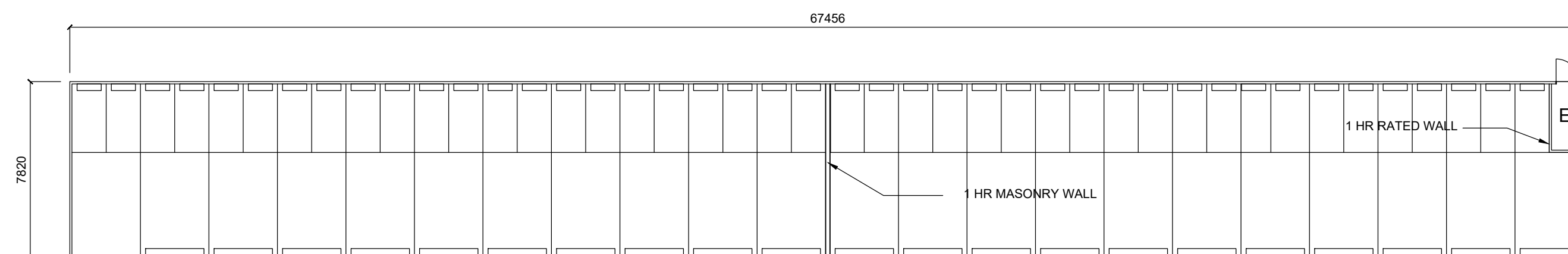
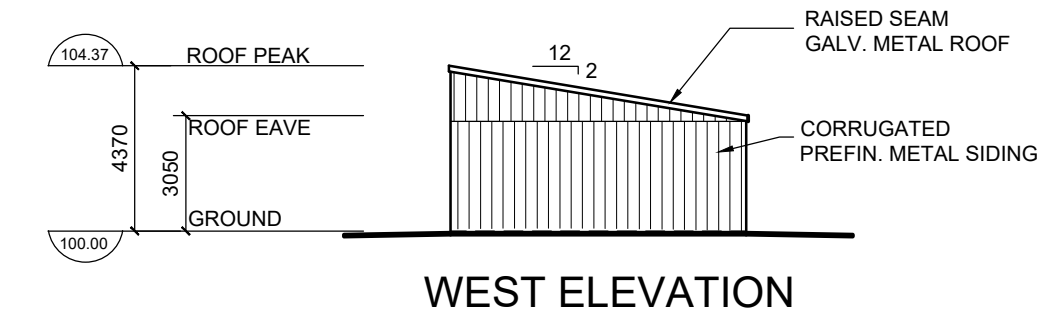
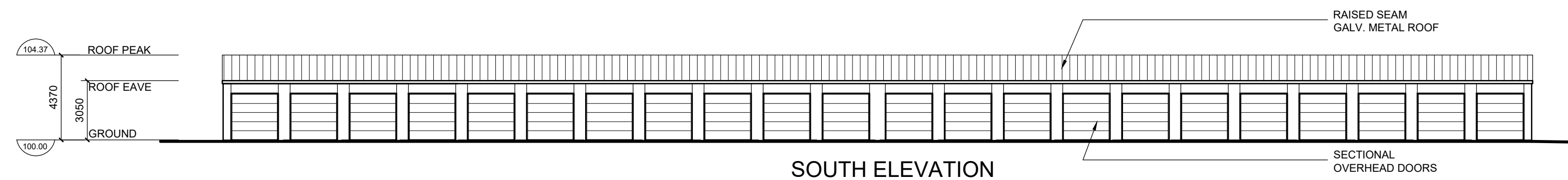
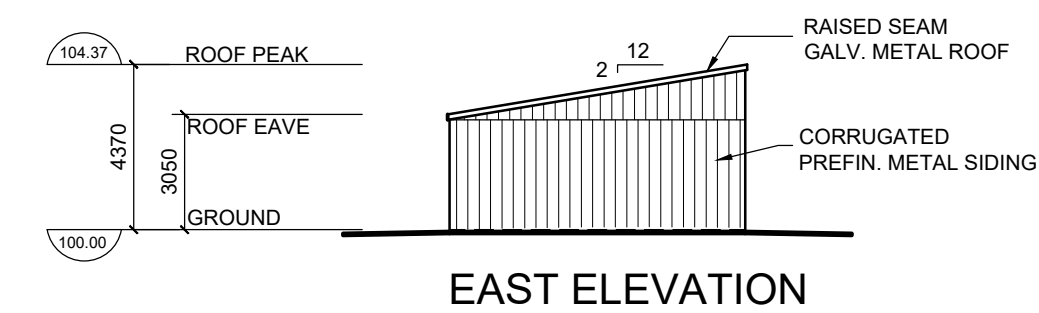
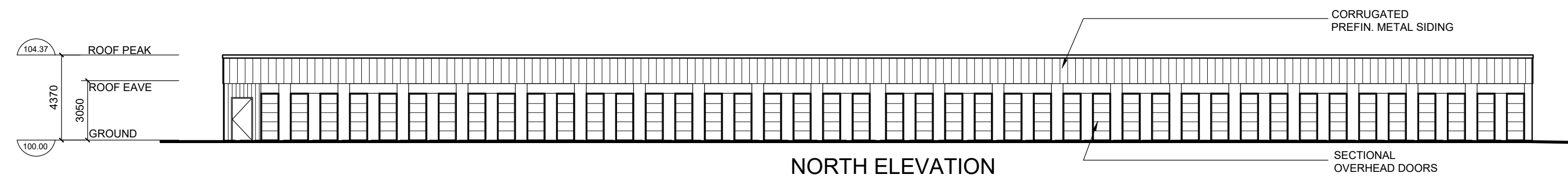


PROJECT NAME & ADDRESS:
**PROPOSED
 SELF-STORAGE**
 30944 HIGHWAY #48,
 PORT BOLSTER, ON



SCALE: 1:200 DATE: DEC. 6, 2021 DRAWN BY: M.S. JOB No.: 202127

DRAWING TITLE: **PROPOSED ELEVATIONS
 BUILDING 'L'** DRAWING No.: **P-06**



BUILDING 'L'

AMENDMENT NO. XXX
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on _____, 2023.

Date: _____

Denis Beaulieu, M.Sc. PI, MCIP, RPP
Director of Development Services
Corporation of the Town of Georgina

AMENDMENT NO. XXX
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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PART A - THE CERTIFICATION
AMENDMENT NO. XXX
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 143 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2023-< > pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the ___ day of _____, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

NOTE: This amendment is exempt from York Region approval. In this regard, the Town of Georgina is the approval authority.

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2023-____

BEING A BY-LAW TO ADOPT AMENDMENT NO. XXX TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA.

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. XXX to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.
2. **THAT** the Corporation of the Town of Georgina make application to York Region for approval of the Amendment.
3. **THAT** the Clerk of the Corporation of the Town of Georgina is hereby authorized and directed to make such application on behalf of the Corporation and to execute under the Corporate Seal such documents as may be required for the above purposes.

Read and enacted this ____ day of _____, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. XXX
to the Official Plan of the
Town of Georgina

Being an Amendment to the Official Plan of the Town of Georgina (Pefferlaw Secondary Plan).

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text and Schedule 'A' – Location Map, constitute Amendment No. XXX to the Official Plan of the Town of Georgina.

3. PURPOSE

The subject lands are designated 'Commercial' in accordance with Schedule 'E1' – Land Use Plan to the Pefferlaw Secondary Plan. The lands are currently vacant.

The purpose of Amendment No. XXX is to facilitate the development of a self-storage facility and open storage of vehicles with provision of pump out station as well as a two-storey ancillary office.

4. LOCATION

The subject property fronts onto Highway 48 in the Pefferlaw Community, shown in heavy outline on Schedule 'A' – Location Map. The subject property is municipally addressed as 30944 Highway 48 and is legally described as Part of Lots 24 and 25, Concession 7.

5. BASIS

In consideration of the existing site conditions, location at the outer edge of an employment area, and the existing supply of commercially designated and developed lands in the Keswick Business Park Secondary Plan Area and within the serviced communities of Keswick, and Sutton/Jackson's Point (which benefits from a relatively significant commercial and retail critical mass), the current Commercial designation applicable to the Subject Property represents an underutilization of land and an underachievement of development benefits for the site. The subject property is appropriate to accommodate quasi-industrial uses that are not permitted within the Commercial designation, like public-storage units. Further the redesignation of the site is likely to impact the availability and supply of commercial space needs over the planning horizon.

As the Commercial designation does not permit industrial uses, an amendment to the Official Plan is required.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. XXX to be appropriate.

PART C - THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and Schedule 'A' – Location Map, constitute Amendment No. XXX to the Official Plan of the Town of Georgina.

2. ACTUAL AMENDMENT

The Official Plan of the Town of Georgina is hereby amended as follows:

- a) That Schedule 'E1' **LAND USE PLAN** of the Official Plan is amended by redesignating the lands described as Part of Lots 25 and 25, Concession 7 and municipally addressed as 30944 Highway 48, Pefferlaw, shown on Schedule 'A' – Location Map, from 'Commercial' to 'Industrial'.
- b) Adding the following policies to Section 13.3.4.3 of the Pefferlaw Secondary Plan:
 - i. Amending Section "13.3.4.3 Industrial Policies" to hereby include "self-storage facility", "open storage of vehicles" and "vehicle pump out station" as permitted land uses for the subject site.

3. IMPLEMENTATION

The Official Plan Amendment will be implemented by a Zoning By-law Amendment, pursuant to the *Planning Act* of Ontario.

4. INTERPRETATION

The provisions set forth in the Official Plan of the Town of Georgina, as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.

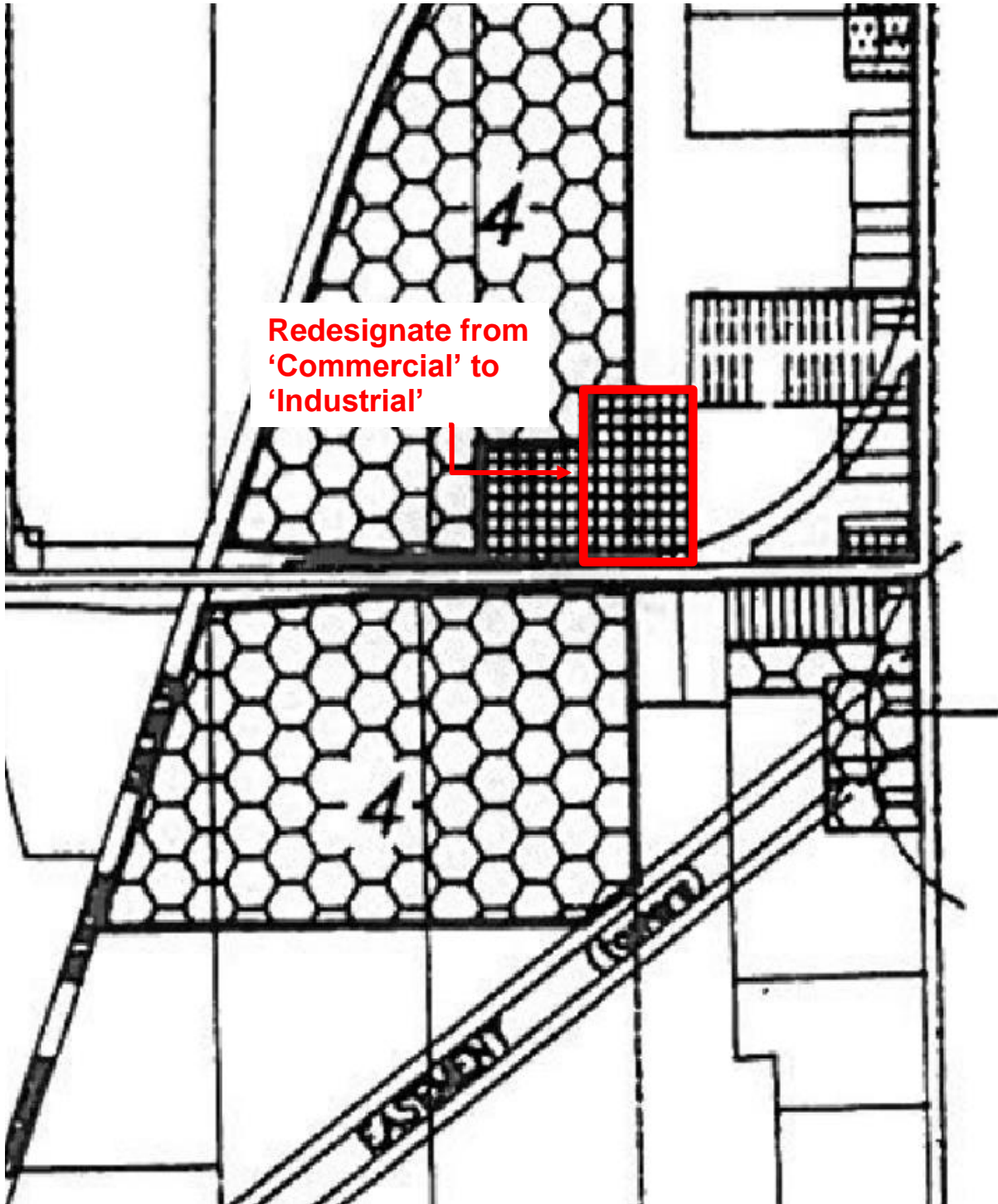
PART OF LOTS 24 & 25
CONCESSION 7
TOWN OF GEORGINA
REGIONAL MUNICIPALITY
OF YORK

THIS IS SCHEDULE 'A' TO BY-LAW

PASSED THIS ___ DAY OF _____,
2023

CLERK

MAYOR



SCHEDULE 'A' TO BY-LAW 2023-< >

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BYLAW NUMBER 2023- ()

BEING A BYLAW TO AMEND BY-LAW NUMBER 500,
BEING A BY-LAW TO REGULATE THE USE OF LANDS
AND THE CHARACTER, LOCATION AND USE OF
BUILDINGS AND STRUCTURES WITHIN THE TOWN OF
GEORGINA.

WHEREAS the Council of the Town of Georgina may, pursuant to Sections 34 and 37 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS;**

1. That Map 1, Schedule 'A' to Zoning By-law Number 500 as amended, is hereby further amended by changing the zone symbol from 'C2-29' to 'M1-XX' on land described as Part of Lots 24 and 25, Concession 7, shown in heavy outline and designated 'M1-XX' in Schedule 'A' attached hereto.
2. That Section 20.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended is hereby further amended by adding after Subsection 20.5.X the following:

"20.5.X PART OF LOTS 24 & 25, CONCESSION 7 'M1-XX' 30944 HIGHWAY 48 (Map 1)

Notwithstanding Section 20.2, on land shown in heavy outlined and designated 'M1-XX' in Schedule 'A', the following uses shall also be permitted in the M1-XX Zone:

- Outside storage of vehicles; and,
- Vehicle pump out station.

Notwithstanding Section 20.4 (c), on land shown in heavy outline and designated 'M1-XX' in Schedule 'A', the following shall apply:

- Front Yard (Minimum) – 14 metres”

READ AND ENACTED this ____ day of _____, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

EXPLANATORY NOTE

**(THE CANNINGTON GROUP)
(FILE NO. 07.22.03)**

1. The purpose of Zoning By-law Number 500-2023-00XX, which amends Zoning By-law Number 500, is to rezone the subject lands from 'Highway Commercial (C2-29)' to 'Restricted Industrial (M1-XX)' to facilitate the development of a self-storage facility and open storage of vehicles with provisions of pump out station as well as two-storey ancillary office.
2. Notwithstanding Section 20.4 (c) of Zoning By-law Number 500, Zoning By-law Number 500-2023-00XX permits a minimum front yard setback of 14 metres.
3. Zoning By-law Number 500-2023-00XX will conform to the Town of Georgina Official Plan, as amended.
4. A **Key Map** showing the location of the land to which By-law Number 500-2023-00XX applies is shown below.

KEY MAP



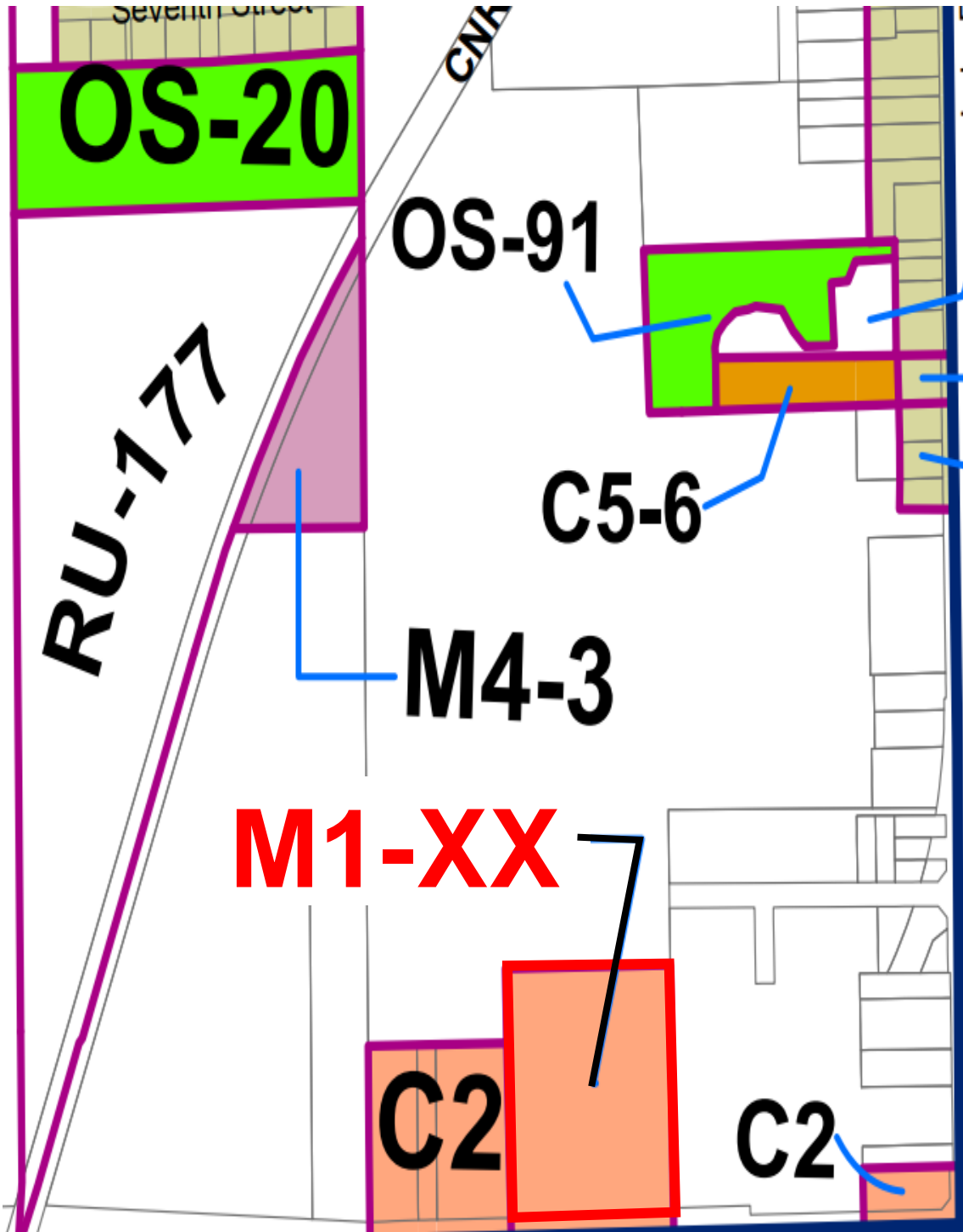
PART OF LOTS 24 & 25
CONCESSION 7
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF
YORK

THIS IS SCHEDULE 'A' TO BY-LAW

PASSED THIS ___ DAY OF _____,
2023

CLERK

MAYOR



SCHEDULE 'A' TO BY-LAW 500-2023-00XX

Circulated To	Email	Department/Agency	Date Received	Response
Devin Dillabough, Bruce West, Lori Gardiner, Jeremy Liscomb	ddillabough@georgina.ca , bwest@georgina.ca , lgardiner@georgina.ca , jliscomb@georgina.ca	Building Division	August 2, 2023	Historically Zoning Examiners have not provided comments for zoning amendment applications. The only exception is during the drafting of zoning provisions sometimes the Planner of record will ask whether a certain provision is understandable in terms of implementation at a later date, to match the intent. I wouldn't/won't have comments at an early stage of a zoning application. The only thing I can say is that a proposal does not comply with the current zone provisions, but that seems obvious as they're going through an amendment.
Henry Radder	hradder@georgina.ca	Building/Plumbing Inspector	July 4, 2023	No septic system on plans.
Rachel Dillabough, Mamata Baykar	rdillabough@georgina.ca , mbaykar@georgina.ca	Clerks Division		
Dan Buttineau, Bob Ferguson	dbuttineau@georgina.ca , bferguson@georgina.ca	Community Services		
Saleem Sial	ssial@georgina.ca	Development Engineering	November 1, 2023	See attached.
Karyn Stone	kstone@georgina.ca	Economic Development		
Lorianne Zwicker, Kallee Houter	lzwicker@georgina.ca , khouter@georgina.ca	Georgina Fire Department	July 5, 2023	The Georgina Fire Department has no objections to the proposal and provides the following comments: 1. All construction shall be in conformance with the Ontario Building Code (OBC) 2. Adequate water supply for firefighting shall be provided in accordance with the OBC - developer to provide fire flow requirement reports and cistern details for review. 3. Access through the gate into yard shall be provided to the fire department in the event of an emergency. 4. We ask that consideration be given to the installation of fire sprinkler in the proposed buildings and invite the developer/owner to meet with Georgina Fire to discuss the benefits of this life safety feature.
By-laws	bylaws@georgina.ca	Municipal Law	June 30, 2023	No comments.
Niall Stocking, Neil MacDonald, Laura Taylor	nstocking@georgina.ca , nmacdonald@georgina.ca , ltaylor@georgina.ca	Operations & Infrastructure		
Tolek Makarewicz	tmakarewicz@georgina.ca	Policy Planning	August 25, 2023	Below are comments from the Planning Policy Division related to the OPA and ZBA for 30944 Highway 48 (Files 02.205 and 03.1177). Attached are also comments/suggested revisions on the draft OPA submitted with the application. Proposal OPA requested to redesignate the site from Commercial to Industrial to permit a proposed development consisting of a public storage facility with 12 buildings containing approximately 7,470.3 sq m of heated/unheated space and an on-site 2-storey ancillary office building along with outside storage of vehicles and vehicle pump-out station. A total of 88 passenger vehicle parking spaces and 67 RV spaces are provided. Passenger vehicle parking provided at the rear. Pefferlaw Secondary Plan Designation: Commercial Below are policies of note related to the proposal: General Development Policies Distance from CN Railway (13.3.3.1(i)): Council shall require noise/acoustical studies to be completed prior to final approval of plans of subdivision or site plans located within 500 metres of the rail line. The site is located within 500 m of the rail line and will require SPC approval. It is acknowledged that a noise study has been submitted with the application. Criteria when considering an OPA for change of use/designation (13.3.3.1(i)): Staff note that this policy/criteria is not discussed in the Planning Justification Report submitted with the application. Industrial Policies Permitted Uses (13.3.4.3(a)(i)): Industrial uses which are largely free from noxious emissions of smoke, noise, dust, fumes or odours. Such uses include wholesaling, service operations, parking lots, utilities, accessory buildings, manufacturing, warehousing, retailing as accessory to manufacturing, warehousing and farm related activities. All industrial uses shall be of a dry nature. Required Studies (13.3.4.3(b)(i)): Staff note that this policy is addressed in the Planning Justification Report and that the listed studies have been submitted, where required. Landscaping or screening from non-industrial uses (13.3.4.3(v)): proposed industrial development which abuts lands containing non-industrial uses, shall provide landscaping or screening to adequately buffer the site. This will need to be addressed through Site Plan Control approval. Outside Storage (13.3.4.3(viii)): Outside storage for industrial uses shall not be permitted where such storage may have an adverse visual or environmental impact. OPA is required for: - Redesignating subject land from Commercial to Industrial on Schedule E1, Land Use Plan - Site-specific policy listing permitted uses (self-storage facility, open storage of vehicles, vehicle pump-out station, and ancillary office building)
Geoff Harrison	gharrison@georgina.ca	Tax & Revenue	June 30, 2023	There are no tax concerns with this property.
Senior Landscape Architect	burns@georgina.ca	Policy Planning	July 5, 2023	The arborist report says tree 7-15 are all dead ash trees, the arborist has said to preserve them and put up fencing. My only comment would be that they just update the Tree Inventory Table to say N/A instead of protect and I would also say they do not require Tree Protection fencing for trees 7-15.
Carrie Gordon (COA)	ROWCentre@bell.ca	Bell Canada		
Susan Cluff	susan.cluff@canadapostescanada.ca	Canada Post Corporation (CPC)	August 15, 2023	See attached.
Chief Donna Big Canoe, Natasha Charles	donna.bigcanoe@georginaisland.co.m , natasha.charles@georginaisland.co.m	Chippewas of Georgina		
CN Rail	proximity@CN.ca	C.N. Business Development & Real Estate		
Enbridge Gas Inc	MunicipalPlanning@enbridge.com	Enbridge Gas	July 11, 2023	Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.
Hydro One Networks Inc	CentralFCplanning@HydroOne.Co.m	Hydro One	August 11, 2023	No comments or concerns.
Dave Ruggle, Amy Knapp, Laura Tafreshi, Kelly Nesbitt, Liam Munnoch	d.ruggle@lsrca.on.ca , a.knapp@lsrca.on.ca , l.tafreshi@lsrca.on.ca , k.nesbitt@lsrca.on.ca , l.munnoch@lsrca.on.ca	Lake Simcoe Region Conservation Authority (LSRCA)	November 2, 2023	See attached.
Celeste Dugas	celeste.dugas@ontario.ca	Ministry of the Environment Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing	mssc.admin@ontario.ca	Ministry of Municipal Affairs & Housing		
Margaret Mikolajczak, Cameron Blaney, Colin Mulrenin	margaret.mikolajczak@ontario.ca , cameron.blaney@ontario.ca , Colin.Mulrenin@ontario.ca	Ministry of Transportation	October 12, 2023	See attached.
Richard Nsengimana	planification@csmonavenir.ca	Monavenir Catholic School Board		
Alex Locantore	Alex.locantore@mpac.ca	MPAC		
Ontario Power Generation	Executivevp.Lawanddevelopment@opg.com	Ontario Power Generation		
Lily Apa	lily.apa@rj.rogers.com	Rogers	July 4, 2023	No concerns or comments at this time.
Nathan Robinson	nrobinson@southlakeregional.org , asivaramalingam@southlakeregional.ca	Southlake Regional Health Centre		
	developmentplanning@vcdsb.ca	York Catholic Separate District School Board		
Christine Meehan	developmentservices@york.ca	York Region - Community Planning & Development Services	August 23, 2023	See attached.
Gilbert Luk	gilbert.luk@yrcsb.ca	York Region District School Board		
Jennifer Gottlieb	5775@yrcsb.ca	York Regional Police		

Attachment 8
Report No. DS-2023-0098
30944 Hwy 48
Page 1 of 35



MEMORANDUM

Date: July 21, 2023, revised November 1, 2023

File: 02.205 and
03.1177

To: Sean Lapenna, Senior Development Planner

cc: Ben Pressman, Supervisor of Development Engineering

From: Saleem Sial, Development Engineering Technologist

Subject: APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICANT / Owner David McCrossan, 1820237 Ontario Ltd.

AGENT: Rosemarie Humphries, Humphries Planning Group Inc.

SITE ADDRESS: 30944 HWY 48

DESCRIPTION: CONCESSION 7, LOTs 24 &25 (G)

The Development Engineering Division has reviewed the above-noted application to facilitate the proposed development of a 12-building public self-storage facility with an associated onsite 2-storey ancillary office building. Outside storage of vehicles is also proposed at the rear of the property with an associated pump-out station. Additionally, parking/charging bays for electric cars are proposed as well. We have **no objection** to the proposed Zoning By-law Amendment, please note the following comments.

- The site is located on a rural property with no availability and requirements for municipal water, sanitary, and storm servicing.
- 1. A Site Plan application and agreement will be required.
- 2. Provide item-wise cost estimates for on-site civil and landscape works including contingency, Engineering and HST.
- 3. Please see the redlined drawings and revise them as required.
- 4. Lighting plan and photometric analysis are acceptable
- 5. The accessible parking spaces are required and these need to be firmly paved, labelled and designed as per Facility Accessibility Design Standards(AODA) https://www.georgina.ca/sites/default/files/page_assets/fads.pdf?token=EpWtUth
x

6. Provide all the information indicated on the PRE-Con Checklist by checking all the items provided.

SWM

Grading Plan GP1

7. Show parking space dimensions
8. The proposed swale slope is 0.7% along the eastern property line. The minimum longitudinal slope of any swale shall be 1%.
9. Slope grade (overland flow direction) in the driveways between the buildings have the same symbols as the swale in the legend please provide different symbols for each entity on the drawing. Surface drainage symbols are shown in the legend but not shown on the drawings.
10. Regular inspection and maintenance of Jellyfish for achieving designed quality control and of stormceptors for quantity control will be required. For this inspection and maintenance agreement with storm contractor approved by the manufacturer will be required for the life of these systems. The owner will provide a completed data sheet and inspection and maintenance schedule at the time of construction of these systems. For this, specific relevant clauses will be made part of the Site Plan Agreement.

ESC.

11. Only one mud mat and construction entrance will be used at one time.
12. Please show the locations of the filtrex check dam, double row sediment control fence, and straw bale flow check dams on the drawing.
13. ESA Phase II is acceptable, no further action is required.
14. Traffic Impact Study, address peer reviewer comments
15. The noise study is acceptable, as long as the following are met:

“Before the issuance of building permits, an acoustical consultant should review the plans and mechanical unit specifications to verify that the sound level specifications are in accordance with the assumptions used in the noise study.”

Geotechnical:

16. Minimum water table level monitoring for 4 seasons or one full year is required.

Please continue to monitor the groundwater levels till the approval of the site plan to meet this requirement.

17. All recommendations in the Geotechnical reports are to be followed, e.g.:

To reduce the risk of improperly placed engineered compacted fill, full-time supervision of the contractor is essential. Despite full-time supervision, it has been found that contractors frequently bulldoze loose fill into areas and compact only the surface. This potential problem must be recognized and discussed at a pre-construction meeting. Procedures can then be instigated to reduce the risk of settlement resulting from un-compacted fill.

A moisture barrier consisting of at least 200 mm of 19 mm clear crushed stone should be installed under the floor slab.

Possible large obstructions such as buried concrete pieces and existing foundations may also be encountered at the Site within the fill materials. Provisions must be made in the excavation contract for the removal of possible boulders in the till or obstructions in the fill material.

Internal Road and Pavements

18. Provide details of all pavements on the grading plan or details drawing.

Sean Lapenna

From: Tolek Makarewicz
Sent: August 25, 2023 12:06 PM
To: Sean Lapenna
Cc: Alan Drozd
Subject: OPA and ZBA for 30944 Highway 48 (Files 02.205 & 03.1177)
Attachments: Draft OPA for 30944 Hwy 48 TM mods.docx

Importance: High

Hi Sean,

Below are comments from the Planning Policy Division related to the OPA and ZBA for 30944 Highway 48 (Files 02.205 and 03.1177). Attached are also comments/suggested revisions on the draft OPA submitted with the application.

Proposal

OPA requested to redesignate the site from Commercial to Industrial to permit a proposed development consisting of a public storage facility with 12 buildings containing approximately 7,470.3 sq m of heated/unheated space and an on-site 2-storey ancillary office building along with outside storage of vehicles and vehicle pump-out station. A total of 88 passenger vehicle parking spaces and 67 RV spaces are provided. Passenger vehicle parking provided at the rear.

Pefferlaw Secondary Plan

Designation: Commercial

Below are policies of note related to the proposal:

General Development Policies

Distance from CN Railway (13.3.3.1(i)): Council shall require noise/acoustical studies to be completed prior to final approval of plans of subdivision or site plans located within 500 metres of the rail line. The site is located within 500 m of the rail line and will require SPC approval. It is acknowledged that a noise study has been submitted with the application.

Criteria when considering an OPA for change of use/designation (13.3.3.1(l)): Staff note that this policy/criteria is not discussed in the Planning Justification Report submitted with the application.

Industrial Policies

Permitted Uses (13.3.4.3(a)(i)): Industrial uses which are largely free from noxious emissions of smoke, noise, dust, fumes or odours. Such uses include wholesaling, service operations, parking lots, utilities, accessory buildings, manufacturing, warehousing, retailing as accessory to manufacturing, warehousing and farm related activities. All industrial uses shall be of a dry nature.

Required Studies (13.3.4.3(b)(ii)): Staff note that this policy is addressed in the Planning Justification Report and that the listed studies have been submitted, where required.

Landscaping or screening from non-industrial uses (13.3.4.3(iv)): proposed industrial development which abuts lands containing non-industrial uses, shall provide landscaping or screening to adequately buffer the site. This will need to be addressed through Site Plan Control approval.

Outside Storage (13.3.4.3(viii)): Outside storage for industrial uses shall not be permitted where such storage may have an adverse visual or environmental impact.

OPA is required for:

- Redesignating subject land from Commercial to Industrial on Schedule E1, Land Use Plan

- Site-specific policy listing permitted uses (self-storage facility, open storage of vehicles, vehicle pump-out station, and ancillary office building)

Let me know if you have any questions or wish to discuss these comments.

Thanks,
Tolek



GEORGINA

Tolek A. Makarewicz, BURPI, MCIP, RPP
Senior Policy Planner | Planning Policy Division
Development Services Department | Town of Georgina
26557 Civic Centre Road, Keswick, ON, L4P 3G1
Cellular: 905-955-9423 | 905-476-4301 Ext. 2297
Follow us on [Twitter](#) and [Instagram](#)
Like us on [Facebook](#) | [georgina.ca](#)

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Sean Lapenna

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Sent: October 12, 2023 9:41 AM
To: Sean Lapenna
Cc: Mikolajczak, Margaret (MTO); Mulrenin, Colin (MTO)
Subject: RE: Request for Comments - 02.205 & 03.1177 - 30944 Highway 48
Attachments: RE: SUB 1 | B.1.401 - 30944 Hwy 48 STORAGE FACILITY Pefferlaw, ON Comments Due: June 29, 2023

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Sean,

MTO has no issues with the ZBA change, but I have commented previously on the site plan application and the applicant needs to make these changes before we can review the files and provide comments.

The applicant will need to clearly label MTO property line, MTO owns a sliver of land along the highway as well and this will need to be clearly labelled. It should be labelled "MTO property line highway designation" and "MTO future property line". The 14m setback will be required from the Future MTO property line.

The property lines and the 14m MTO setback need to be clearly labelled on all plans required for MTO review and approval.

Also please note that I will no longer be working in the Ministry after this week and to contact Christian Singh (MTO) Christian.Singh@ontario.ca the Senior Project Manager from our office on files that would typically go to me until they have a replacement in place.

Cameron Blaney (He/Him) | Corridor Management Planner York & Simcoe

Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 416-358-7871 Email: cameron.blaney@ontario.ca



From: Sean Lapenna <slapenna@georgina.ca>
Sent: October 11, 2023 4:08 PM
To: Mikolajczak, Margaret (MTO) <Margaret.Mikolajczak@ontario.ca>
Cc: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Subject: Request for Comments - 02.205 & 03.1177 - 30944 Highway 48
Importance: High

CAUTION – EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Afternoon Margaret & Cameron,

Sean Lapenna

From: Kailee Houter
Sent: July 5, 2023 2:49 PM
To: Sean Lapenna
Cc: Kim Harris
Subject: RE: Notice of Complete Application - 02.205 & 03.1177 - 30944 Highway 48

Hello Sean,

I have reviewed the site plan application sent out previously (Town File B.1.401). Below are the fire department's comments regarding this application.

NOTICE OF COMPLETE APPLICATION APPLICATIONS FOR OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

ADDRESS: 30944 Highway 48
LEGAL DESCRIPTION: Concession 7, Pt Lot 24, Pt Lot 25
APPLICANT: Rosemarie Humphries, Humphries Planning Group
FILE NOS.: 02.205 & 03.1177
WARD (COUNCILLOR): Ward 3 (Councillor Lee Dale)

The Georgina Fire Department has no objections to the proposal and provides the following comments:

1. All construction shall be in conformance with the Ontario Building Code (OBC)
2. Adequate water supply for firefighting shall be provided in accordance with the OBC - developer to provide fire flow requirement reports and cistern details for review.
3. Access through the gate into yard shall be provided to the fire department in the event of an emergency.
4. We ask that consideration be given to the installation of fire sprinkler in the proposed buildings and invite the developer/owner to meet with Georgina Fire to discuss the benefits of this life safety feature.

Should you have any questions, please contact the undersigned.

Thank you,



Kailee Houter
Fire Prevention Officer | Fire & Rescue Services
165 The Queensway South, Keswick, ON | L4P 3S9
905-476-5167 Ext. 4231 | www.georgina.ca/fire

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From: Kim Harris <kharris@georgina.ca>
Sent: June 30, 2023 11:57 AM



Sent via e-mail: slapenna@georgina.ca

November 2, 2023

Municipal File No.: 02.205 & 03.1177

LSRCA File No.: OPZ-213378-020122

Mr. Sean Lapenna
Senior Development Planner
Development Services | Town of Georgina
26557 Civic Centre Road,
Keswick, ON | L4P 3G1

Dear: Mr. Lapenna,

**Re: Applications for Official Plan Amendment and Zoning By-law Amendment
30944 Highway 48
Concession 7, Pt Lot 24, Pt Lot 25
Town of Georgina
Applicant: Rosemarie Humphries, Humphries Planning Group**

LSRCA staff have received applications to amend the Town of Georgina's Official Plan and Zoning By-law to facilitate the development of a 12-building public self-storage facility with an associated onsite 2-storey ancillary office building. Outside storage of vehicles is also proposed at the rear of the property with associated pump out stations. Additionally, parking/charging bays for electric cars are proposed as well.

To accommodate the development as proposed, the applicant is proposing to re-designate the subject property from 'Commercial' designation to 'Industrial' designation through the Pefferlaw Secondary Plan, as well as rezone the subject property from 'C2-29 – Highway Commercial Exception Zone' under Town of Georgina Zoning By-law 500 as amended to 'M1-XX – Restricted Industrial Exception Zone'.

The Applicant has also applied for Site Plan approval concurrently.

Documents Received and Reviewed by Staff:

Staff have received and reviewed the following documents:

- REPORT: Site Servicing and Stormwater Management Report prepared by BJH Engineering dated April, 2023
- REPORT: Hydrogeological Investigation prepared by Palmer dated March 16, 2023
- REPORT: Preliminary Geotechnical prepared by Palmer dated March 17, 2023
- REPORT: Planning Justification prepared by Humphries Planning Group dated May 2023
- Drawings/Plans associated with the above referenced reports

- Draft By-law and Schedules for the Official Plan Amendment and Zoning By-Law Amendment

Staff have reviewed these applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06. LSRCA are providing comments as per our MOU with the Town of Georgina and Region of York representing the review of applications for subdivision approval and zoning By-law amendments. The application is also being reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, LSRCA is providing advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the Clean Water Act.

Recommendation

LSRCA recommends that the applications to amend the Town’s Official Plan Amendment and Zoning Bylaw Amendment be deferred until the applicant can demonstrate the site can “function” in compliance with the Lake Simcoe Protection Plan (LSPP). Once LSRCA is in receipt of complete technical reports, further review and comments will be provided in due course.

Site Characteristics

- The subject property is not regulated as per Ontario Regulation 179/06 of the Conservation Authorities Act and permit will be not required for the proposed development.
- The subject lands are within a Significant Groundwater Recharge Area (SGRA).
- The subject lands are within a Highly Vulnerable Aquifer.

Comments:

- The applications are consistent with Section 3.1 of the PPS as the proposed development limits are free from any natural hazards.
- LSRCA provided comments on July 31, 2023, on the above referenced technical reports/plans and are attached for reference.
- The proposed development meets the definition of “Major Development” as provided by the Lake Simcoe Protection Plan, accordingly, Designated Policies 4.8 and 6.40 of the Lake Simcoe Protection Plan will apply to this proposal.
- Staff require a fulsome Hydrogeological Analysis which demonstrates that the quality and quantity of groundwater and the function of the recharge area will be protected, improved, or restored. In addition, post- to pre-development water balance assessment following the CA Hydrogeological guidelines.
- Staff note a groundwater monitoring program has been initiated. However, it is required to include 4 consecutive months of data between 1 March and 30 June to ensure that the seasonal high groundwater levels are acquired. To date, no additional data or updated reports have been submitted to confirm.

- Technical staff note that Site Servicing and Stormwater Management Report does not clearly provide the stormwater management design criteria for:
 - Quantity control;
 - Erosion control;
 - Volume control; and
 - Phosphorus budget (absent).
- Technical staff recommended that the applicant's consultants meet with LSRCA engineering staff to discuss outstanding comments prior to the completion of the next submission. To date, no meeting has been requested/occurred.

Summary

LSRCA recommends that the applications to amend the Town's Official Plan Amendment and Zoning Bylaw Amendment be deferred until the applicant can demonstrate the site can "function" in compliance with the Lake Simcoe Protection Plan (LSPP). Once LSRCA is in receipt of complete technical reports, further review and comments will be provided in due course.

Should you have any questions, please contact the undersigned.

Sincerely,



Amy Knapp
Planner II

Site Address: 30944 Highway 48	Date: July 24, 2023	LSRCA File #: SP-213378-020122	Municipal Ref #: B.1.401
Application Type: Site Plan	APID: 213378	Submission #: FIRST	Municipality: Georgina

Documents Reviewed:

- Site Servicing Report – Stormwater Management Report Storage Facility Part of Lots 24 and 25, Concession 7 #430944 Highway 48, Town of Georgina, dated April 2023, prepared by BJH Engineering Limited.

Background Information:

- Site Area -0 3.59ha
- Proposed development:
 - 12 storage buildings (7343 sq.m.);
 - 19849 sq.m. driveway and parking; and
 - Number of vehicle and RV parking at the rear of the site.

Comment #	Item	Section	Page #	1 st LSRCA Comments on Date	1 st Applicant Response on Date	2 nd LSRCA Comments on Date	2 nd Applicant Response on Date
E1		1.2	2	Please check and update the existing drainage direction, i.e. front to rear or from north to south.			
E2		4.0	4	Please clearly specify the Stormwater management design criteria for: <ul style="list-style-type: none"> - Quantity control; - Erosion control; - Volume control; and - Phosphorus budget. 			
E3		4.2	4	The entire site appears to be draining towards the existing roadside ditch. It is not clear why the site was divided into 2 separate catchment areas. Please discuss this with LSRCA engineering staff prior to the next submission.			
E4	SWM2	Appendix 2		Please clearly identify the extents of the drainage areas A1, C1, and A2. Also A2 is identified on 3 places. Please check and update accordingly.			
E5	SWM2	Appendix 2		Storage calculations include the flows from areas A, B and D. It appears that the flows from area A will flow directly to the roadside ditch. Please check and update the calculations accordingly. Please discuss this comment with LSRCA engineering staff prior to the next submission.			
E6							
E7							

Comment #	Item	Section	Page #	1 st LSRCA Comments on Date	1 st Applicant Response on Date	2 nd LSRCA Comments on Date	2 nd Applicant Response on Date
E8							
E9							
E10							

Submission Resubmission Requirements:

1. A completed response matrix including detailed response outlining how each of the comments above have been addressed with reference to applicable reports and drawings.
2. The response matrix is to also include a summary of any additional changes to the design and/or analysis. This includes changes to reports, drawings, details, facility design and changes not identified in the detailed response to comments.
3. Reports and engineering drawings and details are to be signed and sealed by a Professional Engineer.
4. All submissions and reports are to include a digital copy of applicable models.
5. All submission and reports are to include applicable technical components which achieve the minimum requirements outlined in the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submission, April 2022.

Important Notes and References:

1. Please contact the Lake Simcoe Region Conservation Authority (LSRCA) to scope any required Environmental Impact Study or Natural Heritage Evaluation.
2. The stormwater management submission is required to be prepared in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions. [Technical-Guidelines-for-Stormwater-Management-Submissions April 2022](#)
3. Submissions are to be in accordance with the LSRCA Watershed Development Guidelines. [Ontario Regulation 179/06 Implementation Guidelines](#)
4. The hydrogeological analysis is required to be prepared in accordance with “Hydrological Assessment Submissions: Conservation Authority” Guidelines for Development Applications.” [Hydrogeological Guidelines - Hydrological Assessment 2013](#)
5. Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: [Watershed Phosphorus Offsetting Policy May 2023](#)
6. Low Impact Development Treatment Training tool can be found here: [LID Treatment Training Tool April 2018](#)
7. Lake Simcoe Region Conservation Authority Review Fees can be found here: [Planning Application and Permit-fees January 2022](#).
8. Please note that the review fees cover two rounds of reviews; third and subsequent submissions will be subject to additional fees per the fee schedule.

Site Address: 30944 Highway 48	Date: July 10, 2023	LSRCA File #: SP-213378-020122	Municipal Ref #: B.1.401
Application Type: Site Plan	APID: 213378	Submission #: FIRST	Municipality: Georgina

Documents Reviewed:

- Stormwater Management Report; BJH Engineering; April 2023
- Hydrogeological Investigation; Palmer; March 16, 2023
- Preliminary Geotechnical Investigation; Palmer; March 17, 2023

Background Information:

- 3.59 ha, self storage, with RV storage, EV charging

Comment #	Item	Section	Page #	1 st LSRCA Comments on Date	1 st Applicant Response on Date	2 nd LSRCA Comments on Date	2 nd Applicant Response on Date
H1	Hydro-g			Site is mapped as being within both a significant groundwater recharge area and ecologically significant groundwater recharge area and is also within a highly vulnerable aquifer. Policy 6.40-DP of the LSPP is applicable. The quality and quantity of groundwater is to be maintained, restored or improved.			
H2	Hydro-g	3.3		A groundwater monitoring program has been initiated. Monitoring is to continue and is to include 4 consecutive months of data between 1 March and 30 June to ensure that the seasonal high groundwater levels are acquired. From the data provided infiltration may not be functionally feasible on this site (October 28, 2022, levels ranged between 0.10 m bgs and 0.72 m bgs). The ability to infiltrate will depend on the final grading. The seasonal groundwater levels are required to better assess any construction dewatering requirements.			
H3	Hydro-g	3.4.4		From the infiltration test results infiltration is functionally feasible. Rates ranged between 16 mm/hr and 37 mm/hr.			
H4	Hydro-g	4.2.2		The pre-development infiltration volume is 1917 m ³ The post-development infiltration volume is 418 m ³ Post development infiltration deficit is 1498 m ³ Please explain how this will be mitigated			
H5	Hydro-g	5.3		LSRCA Preferred option for dewatering effluent is treatment to PWQO and return to the			

Comment #	Item	Section	Page #	1 st LSRCA Comments on Date	1 st Applicant Response on Date	2 nd LSRCA Comments on Date	2 nd Applicant Response on Date
				environment. Please assess the potential for this.			
H6	SWM			It is proposed to drain the sanitary sewage from the admin building to an RV pump out station. Please explain the design of the RV pump station tank, i.e., is this a holding tank or a septic system?			
H7	SWM	GP1		Please remove the snow storage area from the area mapped as being within an SGRA.			
H8		GP1		Please ensure that the permeable paver facilities are lined with an impermeable liner such that the groundwater cannot be negatively impacted by saline water.			
H9		GP1		Please indicate the location of the RV pumping station.			
H10		SWM-3		From the information provided the groundwater levels are high. Please include an impermeable liner on the proposed dry pond such that there can be no interaction between the runoff and groundwater thus ensuring that the quality of the groundwater is not compromised.			
H11	SWM	7		A roof top disconnect requires a 5 m flow path over pervious ground with the splash pad a minimum of 3 m away from the building from infiltration credit to be provided. Please demonstrate this is achievable.			
H12	SWM	7		Permeable pavers and infiltration: please provide detailed drawings and cross-sections including all dimensions and materials used demonstrating there is a minimum separation of 1 m between the invert of the facility and the seasonal high groundwater elevation.			
H13	SWM			Please provide detailed calculations demonstrating the volume that these pavers can mitigate and the area of the footprint. Demonstrate that they will fully drawdown in the preferred 24-48 hours.			

Submission Resubmission Requirements:

1. A completed response matrix including detailed response outlining how each of the comments above have been addressed with reference to applicable reports and drawings.
2. The response matrix is to also include a summary of any additional changes to the design and/or analysis. This includes changes to reports, drawings, details, facility design and changes not identified in the detailed response to comments.
3. Reports and engineering drawings and details are to be signed and sealed by a Professional Engineer.
4. All submissions and reports are to include a digital copy of applicable models.
5. All submission and reports are to include applicable technical components which achieve the minimum requirements outlined in the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submission, April 2022.

Important Notes and References:

1. Please contact the Lake Simcoe Region Conservation Authority (LSRCA) to scope any required Environmental Impact Study or Natural Heritage Evaluation.
2. The stormwater management submission is required to be prepared in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions. [Technical-Guidelines-for-Stormwater-Management-Submissions April 2022](#)
3. Submissions are to be in accordance with the LSRCA Watershed Development Guidelines. [Ontario Regulation 179/06 Implementation Guidelines](#)
4. The hydrogeological analysis is required to be prepared in accordance with “Hydrological Assessment Submissions: Conservation Authority” Guidelines for Development Applications.” [Hydrogeological Guidelines - Hydrological Assessment 2013](#)
5. Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: [Watershed Phosphorus Offsetting Policy July 2021](#)
6. Low Impact Development Treatment Training tool can be found here: [LID Treatment Training Tool April 2018](#)
7. Lake Simcoe Region Conservation Authority Review Fees can be found here: [Planning Application and Permit-fees January 2022](#).
8. Please note that the review fees cover two rounds of reviews; third and subsequent submissions will be subject to additional fees per the fee schedule.



Corporate Services

File No.: 02.205, 03.1177 & B.1.401
Regional File No.: LOPA.23.G.0040, ZBA.23.G.0060
& SP.23.G.0123

August 23, 2023

Mr. Denis Beaulieu,
Director of Planning & Building
Town of Georgina
R.R. #2, 26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Sean Lapenna, Senior Planner

**Re: Official Plan Amendment 02.205, Zoning By-Law Amendment (03.1177)
And Site Plan (B.1.401)
Regional File No.: LOPA.23.G.0040, ZBA.23.G.0060 & SP.23.G.0123
Part of Lots 24 & 25, Concession 7
30944 Highway 48
Town of Georgina**

York Region is in receipt of the above noted Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA) and Site Plan applications from the Town of Georgina. The subject site is municipally known as 30944 Highway 48 and is located on the north side of Highway 48, west of Lake Ridge Road. The OPA, ZBA and site plan propose to facilitate the development of a 12-building public self-storage facility and associated 2-storey ancillary office building, within a 3.58 ha site.

Purpose of the OPA and ZBA

The purpose of the OPA is to re-designate the subject property from 'Commercial' designation to 'Industrial' designation through the Pefferlaw Secondary Plan. The purpose of the ZBA is to rezone the subject property from 'C2-29 – Highway Commercial Exception Zone' under Town of Georgina Zoning By-law 500 as amended to 'M1-XX – Restricted Industrial Exception Zone' to facilitate the proposed development.

Regional Technical Review Comments

York Region staff has completed its technical review of the proposed OPA & ZBA application and offer the following comments:

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1

Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)

Internet: www.york.ca

Page 64 of 356

**Attachment 8
Report No. DS-2023-0098
30944 Hwy 48
Page 17 of 35**

Infrastructure Asset Management (IAM) Branch

IAM has reviewed the proposed OPA and ZBA applications and the submitted documents. The subject lands are located outside of municipally serviced area for both water and wastewater servicing. It is IAM's understanding that the site will be privately serviced subject to any applicable planning and regulatory approvals. IAM has no comments.

Water Resources

Water Resources does not have any objections/concerns subject to the following comments with the LOPA application as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval. Please note for future site plan development, the following will apply:

Highly Vulnerable Aquifer:

The site is within the Highly Vulnerable Aquifer (HVA). Please note that within the HVA, should the proposed development include bulk fuel ($\geq 2500L$) or bulk chemicals ($\geq 500L$), a Contaminant Management Plan (CMP) will be required prior to approval, for Water Resources review and approval. Please visit www.York.ca/protectingwater or see <https://www.york.ca/media/82911/download> for the associated Contaminant Management Plan documentation minimum requirements. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

Best Management Practices

Construction Best Management Practices

As the site is within a vulnerable area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.

Salt Management

As the site is within a vulnerable area, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <https://www.tac-atc.ca/sites/tac-atc.ca/files/site/doc/resources/roadsalt-1.pdf>.

If the proposed development includes a parking lot, Water Resources recommends following the Parking Lot Design Guidelines:

<https://www.lsrca.on.ca/Shared%20Documents/reports/Parking-Lot-Design-Guidelines-Salt-Reduction.pdf>.

York Region Official Plan

The 2022 York Region Official Plan (ROP) contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation,

public health and fiscal capacity. According to the ROP, the subject lands are designated Towns and Villages (Map 1).

The Planning Justification Report, dated May 2023 prepared by Humphries Planning Group Inc., inaccurately states the site is identified as “Employment Area” on Map 1A of the ROP. The site is identified as “Community Area” on Map 1A ROP. The employment area is located to the north and west of this site. According to ROP policy 2.1.3.a., Community Areas are “where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth.” The proposed development and the draft OPA generally conforms with the ROP.

The site is located within 120m of an unevaluated wetland as per Map 4 of the ROP and contains a woodlot on the northern and western boundary. Any proposed development or site alteration should be located outside of any key natural heritage features/ key hydrologic features and their required setbacks/ VPZ associated. Natural heritage features and appropriate VPZ should be designated and rezoned Environmental Protection “EP” accordingly. Recent changes imposed through Bill 23 (O. Reg 596/22) prohibit the Conservation Authorities’ inability to comment on behalf of municipalities for Natural Heritage reviews outside of the regulated area as part of a Planning Act application submission. Prior to Bill 23, through our MOU York Region relied on the expertise of the LSRCA regarding natural heritage matters through the planning and development review process. In the absence of Conservations Authorities input in this regard, it is our understanding that the Town of Georgina has retains a consultant to peer review environmental studies on their behalf to ensure a proposed development conforms with Provincial Plans, and Regional and Local Official Plans’ natural heritage policies. All comments and requirements regarding the natural heritage review should be addressed to their satisfaction of the Town of Georgina prior to final approval.

Official Plan Amendment exemption

York Region Development Planning staff have no objection to the proposed OPA. Based on our review, the proposed OPA appears to be a routine matter of local significance. Further, in accordance with Regional Official Plan Policy 7.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Planning Committee and Council. This allows the Amendment to come into effect following its adoption by the Town of Georgina and the expiration of the required appeal period.

Summary

York Region has no objection to the proposed Official Plan Amendment application and is hereby exempted from approval by Regional Planning Committee and Council. This allows the Amendment to come into effect following its adoption by the Town of Georgina and the expiration of the required appeal period. We have no comments on the related Zoning By-Law

LOPA.23.G.0040 (02.205), ZBA.23.G.0060 (03.1177),
SP.23.G.0123 (B.1.401)
30944 Highway 48

Page 4

amendment application. We request that a copy of the Notice of Decision for the OPA and ZBA be forwarded to this office.

Should you have any questions regarding the above, please contact Asif Abbas, Planner, at extension 77271 or through electronic mail at asif.abbas@york.ca

Yours truly,



Karen Whitney, MCIP, RPP
Director, Development Services

AA

Copy to: LSRCA

YORK-#15701607-v1-

LOPA_23_G_0040_(02_205)_ZBA_23_G_0060_(03_1177)_SP_23_G_0123_(B_1_401)_Regional_comment_lette
r

October 10, 2023

Sean Lapenna
Senior Development Planner | Development Services Department
26557 Civic Centre Road, Keswick, ON | L4P 3G1
T | 905-476-4301 Ext 2327
E | slapenna@georgina.ca

Dear Mr. Lapenna:

Re: Scoped Environmental Impact Statement Proposed Development for 30944 Highway 48, Georgina, Ontario

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) was retained by the Town of Georgina in a Peer Review function to review the supporting documentation (scoped EIS) for an application for Official Plan Amendment (OPA), Rezoning Application (RZA) and Site Plan Application (SPA). The application was made by Cannington Group. Redevelopment including construction of a self-storage facility to include heated and non-heated units, parking and RV storage.

The proponent retained Palmer to conduct the required study in support of the application. The scoped Environmental Impact Statement (EIS) provided the basis of our review.

This letter represents the comprehensive review of the material enclosed with your correspondence to Jeff King, Vice President, Environmental with McIntosh Perry, for the above-noted application.

<p>Attachment 8 Report No. DS-2023-0098 30944 Hwy 48 Page 21 of 35</p>

Documentation

The documents that were provided to us for our review are noted in Table 1.

Table 1: Documentation for Review Application			
Title	Author	Date	Contents
Environmental Impact Statement (EIS)	Palmer	October 2023	Site background, biophysical features and functions, impact assessment, etc.

Environmental Impact Statement Evaluation

The EIS provided a comprehensive review of the study area background information. The Lake Simcoe Region Conservation Authority (LSRCA) was contacted by Palmer to confirm the requirements of the EIS. In general, Palmer carried out the requirements agreed to with the LSRCA. Prior to carrying out the EIS, most of the trees that were expected to be on site were removed. The author surmises that the trees/forested habitat that was removed prior to their field review was relatively young and provided limited function.

In general, the property being reviewed had limited ecological value due to its past use as a drive-in theatre and the recent removal of the forested habitats. The only remnant potential habitat value on the property is the hedgerows (on or adjacent the property?). The land to the east consisted of a mid succession forest habitat that is suggested to become swamp approximately 30 m from the property boundary, though this was not able to be field-verified due to site access.

The study area for the EIS is usually defined as the property plus 120 m, which could get extended if there are significant features that may be further, but could be affected by the project works. ELC communities and a summary on potential impacts to adjacent lands was considered as part of this scoped EIS.

In Section 4 and the Flora Appendices, European buckthorn has been listed as a species. This species is invasive. Mitigation measures should be recommended in Section 8 to ensure that this invasive species is not spread. It is considered a **noxious weed** under the Ontario *Weed Control Act*.

Species at risk (SAR) are discussed in the report and potential species that may be found are detailed in the appendices. No SAR are anticipated to utilize the property. Were there any trees left on the property after the removals? Were these trees reviewed for their potential as SAR bat snag tree habitat? Were any trees on the adjacent property considered suitable as bat snags? If no additional vegetation is anticipated to be removed from the site, this information is not necessary to consider as part of this EIS.

There are limited observations of migratory birds from two site visits (a single observation of the Red-winged Blackbird). With the forested habitat adjacent to the property and the timing of the visits this seems like a low amount of observed wildlife. However, it is unlikely that works on the property will have much impact on the adjacent lands, if any. It is not fully understood if there are any trees remaining on the property (hedgerows) however, the 2022 Migratory Bird Regulations (MBR) are not discussed in the report. The nests of 18 species

listed in Schedule 1 of the MBR 2022 are protected year-round. Can Palmer confirm that there are either no trees remaining on the property or that none of the species listed in Schedule 1 would find habitat in the remaining trees? If there are trees remaining that may be removed appropriate timing windows for their removal should be indicated in the report.

It has been assumed by the author that LSRCA will comment on the planting plan that has been included in the scoped EIS. A very brief review identified that there were several species that are not native to this part of Ontario, and it may be recommended that alternative species be reconsidered. Additionally, species such as silver maple grow in wet conditions. Although they can survive in drier conditions when planted and maintained, consideration to a native species more conducive to the future conditions on the property may want to be considered.

Closing

The scoped EIS for the proposed development appears to address the potential concerns/requirements as defined by the LSRCA. Based on the information that is available and an understanding of the location the reviewer would agree that the 'proposed development is environmentally feasible'. It is expected that this development will be able to proceed as depicted.

Summary of Comments/Recommendations

Comments have been made above. To summarize:

- Confirm no additional trees will be removed from the property or if trees will be removed that they are not considered bat habitat or covered under the MBR and that removal will be completed outside of the timing window for bats and migratory birds or screened prior to removal.

Limitations

This letter was produced for the exclusive use of the Town of Georgina and is intended to provide peer review guidance regarding the proposal for development for 30944 Highway 48, Georgina, Ontario. It involved the review of a scope EIS prepared by Palmer. The Report was reviewed by McIntosh Perry; however, no field verification of any information was conducted.

Any use which a third party makes of this review, or any reliance on decisions made based on it, without a reliance letter are the responsibility of such third parties. McIntosh Perry accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this review.

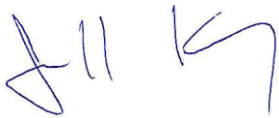
In evaluating the scoped EIS, McIntosh Perry has relied in good faith on information provided by individuals as noted in the Report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in the Report as a result of omissions, misinterpretation or fraudulent acts.

The findings, conclusions and/or recommendations of this letter are only valid as of the date of this letter. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, McIntosh Perry should be requested to re-evaluate the conclusions presented in this letter, and provide amendments, if required.

We trust that this letter meets your present requirements. Please contact Jeff King if you have any questions about this review.

Respectfully Submitted,

McIntosh Perry Consulting Engineers Ltd.



Jeff King, B.Sc.

T:613-229-2882

Ref. U:\Ottawa\01 Project - Proposals\2024 Jobs\CCO\CCO-24-1304 Hwy 48 EIS Peer Review Oct 6 2023.docx



September 13, 2023

Re: 30944 Hwy 48 in the Town of Georgina, ON – TIS Peer Review, Preliminary Comments – Memo

TRANS-PLAN is pleased to submit these preliminary review comments regarding the Traffic Impact Study for the proposed self-storage facility located at 30944 Highway 48 in the Town of Georgina, ON. The analysis was prepared by GHD and delivered on March 24, 2023. This Memorandum provides preliminary comments for review by Town staff, and will be followed by a second round of more thorough technical review.

Preliminary Comments

- 1) The sole intersection considered upon defining the Study Area was the Hwy 48 at the proposed site access. There is a signalized intersection located a mere 300m away to the east of the proposed site access. We recommend that the Applicant be called to justify the omission of the Hwy 48 intersection at Lake Ridge Road from the analysis, considering the fact that the proximity between these intersections and the undeniable impact that the proposed site traffic could have over the operational performance of the signalized intersection at Lake Ridge Road.
- 2) The Stuff N Storage site across the road from the proposed site has a full-moves site access onto Hwy 48. The Site Plan provided in Fig.2 of GHD's analysis report seems to illustrate the western edge to Stuff N Storage's site access positioned roughly at the centreline of the proposed site's access driveway. Even though the potential left-turn queues for traffic entering these two sites from Hwy 48 would not conflict – courtesy of the order in which the driveways present themselves, we still recommend that the Applicant be called to provide comment on the sightlines associated with the turning movements in/out the proposed site access, and the interplay with vegetation and other potential obstructions. The discussion of potential sightline issues at the proposed site access point is made more relevant by the fact that the 2035 capacity results identified an LOS "D" and average delay of 44s for vehicles trying to enter Hwy 48 from the site.
- 3) We recommend that the Applicant be called to provide turning lane warrants calculations for the proposed site access from Hwy 48, to confirm that turning lanes on Hwy 48 are not required by 2035.
- 4) There seems to be no more than one site access (full moves). We recommend that the Applicant be called to comment on operability regarding the Fire Dept, which may require a secondary/emergency site access to cover for any blockage of the single site access during an emergency situation.



- 5) We recommend that the Applicant be called to clarify the logic utilized to support the trip distribution, which is otherwise merely presented as a 30/70 proportion between EB/WB Hwy 48, with flipping between AM and PM peak hours. Was the proportion choice based off the turning movement counts performed at the Stuff N Storage facility? Or perhaps some other reference?
- 6) We recommend that the Applicant be called to improve the drawings that are relied on to identify compliance with AODA requirements – it is not really clear in the drawing how many of Type A and Type B accessible parking spots are provided (even though the legend lists both types, they are not clearly marked on the drawings).
- 7) We recommend that the Applicant be called to confirm compliance of the site access with TAC minimum throat length requirements.

I trust this Memorandum provides reasonable review suggestions and provide the necessary scrutiny in advance of the SPA approval. Should you have any questions, please feel free to contact me.

Sincerely,



Andre Lower, P.Eng.
Sr. Engineer



Trans-Plan Transportation Inc.
Transportation Consultants



October 19, 2023

Re: 30944 Hwy 48 in the Town of Georgina, ON – TIS Peer Review Comments and Matrix

TRANS-PLAN is pleased to submit the full-scope review comments regarding the Traffic Impact Study for the proposed self-storage facility located at 30944 Highway 48 in the Town of Georgina, ON. The analysis was prepared by GHD and delivered on March 24, 2023. This Memorandum provides comments for review by Town staff and the corresponding matrix for facilitating addressing of the comments.

1. Review Comments

1.1 Trip Generation

- The review of the Trip Generation for the proposed site located at 30944 Highway 48 in the Town of Georgina covered the relevant periods and was based off the latest available edition of the ITE Trip Generation Manual. The Land Use Code utilized (LUC 151 Mini Warehouse) is acceptable in view of the proposed use of the facility – so long as no land use change is anticipated for the proposed site, and no additional/conjoint uses are expected. The character of the proposed use is not deemed to be affected by the non-urban location of the proposed facility.
- The absence of Mid-day peak hour rates in the ITE Manual is acknowledged, and the reliance on the higher of the trip rates between the weekday AM and PM peak hour rates is acceptable on the grounds that it is the conservative approach under the analysis circumstances.
- The adoption of the higher of the trip rates between the weekday AM and PM peak hour rates for the Saturday peak hours – absent in the ITE Manual – is also deemed acceptable on the grounds that it is the conservative approach under the analysis circumstances.
- The absence of any other proposed uses on the site precludes the consideration of internal capture trips, as no other trip generator/attractor is located on the same site.
- No Pass-by (or triangular) trip reduction was applied, which is correct given the site’s location, proposed use and chosen conservative approach to the analysis.

1.2 Study Area Characteristics

- The study area characteristics regarding lane configuration and intersection control were confirmed during Trans-Plan’s site visit and are correct.
- The analysis software utilized was not the very latest – Synchro is now on Version 11 – but that fact is not deemed to result in significant impact for the analysis results.
- The Synchro model failed to include the signalized intersection of Hwy 48 at Lake Ridge Rd, which would have allowed assessment of any impact that the site-specific trips have on the performance of that intersection. Let us consider that the point of a traffic impact study is to assess the impact that any site-specific traffic has on the surrounding roadway infrastructure’s operability and performance. This should have informed the decision to include the nearby signalized intersection



in the Synchro model and analysis. For context, we note that the spacing between the proposed site access and the signalized intersection is approximately 300m.

- In the absence of the actual analysis of the signalized intersection, the impact of the site-specific trips generated by the proposed development can only be assessed at a high level. For example, the Hwy 48 approaches to the intersection at Lake Ridge Rd are configured with dedicated left-turning lanes, yet there are no protected signal phases for these left-turn movements. That supports the assumption that under existing conditions, this signalized intersection has some reserve capacity that could theoretically accommodate the site-specific trips that will inevitably be added to the existing conditions trips. Regardless, it would have been preferred that the GHD analysis included objective modelling and reporting of the impact of the site-specific trips on such an important element of roadway infrastructure as the nearby signalized intersection of Hwy 48 at Lake Ridge Rd.
- The review of Active Transportation infrastructure, such as pedestrian facilities and bicycle lanes is confirmed as non-applicable, since none of that currently provided along Highway 48 within the vicinity of the site. The same applies to transit services, which are absent at this location.
- Regarding neighbouring properties and consideration for their accesses, there is a residential property neighbouring the site on the west side, and green fields on the east side. Neither of those have any impact on the analysis. However the business across the highway – Stuff N Storage Ltd – has its site access positioned in an offset arrangement regarding the proposed development’s site access, and the spacing between these two accesses warrants review of potential operational concerns that the GHD report remained silent about. Figure 3 in the GHD report does illustrate and identify the Stuff N Storage site access, but does not mention the fact that the spacing between the 2 accesses is a mere 30 m approximately. In operational terms, the concern would arise from left-turn queues of one access extending for a distance of 30m or more, and thus obstructing access to the other site across the highway. Fortunately, the offset arrangement is such that the left-turn queues of one site extend away from the other’s access point, rendering the concern moot.
- The Applicant is still called to provide comment on the sightlines associated with the turning movements in/out the proposed site access, interplay with vegetation and other potential obstructions, etc. The discussion of potential sightline issues at the proposed site access point is made more relevant by the fact that the 2035 capacity results identified an LOS “D” and average delay of 44s for vehicles trying to enter Hwy 48 from the site.

1.3 Trip Distribution

- The comment issued in the first round of review still stands unanswered. We recommend that the Applicant be called to clarify the logic utilized to support the trip distribution, which is otherwise merely presented as a 30/70 proportion between EB/WB Hwy 48, with flipping between AM and PM peak hours. Was the proportion choice based off the turning movement counts performed at the Stuff N Storage facility? Or perhaps some other reference?
- The GHD report provides no Signal warrant analysis, which is questionable in light of the fact that the outbound movements under the ultimate analysis scenario in 2035 operate with an LOS of D



and 44 s of average delay. The fact that the V/C for this movement is 0.06 reflects the overall low volumes, yet does not eliminate the requirement for providing signal warrant analysis. Consider that this level of delay in the outbound movement could trigger risky behaviour by some drivers, who would feel tempted to complete their entry maneuver onto the Highway relying on a gap that is shorth, thus requiring drivers already on the highway to slow down suddenly to avoid collisions.

- Even though the inbound volumes are low, it would be reasonable to expect the report to include an analysis of turning lane requirements. The likelihood that a turning lane (with proper taper and storage lengths) be warranted being low does not automatically render the analysis unnecessary. As such, we recommend that the Applicant be called to provide turning lane warrants calculations for the proposed site access from Hwy 48, to confirm that turning lanes on Hwy 48 are not required by 2035.

1.4 Parking

- The parking review referenced the correct and applicable Georgina By-law. The 88 parking spaces of the proposed site do comply with the applicable rate.
- The Applicant is however called to describe how the proposed parking arrangements are AODA compliant – how many accessible parking spaces are provided? How many of Type A and Type B? We recommend that the Applicant be called to improve the drawings that are relied on to identify compliance with AODA requirements – it is not really clear in the drawing how many of Type A and Type B accessible parking spots are provided (even though the legend lists both types, they are not clearly marked on the drawings).

1.5 Site Access

- There seems to be no more than one site access (all moves). The Applicant is called to comment on operability regarding the Fire Dept, which may require a secondary/emergency site access to cover for any blockage of the single site access during an emergency situation.
- We recommend that the Applicant be called to confirm compliance of the site access with TAC minimum throat length requirements.

1.6 Internal Circulation

- The vehicle types utilized for the swept path review are deemed acceptable, and reflect the worst-case scenario for vehicles expected to circulate on the site.
- No concerns were identified with the AutoTurn templates presented to support the documentation of unhindered site access and internal circulation of the site.
- There is a minor overlook in which the analysis fails to point out the fact that the simultaneous, bi-directional circulation on the site access driveway is not possible when larger vehicles – such as the waste collection and fire truck – are involved. That means the inbound vehicle must wait



for the outbound one to leave before it enters the site. This issue is common and is expected to be mitigated by careful driving and clear visibility for both the inbound and outbound drivers.

2. Review Comments Matrix

The review comments listed above are provided in the format of a matrix, to facilitate the task of circulating to GHD and coordinating the resolution of each element.

Technical Review Comments	GHD's Response	GHD Task	Due By
Trip Generation			
The review of the Trip Generation for the proposed site located at 30944 Highway 48 in the Town of Georgina covered the relevant periods and was based off the latest available edition of the ITE Trip Generation Manual. The Land Use Code utilized (LUC 151 Mini Warehouse) is acceptable in view of the proposed use of the facility – so long as no land use change is anticipated for the proposed site, and no additional/conjoint uses are expected. The character of the proposed use is not deemed to be affected by the non-urban location of the proposed facility.			
The absence of Mid-day peak hour rates in the ITE Manual is acknowledged, and the reliance on the higher of the trip rates between the weekday AM and PM peak hour rates is acceptable on the grounds that it is the conservative approach under the analysis circumstances.			
The adoption of the higher of the trip rates between the weekday AM and PM peak hour rates for the Saturday peak hours – absent in the ITE Manual – is also deemed acceptable on the grounds that it is the conservative approach under the analysis circumstances.			
The absence of any other proposed uses on the site precludes the consideration of internal capture trips, as no other trip generator/attractor is located on the same site.			
No Pass-by (or triangular) trip reduction was applied, which is correct given the site's location, proposed use and chosen conservative approach to the analysis.			
Study Area Characteristics			
The study area characteristics regarding lane configuration and intersection control were confirmed during Trans-Plan's site visit and are correct.			



<p>The analysis software utilized was not the very latest – Synchro is now on Version 11 – but that fact is not deemed to result in significant impact for the analysis results.</p>			
<p>The Synchro model failed to include the signalized intersection of Hwy 48 at Lake Ridge Rd, which would have allowed assessment of any impact that the site-specific trips have on the performance of that intersection. Let us consider that the point of a traffic impact study is to assess the impact that any site-specific traffic has on the surrounding roadway infrastructure’s operability and performance. This should have informed the decision to include the nearby signalized intersection in the Synchro model and analysis. For context, we note that the spacing between the proposed site access and the signalized intersection is approximately 300m.</p>			
<p>In the absence of the actual analysis of the signalized intersection, the impact of the site-specific trips generated by the proposed development can only be assessed at a high level. For example, the Hwy 48 approaches to the intersection at Lake Ridge Rd are configured with dedicated left-turning lanes, yet there are no protected signal phases for these left-turn movements. That supports the assumption that under existing conditions, this signalized intersection has some reserve capacity that could theoretically accommodate the site-specific trips that will inevitably be added to the existing conditions trips. Regardless, it would have been preferred that the GHD analysis included objective modelling and reporting of the impact of the site-specific trips on such an important element of roadway infrastructure as the nearby signalized intersection of Hwy 48 at Lake Ridge Rd.</p>			
<p>The review of Active Transportation infrastructure, such as pedestrian facilities and bicycle lanes is confirmed as non-applicable, since none of that currently provided along Highway 48 within the vicinity of the site. The same applies to transit services, which are absent at this location.</p>			



<p>Regarding neighbouring properties and consideration for their accesses, there is a residential property neighbouring the site on the west side, and green fields on the east side. Neither of those have any impact on the analysis. However the business across the highway – Stuff N Storage Ltd – has its site access positioned in an offset arrangement regarding the proposed development’s site access, and the spacing between these two accesses warrants review of potential operational concerns that the GHD report remained silent about. Figure 3 in the GHD report does illustrate and identify the Stuff N Storage site access, but does not mention the fact that the spacing between the 2 accesses is a mere 30 m approximately. In operational terms, the concern would arise from left-turn queues of one access extending for a distance of 30m or more, and thus obstructing access to the other site across the highway. Fortunately, the offset arrangement is such that the left-turn queues of one site extend away from the other’s access point, rendering the concern moot.</p>			
<p>The Applicant is still called to provide comment on the sightlines associated with the turning movements in/out the proposed site access, interplay with vegetation and other potential obstructions, etc. The discussion of potential sightline issues at the proposed site access point is made more relevant by the fact that the 2035 capacity results identified an LOS “D” and average delay of 44s for vehicles trying to enter Hwy 48 from the site.</p>			
<p>Trip Distribution</p>			
<p>The comment issued in the first round of review still stands unanswered. We recommend that the Applicant be called to clarify the logic utilized to support the trip distribution, which is otherwise merely presented as a 30/70 proportion between EB/WB Hwy 48, with flipping between AM and PM peak hours. Was the proportion choice based off the turning movement counts performed at the Stuff N Storage facility? Or perhaps some other reference?</p>			



<p>The GHD report provides no Signal warrant analysis, which is questionable in light of the fact that the outbound movements under the ultimate analysis scenario in 2035 operate with an LOS of D and 44 s of average delay. The fact that the V/C for this movement is 0.06 reflects the overall low volumes, yet does not eliminate the requirement for providing signal warrant analysis. Consider that this level of delay in the outbound movement could trigger risky behaviour by some drivers, who would feel tempted to complete their entry maneuver onto the Highway relying on a gap that is shorth, thus requiring drivers already on the highway to slow down suddenly to avoid collisions.</p>			
<p>Even though the inbound volumes are low, it would be reasonable to expect the report to include an analysis of turning lane requirements. The likelihood that a turning lane (with proper taper and storage lengths) be warranted being low does not automatically render the analysis unnecessary. As such, we recommend that the Applicant be called to provide turning lane warrants calculations for the proposed site access from Hwy 48, to confirm that turning lanes on Hwy 48 are not required by 2035.</p>			
<p>Parking</p>			
<p>The parking review referenced the correct and applicable Georgina By-law. The 88 parking spaces of the proposed site do comply with the applicable rate.</p>			
<p>The Applicant is however called to describe how the proposed parking arrangements are AODA compliant – how many accessible parking spaces are provided? How many of Type A and Type B? We recommend that the Applicant be called to improve the drawings that are relied on to identify compliance with AODA requirements – it is not really clear in the drawing how many of Type A and Type B accessible parking spots are provided (even though the legend lists both types, they are not clearly marked on the drawings).</p>			
<p>Site Access</p>			
<p>There seems to be no more than one site access (all moves). The Applicant is called to comment on operability regarding the Fire Dept, which may require a</p>			



secondary/emergency site access to cover for any blockage of the single site access during an emergency situation.			
We recommend that the Applicant be called to confirm compliance of the site access with TAC minimum throat length requirements.			
Internal Circulation			
The vehicle types utilized for the swept path review are deemed acceptable, and reflect the worst-case scenario for vehicles expected to circulate on the site.			
No concerns were identified with the AutoTurn templates presented to support the documentation of unhindered site access and internal circulation of the site.			
There is a minor overlook in which the analysis fails to point out the fact that the simultaneous, bi-directional circulation on the site access driveway is not possible when larger vehicles – such as the waste collection and fire truck – are involved. That means the inbound vehicle must wait for the outbound one to leave before it enters the site. This issue is common and is expected to be mitigated by careful driving and clear visibility for both the inbound and outbound drivers.			

I trust this Report provides reasonable review suggestions and provide the necessary scrutiny in advance of the SPA approval. Should you have any questions, please feel free to contact me.

Sincerely,



Andre Lower, P.Eng.
Sr. Engineer



Trans-Plan Transportation Inc.
Transportation Consultants



Delivery Planning Department
1395 Tapscott Rd
Scarborough ON M1X 0C7

August 15, 2023

Town of Georgina
Development Services Department
26557 Civic Centre Rd
Keswick ON L4P 3G1

To: Sean Lapenna, Sr Development Planner

Re: **02.205; 03.1177**
30944 Highway 48

Thank you for the opportunity to comment on the above noted project.

Provisions are already in place with regard to centralized mail delivery to a Community Mailbox for the above noted vicinity that can be configured to accommodate this new growth. As such, there will be no requirements of the developer/owner. However, I would appreciate being re-circulated for commenting on any changes to the application.

Please ask that the developer contact me 60 days in advance of occupancy to arrange for setup of mail delivery.

Should you require further information, please do not hesitate to contact me at the telephone number or mailing address below.

Sincerely,

Susan Cluff

Susan Cluff
Delivery Services Officer
647-203-0529
susan.cluff@canadapost.ca

Attachment 9 – Summary of Submission Documents

Summary of Submission Documents		
Document	Prepared By	Date
Site Plan	Kirkland Engineering Ltd.	March 29, 2023
Site Plan Details	Kirkland Engineering Ltd.	March 29, 2023
Arborist Report	Landscape Planning	June 15, 2022
Tree Inventory, Preservation & Removals Plan	Landscape Planning	March 9, 2023
Draft Official Plan Amendment	Humphries Planning Group Inc.	May 11, 2023
Draft Zoning By-law Amendment	Humphries Planning Group Inc.	May 11, 2023
Architectural Plans	Rick Brown & Associates Inc.	April 6, 2023
Site Servicing and Stormwater Management Report	BJH Engineering	April 2023
Landscape Plans	Landscape Planning	April 4, 2023
Site Grading Plan	BJH Engineering	April 10, 2023
Erosion Sediment Control Plan	BJH Engineering	April 10, 2023
Erosion Sediment Control Plan Details	BJH Engineering	April 10, 2023
Stormwater Management Plan (Pre-Development)	BJH Engineering	April 10, 2023
Stormwater Management Plan (Post-Development)	BJH Engineering	April 10, 2023
Stormwater Management Plan Details	BJH Engineering	April 10, 2023
Traffic Management Plan	BJH Engineering	April 10, 2023
Environmental Impact Study	Palmer	April 11, 2023
Geotechnical Report	Palmer	March 17, 2023
Hydrogeological Assessment & Water Balance	Palmer	March 16, 2023
Phase II Environmental Site Assessment	Fisher Environmental Ltd.	December 15, 2021
Planning Justification Report	Humphries Planning Group Inc.	May 2023
Traffic Impact Study	GHD Limited	March 24, 2023
Noise Study	HGC Engineering	February 24, 2023
Site Plan Light Study	Kirkland Engineering Ltd.	March 29, 2023
Electrical Servicing Report	Kirkland Engineering Ltd.	May 11, 2023
Topographic Survey	KRCMAR Surveyors Ltd.	June 29, 2022
Parcel Register	Humphries Planning Group Inc.	March 2023

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2023-0097

**FOR THE CONSIDERATION OF
COUNCIL**

November 15, 2023

**SUBJECT: PROPOSED COUNTRYSIDE ZONING BY-LAW, AMENDMENT TO
ZONING BY-LAW 500 AND ASSOCIATED OFFICIAL PLAN
AMENDMENT, FILE NUMBERS: 02.202 (OPA) AND 03.05BT (ZBA)**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2023-0097 prepared by the Planning Policy Division, Development Services Department, dated November 15, 2023, respecting a proposed Countryside Zoning By-law, an amendment to Zoning By-law 500 and associated Official Plan Amendment; and,
2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, staff recommend the following:
 - a. That Council pass the proposed Countryside Zoning By-law No. 600 (November 2023) and the By-law to amend Zoning By-law 500 to remove the Countryside Area;
 - b. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary to the proposed Countryside Zoning By-law (November 2023) or the amendment to Zoning By-law 500, further notice shall not be required;
 - c. That Council pass a by-law to enact Amendment No. 148 to the Town of Georgina Official Plan which amends Section 8.1.12 to permit up to three dwelling units (i.e. one single detached dwelling and up to two accessory apartments, one being in the single detached dwelling and the other in a detached building) on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations; and,
 - d. That the Town Clerk forward a copy of Report No. DS-2023-0097 and Council's Resolution to the York Region Director of Community Planning and Development Services and the Lake Simcoe Region Conservation Authority, General Manager, Planning and Development.

Or alternatively,

3. That in the event concerns are raised by the public or Council which require further investigation, staff recommend the following:
 - a. That staff report further to Council following the receipt and assessment of the public and Council's concerns; and,
 - b. That staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

2. **PURPOSE:**

The purpose of this report is to present recent revisions to, and recommend approval of:

- 1) A proposed Countryside Zoning By-law No. 600 dated November 2023 (the Countryside Zoning By-law or the By-law);
- 2) A proposed amendment to Comprehensive Zoning By-law No. 500 (Zoning By-law 500 or By-law 500) to remove the Countryside Area from the By-law; and,
- 3) An Official Plan Amendment (OPA) to permit up to three dwelling units on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations.

3. **BACKGROUND:**

In accordance with the requirements of Section 26(9) of the *Planning Act*, the Town is undertaking the mandatory exercise of updating Zoning By-law 500 to bring it into conformity with the policies and land use designations of the Town of Georgina Official Plan (Official Plan), which came into force and effect on November 23, 2016.

The update, also known as a "conformity exercise", is currently in Phase I of a two-phase process. The Phase I study includes an exercise to update the zoning of lands within the Countryside Area of the Town, while Phase II will address the zoning of the remaining lands within the Town's Settlement Areas (i.e. Urban Area, Towns and Villages, Hamlets and Lakeshore Residential Area), as shown on Official Plan

Schedule A1, Municipal Structure (refer to Attachment 1). Phase II of the Zoning By-law Update is an entirely separate project scheduled to commence in 2025.

On April 18, 2023, a Statutory Open House and Public Meeting were held in accordance with the *Planning Act* to present the draft Countryside Zoning By-law dated March 2023 to the public and Council, receive comments and respond to questions.

The Open House was held virtually through the Zoom meeting platform during the afternoon of April 18, 2023. The Open House was well attended with up to 30 members of the public participating. Following a presentation by staff, attendees were able to ask questions and provide comments on the proposed By-law. There was considerable good discussion and interest related to topics such as additional residential units in detached buildings, permitted uses in certain zones and agricultural and on-farm diversified uses.

The Public Meeting was held in the evening of April 18, 2023. At the meeting, Council considered staff [Report No. DS-2023-0036](#) and passed [Council Resolution No. C-2023-0158](#) to receive the report and refer the By-law and proposed amendments back to staff for further review and refinement in consideration of Council, public and agency comments.

All comments received at the Open House, Public Meeting and throughout the life of the project have been reviewed and considered by staff during the preparation of the Countryside Zoning By-law currently before Council for approval and passing.

The proposed Countryside Zoning By-law dated October 2023 and supporting material were posted to the dedicated [project webpage](#)¹ on October 11, 2023 for review. The webpage was also updated to include information on permitted uses in each zone and a step-by-step guide on “how to use this By-law” as requested by Council at the Public Meeting on April 18, 2023.

Since the posting of the Zoning By-law, staff became aware that some recently passed amendments to Zoning By-law 500 were not incorporated into the October 2023 version of the By-law. A revised Countryside Zoning By-law dated November 2023 incorporating the recently approved amendments has been posted to the [project webpage](#) as of November 8, 2023.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Notice of this Public Meeting was given by e-mail (and regular mail to those who have requested it) on October 11, 2023 to all interested parties on record and statutorily

¹ www.georgina.ca/ZoningBylawUpdate

required agencies. A notice of the public meeting was also posted on the Town's website at the dedicated project webpage and the Planning Public Notices webpage.

4.1 PUBLIC COMMENTS

Attachment 2 is a table summarizing all formal written public input received to date and a response from staff for each. There have been 39 written submissions in total, 15 of which have been received since the Public Meeting held in April (line items 25 to 39). All revisions agreed to in the staff response column have been incorporated into the November 2023 version of the By-law.

4.2 EXTERNAL AGENCIES COMMENTS

York Region and the Lake Simcoe Region Conservation Authority (LSRCA) previously provided detailed comments in earlier stages of the process in the work conducted as part of the Technical Working Group and in response to previous circulations of the By-law.

Comments received from York Region dated September 7, 2023 related to the March 2023 draft of the By-law are provided as Attachment 3. These comments request revisions to the By-law to address provisions related to natural hazards, significant archaeological resources and planned widths of street allowances. Staff have reviewed the comments and provide the following response:

- Natural hazards: The Region has requested that the By-law (including mapping) address land use within and adjacent to hazardous lands and hazardous sites, and wildland fire hazards.

The proposed By-law contains definitions for hazardous land and hazardous sites in Section 2 and provisions related to natural hazards in Section 5.18, Land Suitability for Use. These provisions would prevent the erection or alteration of a building or structure on land that is within a flood plain, hazardous lands, hazardous site or Conservation Authority regulated lands, unless otherwise authorized by the LSRCA. Further, the LSRCA regulation limit is mapped on Appendix '1' for information purposes. To provide additional clarity, definitions for dynamic beach hazard, erosion hazard and flooding hazard have been incorporated into the By-law as these terms are used within the definition of hazardous lands.

The Town has not undertaken a wildland fire risk assessment to be able to accurately map wildland fire hazards within the Countryside Zoning By-law. In this regard, the determination and potential mitigation of wildland fire hazards would occur during the development review process as part of a planning application submission. Section 4.4.11 of the Town's Official Plan addresses

hazardous forest types for wildland fire. This includes policies which direct development to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire hazards. In this respect, an application for development within the Countryside Area may be required to undertake a review to assess the risk of high to extreme wildland fire behaviour on the subject and adjacent lands. Given the foregoing, no revisions have been made to the By-law respecting wildland fire hazards.

- Significant archaeological resources: The Region has requested that the By-law contain provisions that require the preservation of significant archaeological resources where they exist in accordance with policy 2.4.13(g) of the [Regional Official Plan](#).

Section VI of the *Ontario Heritage Act* establishes priorities, policies and programs for the conservation of archaeological sites. The Act makes it illegal for anyone but a licensed archaeologist to knowingly disturb an archaeological site.

The Region has prepared a resource document entitled [Planning for the Conservation of Archaeological Resources in York Region](#) dated February 2014. This document presents a review of the current planning and management guidelines for archaeological resources and further identifies a recommended management strategy for known and potential archaeological resources within the Region.

Policy 2.4.13(g) of the Region's Official Plan states "that where significant archaeological resources are preserved in situ the area subject to on-site preservation shall be excluded from the land development and the municipality shall consider regulatory tools such as zoning restrictions, designation and heritage easements or open space land dedications to protect the resources". In this respect, the policy does not require that comprehensive zoning by-laws include proactive regulations to protect these resources, but rather that zoning may be used to protect them once identified through the development review process.

The Town's current practice is to protect significant archaeological resources through the processing of development applications. Policy 8.8.4 of the Official Plan provides that archaeological resource conservation will be integrated into the development approval process by requiring the preparation of an archaeological assessment when a development proposal affects known archaeological resources or areas of archaeological potential. In this respect, staff are of the opinion that the Town's current practice of identification and protection of significant archaeological resources through the development review process is consistent with the Region's Official Plan, the Town's Official

Plan, and the *Planning for the Conservation of Archaeological Resources in York Region* resource document.

- Planned width of street allowance: The Region has requested that Table 1 in Section 5.27 be updated to reflect current planned street widths in accordance with the Regional Official Plan and minor text revisions to reflect current road names and numbers.

Table 1 has been revised to incorporate the revisions requested by the Region. Staff have also made minor revisions/corrections to Town roads in the Table. Section 5.27, Planned Width of Street Allowance however, has been removed from the Zoning By-law and Table 1 has been added as Appendix '3' to the By-law. This has been done for information purposes and to provide a link back to Section 9.2.1.2(c) of the Official Plan which provides that the planned width of street allowances for each section of Town roads can be found in the Town's Zoning By-law.

Section 5.27 was removed from the By-law because it was creating situations where through the processing of building permits and planning applications the Town was protecting future road allowances for roads that the Town has no current plans to widen and would unlikely ever be widened. This in turn would result in smaller building envelopes on lots fronting on roads that were not constructed to the future planned width as stated in the By-law. The Official Plan and the Development Design Criteria will continue to govern the function and design of new road allowances.

Comments received from Enbridge on October 23, 2023 indicate no objection.

Comments dated October 26, 2023 from WSP Canada Inc. on behalf of Canadian National Railway Company (CN) are provided as Attachment 4. The comments address policies and infrastructure initiatives as they relate to existing and/or future CN facilities.

Section 5.28 of the proposed Zoning By-law contains provisions for setbacks from railway lines for various types of uses (residential, institutional, recreational, commercial and industrial), including reduced setbacks where safety berms are provided.

The comments request additions to the Zoning By-law that are more appropriate for inclusion as policies in the Town's Official Plan than as provisions in the Zoning By-law. For example, the comments request that provisions be included in the By-law that require developments in proximity to rail facilities to be developed in accordance with specific guidelines. They also request provisions that would require that proposed development that includes residential or sensitive land uses be required to undertake

noise studies and implement mitigation measures to the satisfaction of the municipality in consultation with the appropriate railway operator. Requirements such as these are enforceable through the development review process (i.e. plans of subdivision, site plan, rezoning), but not through a zoning compliance review as part of a building permit application. For these reasons, the requested additional provisions have not been included in the Zoning By-law.

Comments received on October 30, 2023 from Durham Region indicate no concerns as the OPA is implementing provincial policy and the ZBA is implementing the Town's Official Plan.

4.3 COUNCIL COMMENTS

4.3.1 Home Industries / Home Occupations

A home industry is a small-scale industrial use conducted in a non-residential building, which is operated as a secondary use to a single detached dwelling on the same lot. Whereas, a home occupation is an occupation conducted for gain or profit as an accessory use within a dwelling.

At the April 18, 2023 Public Meeting, Councillor Neeson raised concerns in relation to home industry uses and follow-up inspections of such facilities from a health and safety perspective (e.g. such as food preparation activities).

The proposed Countryside Zoning By-law increases the permitted size of a home industry use from 190 m² to 250 m² and from 3 to 4 permitted employees who do not reside in the single detached dwelling. No substantial changes are proposed to the provisions related to home occupations.

Many home industry uses in the Countryside Area do not create land use conflicts or complaints, carry-on unnoticed and require no permits. Currently, the Town has no registration or licensing system for home industry or home occupation uses.

In certain situations, the introduction of a home industry or home occupation use will require a building permit for that purpose. Where a building permit application is made in relation to a use that involves food preparation, the permit would be circulated by the Building Division to the York Region Public Health Department for action as appropriate. Building permit information is subsequently obtained by the Municipal Property Assessment Corporation (MPAC) and in some situations, the modifications created by the permit will generate a change to the property assessment.

There is neither a large volume of home industry applications nor related complaints in the Countryside Area of the Town. If Council wishes to have the matter further examined, it is recommended that this be done in the context of Phase II of the Zoning By-law Update process related to the Settlement Areas in Town. In that way a more

fulsome examination of the issues and options for licensing, regulating and inspections related to public health and safety for home-based business activities could be undertaken in relation to home occupations where there is a greater number of these uses.

5. **ANALYSIS:**

There are three planning documents associated with Phase I of the Zoning By-law Update project that will work together to facilitate the creation of the Countryside Zoning By-law:

- The first is a proposed new “free-standing” Zoning By-law for the Countryside Area dated November 2023;
- The second is a proposed amendment to Zoning By-law 500 which would remove the Countryside Area in its entirety from applicability within Zoning By-law 500 (refer to Attachment 5); and,
- The third is a proposed OPA to permit up to three dwelling units (i.e. one single detached dwelling and up to two accessory apartments, one being in the single detached dwelling and the other in a detached building) on a lot that contains a single detached dwelling (refer to Attachment 6).

The zoning for the Settlement Areas is proposed to remain under Zoning By-law 500. In this respect, for an interim period of time, the Town would have two Zoning By-laws in place.

Phase II of the Zoning By-law conformity exercise will update the zoning for the Settlement Areas of the Town. Phase II contemplates the harmonizing of Zoning By-law 500 and the Countryside Zoning By-law into a singular, new Comprehensive Zoning By-law for the Town. At this stage, various matters related to the general provisions and modernizing the format and structure of the By-law will be addressed.

5.1 **PROPOSED COUNTRYSIDE ZONING BY-LAW (NOVEMBER 2023)**

The November 2023 version of the Countryside Zoning By-law is posted to the [project webpage](#). The format and structure of the By-law remains largely the same as currently exists in Zoning By-law 500 for the purposes of consistency and understanding between the two By-laws.

The By-law includes an introduction and 22 operative sections:

- Introduction
- Section 1 – Title, Area Covered and Application

- Section 2 – Definitions
- Section 3 – Zone Categories, Schedules and Appendices
- Section 4 – Interpretation
- Section 5 – General Provisions
- Section 6 – Requirements for Residential Uses
- Section 7 – Residential (R) Zone
- Section 8 – Rural-Countryside (RU-C) Zone
- Section 9 – Agricultural Protection (AP) Zone
- Section 10 – Environmental Protection (EP) Zone
- Section 11 – Commercial Recreation (CR) Zone
- Section 12 – Rural Commercial (RC) Zone
- Section 13 – Other Requirements for Commercial Uses
- Section 14 – Restricted Industrial (M1) Zone
- Section 15 – General Industrial (M2) Zone
- Section 16 – Extractive Industrial (M3) Zone
- Section 17 – Storage Industrial (M4) Zone
- Section 18 – Disposal Industrial (M5) Zone
- Section 19 – Airfield (A) Zone
- Section 20 – Open Space (OS) Zone
- Section 21 – Institutional (I) Zone
- Section 22 – Administration

Each zone contains a list of permitted residential and non-residential uses, the zoning requirements for each, and special provisions.

A series of Schedules and Appendices also accompany the By-law:

- Schedule 'A' – Area Covered By This By-Law
- Schedule 'B' – Zoning Schedules
- Schedule 'C' – Detailed Illustrations
- Schedule 'D' – Source Water Protection Areas
- Appendix '1' – Lake Simcoe Region Conservation Authority Regulation Limit (O. Reg. 179/06)
- Appendix '2' – Minister's Zoning Order (O. Reg. 251/22)
- Appendix '3' – Planned Width of Street Allowances

Staff [Report No. DS-2023-0036](#) provides a comprehensive overview of the Countryside Zoning By-law including its format and approach, mapping, explanation of the zone categories and information about the special provisions review. The report also contains discussion on key topics such as dwellings in the Environmental Protection (EP) zone, undersized rural lots, home industries, Minister's Zoning Order (O. Reg. 251/22) for the former Maple Lake Estates lands, and agriculture related and on-farm diversified uses.

A redline revision document of the Countryside Zoning By-law (November 2023) which shows all the changes that have been made to the text of the By-law since the March 2023 version considered by Council on April 18, 2023, has been posted to the project webpage for information purposes. Below is an explanation of the key changes made to the By-law since it was last considered by Council.

5.1.1 Numbering the By-law, Introduction and Administration

The Countryside Zoning By-law has been numbered “Zoning By-law 600” for ease of reference and consistency in the Zoning By-law numbering sequence (i.e. Zoning By-law 500 to Zoning By-law 600).

An introduction has been added before the By-law that explains its legal basis, what a zoning by-law is, its purpose, and a step-by-step guide on how to use the By-law. This information is provided for context and understanding purposes and does not form part of the By-law.

The following provisions have been added to Section 22, Administration:

- Section 22.5, Transition: This transition provision has been added to allow a building permit submitted prior to the passage of this By-law to be reviewed and a permit issued in compliance with the existing provisions of Zoning By-law 500 for a period of one year from the date of passage of the By-law. Staff believe this is a reasonable provision to allow existing, active building permits a one-year grace period for which they would be allowed to continue with their building permit based on Zoning By-law 500 requirements. It is estimated that this provision may only apply to a limited number of properties. Should this provision be approved by Council, staff would determine all existing permits that this would apply to and send the applicant a letter advising of the year grace period to complete the permit process.
- Section 22.6, Official Plan Amendment No. 148: This is an implementation provision that has been added to ensure that in accordance Section 24(2) of the *Planning Act*, Amendment No. 148 has come into force and effect prior to the provisions in Section 6.2 taking effect that would permit up to two additional dwelling units on a lot containing a single detached dwelling in the AP and RU-C zones.

5.1.2 Section 5, General Provisions

The following revisions have been made to Section 5, General Provisions:

- Section 5.2, Cannabis Production Facilities: Requirements for cannabis production facilities were previously located within the non-residential use

requirements of each zone in which they are permitted (four zones in total). These provisions have been relocated to the General Provisions section (Section 5.2) in order to remove duplication of text throughout the By-law and provide one location for these provisions.

- Previous Section 5.7, Existing Undersized Lots: Residential and non-residential uses in each zone contain minimum lot frontage and area requirements. These provisions are intended to ensure that lots are of satisfactory size to establish a particular use and related accessory uses, buildings or structures. The proposed wording of the existing undersized lot provision was written in such a way that would essentially exempt any existing lot from having to comply with the minimum lot frontage and area requirements of the zone it is located in. This was not the intent.

New residential building lots in the Countryside Area are rare due to policy restrictions on lot creation; however, there are many existing vacant residential building lots that do exist in the Countryside Area. For these existing lots, the main considerations for establishing a single detached dwelling should be ensuring that the dwelling can fit on the lot in accordance with all other requirements of the Zoning By-law (i.e. setbacks, parking, lot coverage, etc.) and that a building permit can be issued for a septic system in accordance with the *Ontario Building Code*. As long as these requirements are complied with, staff do not have concerns with these existing lots being developed with single detached dwellings, regardless of the existing lot frontage and/or lot area. In this regard, if a building permit for a septic system cannot be obtained, a building permit for the dwelling will not be issued.

Maintaining minimum lot frontage and minimum lot area requirements for non-residential uses is recommended. This is because non-residential uses by their nature have a greater potential to negatively impact adjacent properties due to the characteristics and operations of the use which are often uncertain. In this regard, staff are of the opinion that all non-residential uses should be required to comply with the minimum lot frontage and area requirements of the Zoning By-law or alternatively receive planning approval (Minor Variance or ZBA).

Accordingly, the existing undersized lot provision has been removed from Section 5, and Section 6.1 (a) and (b) respecting minimum lot frontage and minimum lot area for single detached dwellings has been revised to recognize the existing lot frontage and the existing lot area as the minimum required to permit a single detached dwelling.

- Section 5.30, Refreshment Vehicles, Refreshment Bicycle Units, and Refreshment Carts: This section has been revised to permit up to two refreshment vehicles, refreshment bicycle units or refreshment carts per lot;

whereas previously a maximum of one was permitted. The purpose of this revision is to harmonize with the licensing process for these uses and recognize situations where one business operator may utilize two refreshment vehicles on a lot (e.g., a refreshment vehicle with a trailer that contains a pizza oven would be considered two units). Although the purpose of the revision is to address a licensing matter where one business operator would operate two refreshment vehicles, staff also do not have concerns should two separate business operators establish one refreshment vehicle each, subject to compliance with the requirements of the Zoning and Licensing By-laws.

- Section 5.41, Truck, Bus and Coach Bodies: This section has been revised to provide additional exceptions for when a truck, bus, coach, street car body, trailer or shipping container may be used for commercial or industrial purposes. This includes permitting:
 - A shipping container to be used in association with a temporary hawker or peddler use. This is specific to the issue of shipping containers used for the temporary sale of fireworks, wherein the shipping container is used as a sales office during the day and as a secure storage area for the fireworks in the evening. Given the temporary and infrequent nature of fireworks sales, staff do not have concern with the use of shipping containers for this commercial purpose. This revision also aligns the Zoning By-law with the Town's licensing process for these uses;
 - A shipping container used in association with an industrial use. This revision is in response to a request received from MHBC Planning on behalf of Sunrock Canada, a local industrial operation. Staff do not have any concerns with the request, subject to such shipping containers being located in the rear yard so that they are less visible from the road allowance; and,
 - A truck, bus, coach, streetcar body or trailer to be used for a refreshment vehicle. This revision recognizes that many refreshment vehicles in Town and elsewhere are operated out of modified vehicles or trailers and aligns the Zoning By-law with the Town's licensing process for these uses.
- Section 5.42, Uses Permitted in All Zones: Consistent with the Official Plan, staff have added in Section 5.42 that permits accessory uses, buildings and structures to a permitted and established use, emergency services buildings, structures and uses, and public uses and utilities within all zones, save and except the EP zone. As a result, staff have removed "accessory uses, buildings or structures" and "police station" from the permitted non-residential list where they previously existed.

5.1.3 Section 6.2(b), Additional Dwelling Units in Detached Buildings

Two revisions have been made to Section 6.2(b) as they relate to an additional dwelling unit in a detached building:

- The maximum distance that a detached building containing an additional dwelling unit may be from the existing single detached dwelling has been increased from 30 metres to 50 metres to provide greater flexibility when locating these buildings taking into consideration the private well and septic system that are required to service these buildings.
- The maximum residential floor area of an additional dwelling unit in a detached building is proposed to be increased from 40% of the residential floor area of the existing single detached dwelling or up to 100 m², whichever is less, to 40% or up to 150 m², whichever is less. This 50 m² increase has been proposed in response to comments from the public requesting that larger additional dwelling units in detached buildings be permitted. Staff feel this is an acceptable compromise subject to keeping the requirement that these units be a maximum of 40% of the residential floor area of the existing single detached dwelling to ensure these units remain secondary in nature and function to the primary dwelling on the property.

5.1.4 Agriculture-Related and On-Farm Diversified Uses

Agriculture-related uses are farm-related commercial and industrial uses that are directly related to and service farm operations in the area. These uses may be located on farms or on separate agriculture-related commercial or industrial properties. Whereas, on-farm diversified uses are secondary to the principal agricultural use of the property and limited in area. These uses are intended to enable farm operators to diversify and supplement their farm income.

The Official Plan permits agriculture-related uses and on-farm diversified uses in the Agricultural Protection Area, Speciality Crop Area and Rural Area designations. Zoning By-law 500 does not currently define or permit these uses in any particular zone so a ZBA is required to establish them. In addition to a ZBA, Site Plan Control approval may be required for any buildings or structures associated with these uses.

Since the outset of the project Council and the public have been advised that agriculture-related uses and on-farm diversified uses would be defined in the By-law and permitted as non-residential uses in the AP and RU-C zones. General provisions for on-farm diversified uses (Section 5.23) would ensure that these uses are secondary to the principal agricultural use of the property and limited in area consistent with the Provincial Policy Statement and related guidelines. No general provisions have been proposed for agriculture-related uses.

At issue with these uses is how to best address them in the By-law to ensure they are appropriately integrated into the Countryside Area so that the rural character of the area is preserved, prime agricultural land and normal farm practices are protected, and land use compatibility is ensured.

Given the general nature of the definitions for agriculture-related and on-farm diversified uses, there is a considerable number of uses that could fall within each definition. For example, agriculture-related uses include produce storage and distribution centres, markets selling products grown in the area, processing of produce grown in the area, wineries using grapes grown in the area, and farm equipment suppliers. Whereas, examples of on-farm diversified uses include uses that produce value-added agricultural products such as wineries, breweries, dairies, bakeries, home occupations, home industries, agri-tourism related uses, small restaurants, and retail uses such as farmers markets, antique businesses or seed suppliers.

Given the extensive list of possible uses, it would be significantly challenging to incorporate zoning provisions that would adequately address every possible use, their unique characteristics and the issues of land use compatibility that could arise. Further, given the introduction of these uses are relatively new into prime agricultural areas, staff believe that Council should have the ability to review each proposal for an agriculture-related or on-farm diversified uses on its own merits so that special provisions can be applied to address site- and use-specific issues on a case-by-case basis.

On this basis, it is proposed that agriculture-related uses and on-farm diversified uses be removed from the permitted non-residential use list in the AP and RU-C zones, thereby requiring a ZBA to establish them. The definitions in Section 2 and the general provisions in Section 5 related to on-farm diversified uses would remain. Alternatively, these uses would be permitted to establish in the AP and RU-C zones with very little use-specific provisions, which could prove to be problematic from a land use compatibility perspective. These proposed changes are reflected in the proposed Countryside Zoning By-law before Council for passing.

5.1.5 Section 11.1 and 11.2, Permitted Uses in the Commercial Recreation (CR) Zone

The CR zone is a new zone category proposed within the Countryside Zoning By-law that combines the Tourist Commercial (C5) and Recreation Commercial (C6) zones in By-law 500. These lands are generally designed Commercial Recreation in the Official Plan.

A review of the list of permitted uses in the CR zone has been undertaken by staff to ensure conformity with the Official Plan. Based on this review, the following revisions have been made to the permitted use lists:

- The permitted residential uses have been revised to permit either one accessory dwelling for the owner, manager or caretaker of a permitted and established recreational use, or, one dwelling unit in a storey above the first storey or within the rear of a building containing a permitted and established commercial use. Both would not be permitted.
- Golf ball driving range, miniature golf course, leisure vehicles sales establishment, hotel, marina, motel or motor hotel, motor vehicle fuel bar, museum, theatre and tourist information centre have all been added to the list of permitted non-residential uses. These are uses that are currently permitted within the C5 or C6 zones in Zoning By-law 500. Not only are these uses appropriate for the CR zone, but permitting them in the CR zone would prevent a situation where these legally existing uses would become legal non-conforming if the uses were not carried forward. This would mean that planning approval would be required for any expansion of these uses.
- Kennel, police station and accessory uses, buildings and structures have all been removed as permitted non-residential uses. Kennels have been removed as they would not comply with the Official Plan, whereas police station and accessory uses, buildings and structures are being removed with the introduction of Section 5.42, Uses Permitted in All Zones.
- The term “existing” has been added in front of recreational vehicle park to recognize that the Official Plan does not permit the establishment of new recreational vehicle parks.

5.2 PROPOSED AMENDMENT TO ZONING BY-LAW 500

The proposed amendment to Zoning By-law 500 is a technical amendment that proposes to remove the Countryside Area from applicability within Zoning By-law 500.

This includes removing the lands within the Countryside Area from the Schedule ‘A’ Zoning Maps of Zoning By-law 500 and deleting all of the site-specific provisions from the text of the By-law that apply to these lands, along with any Schedule ‘B’ Detailed Illustrations that may be applicable. All site-specific provisions and associated Schedule ‘Bs’ removed from Zoning By-law 500 are identified in the proposed amendment to Zoning By-law 500 provided as Attachment 5.

In this regard, all site-specific provisions in Zoning By-law 500 for lands within the Countryside Area have been reviewed and either carried forward or deleted where not required. Tables of Concordance have been posted to the project webpage which itemize all the special provisions that have been removed from Zoning By-law 500 and their cross reference within the Countryside Zoning By-law.

5.3. PROPOSED OFFICIAL PLAN AMENDMENT (OPA NO. 148)

Recent changes to the *Planning Act* introduced by Bill 23 – The More Homes Built Faster Act, now allow for up to three dwelling units in a detached house, semi-detached house or rowhouse or up to two units in a detached house, semi-detached house or rowhouse and one in an ancillary structure on any parcel of urban residential land (i.e. land within Settlement Areas that is serviced by municipal sanitary sewers and municipal water supply). Further provisions prohibit municipal zoning by-laws from regulating minimum dwelling unit sizes or requiring more than 1 parking space per dwelling unit.

Lands covered by the proposed Countryside Zoning By-law would not be subject to these new *Planning Act* provisions as the By-law does not apply to lands that qualify as a 'parcel of urban residential land' (i.e. they are not located in a Settlement Area or municipally serviced). In this respect, there are no specific provisions related to additional residential units in the *Planning Act* that are applicable to the Countryside Area.

Despite that, it is considered appropriate and desirable to expand upon the permissions for additional residential units in the Countryside Area in recognition of the need to expand housing opportunities consistent with the direction in the Official Plan and provincial policy.

Prior to the enactment of Bill 23, the *Planning Act* required that an Official Plan contain policies that authorize the use of additional residential units by allowing:

- The use of two residential units in a detached house, semi-detached house or row house; and,
- The use of a residential unit in a building or structure ancillary to a detached house, semi-detached housing or row house.

In this regard, Section 8.1.11 of the Official Plan as approved in 2016 contains specific policies concerning accessory apartments. In particular, Section 8.1.11(a) provides that an accessory apartment is permitted within a single detached, semi-detached or townhouse dwelling. Section 5.50 of Zoning By-law 500 contains provisions related to accessory apartments and permits a maximum of one accessory apartment per lot within a permitted single family dwelling, semi-detached dwelling or townhouse dwelling in conformity with Section 8.1.11 of the Official Plan.

Section 8.1.12 of the Official Plan permits an accessory apartment in a detached accessory building or structure to the primary dwelling in the Rural Area, Agricultural Protection Area and Hamlet Area designations provided that there is only one dwelling

unit within the primary dwelling (i.e. no accessory apartment in the single detached dwelling). These provisions have yet to be incorporated into Zoning By-law 500.

The proposed OPA would delete the existing Section 8.1.12 and replace it with a new Section 8.1.12 as follows:

“8.1.12 One additional residential unit is permitted in a detached building on the same lot as a single detached dwelling in the Rural Area and Agricultural Protection Area designations. For the purpose of this Plan, an additional residential unit shall be considered to be an accessory apartment and vice versa.

In the Hamlet Area designation, an accessory apartment is permitted in a detached accessory building or structure to the primary dwelling provided there is only one dwelling unit within the primary dwelling. An accessory apartment in a detached accessory building or structure in the Hamlet Area designation shall comply with Section 8.1.13 and/or 8.1.14.”

The second paragraph noted above related to the Hamlet Area designation has been added into the OPA document since it was last considered by Council on April 18, 2023. This wording has been added to ensure that the existing permissions granted for accessory apartments in a detached accessory building or structure in the Hamlet Area designation are carried forward with this proposed Amendment.

The net effect of the proposed OPA would be to allow for up to three dwelling units on a lot within the AP, RU-C and R zones. This would include permissions for two dwelling units in the single detached dwelling and one dwelling unit in a detached building. Since these provisions would not be subject to specific *Planning Act* (i.e. Bill 23) requirements, the latitude exists to tailor the Zoning By-law regulations to the Countryside Area context. In this respect, it is not considered necessary or appropriate to allow for up to two additional dwelling units in each single detached dwelling in the Countryside Area for a total of three units in a main dwelling. Such a dwelling configuration essentially represents a triplex, which is more appropriate in an urban setting.

Many homes in the Countryside Area currently contain an accessory apartment. On that basis, staff are recommending a more balanced approach in which one additional dwelling unit would continue to be permitted in the single detached dwelling and a third dwelling unit may be permitted in a detached building.

The proposed OPA is provided as Attachment 6. By letter dated August 19, 2022, York Region has advised that the subject OPA is exempt from Regional approval. This means that the Town is the approval authority and subject to no appeals, the OPA will come into force and effect following the expiration of the 20-day appeal period.

5.4 NEXT STEPS

5.4.1 Approval Process

In the event concerns are raised by the public or Council which require further investigation, the matter may be referred back to staff for review and follow-up. Otherwise, subject to Council's approval the zoning by-law, the ZBA and the OPA have been scheduled for passing on the November 15, 2023 Council Agenda. As noted above in Section 5.3, the OPA has been exempt from Regional approval meaning the Town is the approval authority.

No later than 15 days following the passage of the by-laws and adoption of the OPA, staff are required to circulate a notice of passing/adoption in accordance with the *Planning Act*. From the date of circulation of the notice of passing/adoption, there is a 20-day appeal period.

If a notice of appeal is received, the Town will process the appeal and forward it, the required record and fee to the Ontario Land Tribunal (OLT) within 15 days from the last day of appeal. Staff will then report to Council on the details of the appeal and request direction on how to proceed.

Should no appeals be received, the Countryside Zoning By-law and the By-law to amend Zoning By-law 500 will come into force as of the date of passage of the By-laws, while the OPA will come into force on the day after the last day for filing a notice of appeal.

5.4.2 Web-Based Interactive Zoning Map Viewer

Following approval of the By-law, staff from Planning Policy and the Information Technology Services Divisions will work to finalize and implement a web-based interactive zoning map viewer. This map viewer will utilize the GIS based zoning layers developed as part of this project and will be linked to the Town's website. The map viewer will allow property owners/members of the public to easily search for a property in order to accurately determine the zoning and its applicable requirements.

6. RELATIONSHIP TO CORPORATE STRATEGIC PLAN (2023-2027):

This report addresses the following strategic goals:

Ensuring Balanced Growth:

- Promote and ensure responsible growth and long-term planning
 - Complete Phase I – Countryside Zoning By-law
- Support diversity of housing types in Georgina

- Update the Zoning By-law to implement provisions for additional residential units

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts associated with this report.

The project remains within the Council-approved budget as of the completion of this report.

8. CONCLUSION:

The proposed Countryside Zoning By-law No. 600 dated November 2023 is the result of a multi-year collaborative conformity exercise that has considered and responded to all input received.

The By-law implements the goals, objectives, policies and mapping of the Town of Georgina Official Plan through zoning provisions that are legally enforceable and required to be complied with in order to establish a use and/or obtain a building permit for new construction.

In the opinion of staff, the proposed Countryside Zoning By-law conforms with the Official Plan, responds to local issues, and represents good planning. On this basis, the proposed Countryside Zoning By-law is being recommended for approval along with the technical amendments to Zoning By-law 500 and the Official Plan required for implementation purposes.

APPROVALS

Prepared By: Tolek A. Makarewicz, MCIP, RPP
Senior Policy Planner

Reviewed By: Alan Drozd, MCIP, RPP
Manager of Planning Policy

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry,
Chief Administrative Officer

Attachments:

- Attachment 1 – Official Plan Schedule A1, Municipal Structure
- Attachment 2 – Master Public Comment and Staff Response Table
- Attachment 3 – York Region Comments dated September 7, 2023

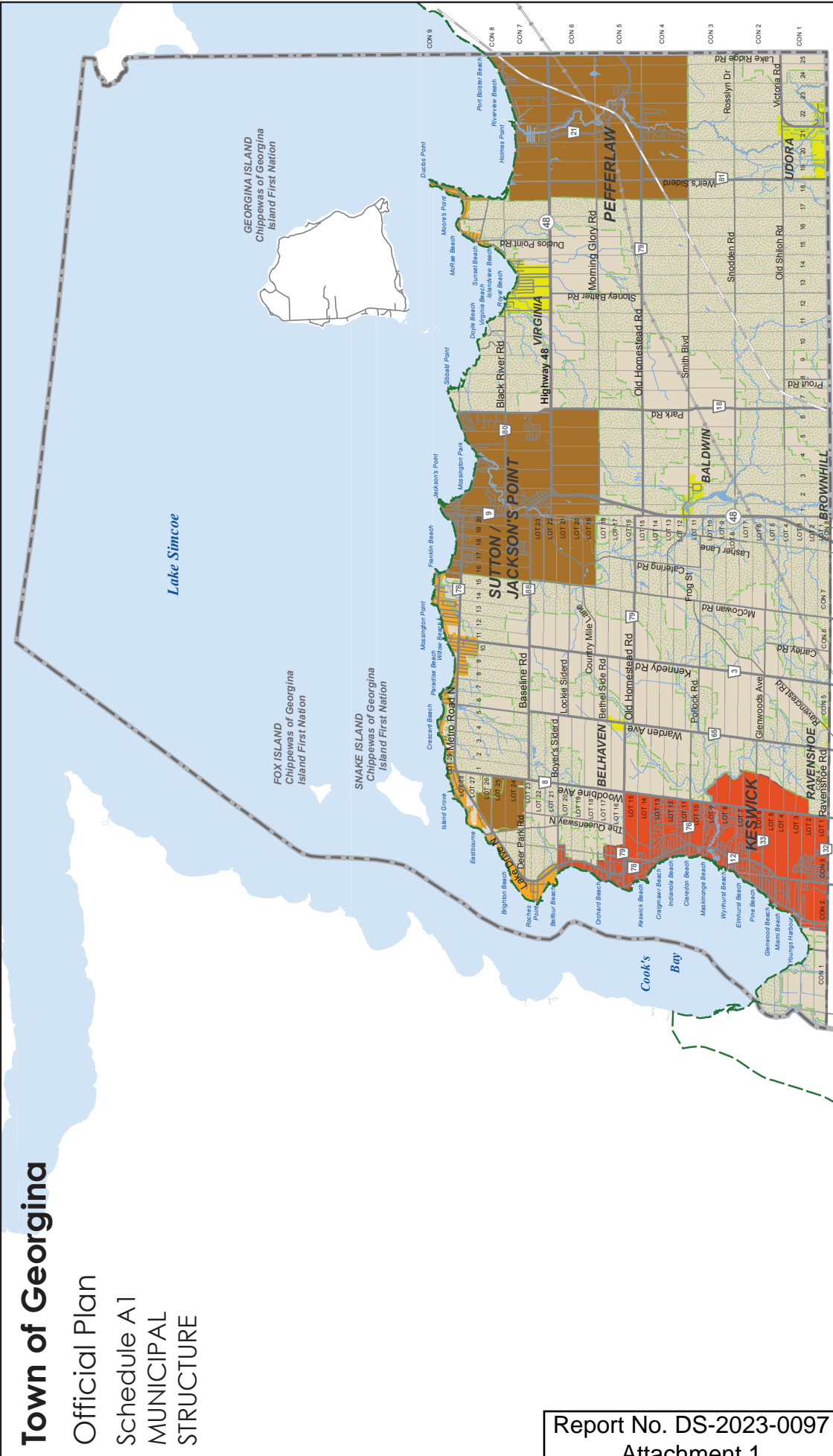
Attachment 4 – Canadian National Railway Company Comments dated October 23, 2023

Attachment 5 – Proposed Amendment to Zoning By-law 500

Attachment 6 – Proposed Amendment to the Official Plan

Town of Georgina

Official Plan
Schedule A1
MUNICIPAL
STRUCTURE



Report No. DS-2023-0097
Attachment 1
Pg. 1 of 1

- Urban Area
- Towns and Villages
- Hamlet
- Lakeshore Residential Area
- Countryside Area

- Greenlands System
- Greenbelt Plan Area Boundary

- BASE MAP INFORMATION**
- Provincial Highway
 - Regional Road
 - Road
 - Railway
 - Municipal Boundary
 - Regional Boundary
 - Hydro Corridor
 - Watercourse/Waterbody
 - Lake Simcoe



January 2017

Sources: Town of Georgina, Regional Municipality of York, ArcGIS Online
MapServer, and Region Conservation Authority. Prepared by
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**Phase I Zoning By-law 500 Conformity Exercise
Public Submissions and Staff Response**

#	Date; Contact; Property	Summary of Comments	Staff Comment/Response
1	Sept 16/20; Tyler Searls of MHBC on behalf of Votorantim Cimentos; 4440 Baseline Rd	<p>We would ask that the zoning permissions and boundaries reflected in the described ZBA be rightfully integrated with the zoning permissions and boundaries associated with the Town's new Comprehensive Zoning By-law.</p> <p>Clarify whether Council will pass a resolution which would allow for amendment to the new Zoning By-law within 2 years of its passing, or whether a moratorium on amendment is otherwise expected to apply.</p>	<p>Proposed zoning for the site includes retaining existing M2-11 zoning in conformity with the Rural Industrial Area designation and rezoning the OS-98 zone to a Special Provision EP zone to recognize and protect the floodplain on site.</p> <p>Subsection 34(10.0.0.1) of the Planning Act does not apply as the entire zoning by-law is not being simultaneously repealed and replaced. ZBAs to the new zoning by-law would be permitted.</p>
2	Sept 21/20; Michael Smith of Michael Smith Planning Consultants on behalf of Powell Contracting; Park Rd, south of Hwy 48	Looking for confirmation that the environmental features on the Powell Construction property are to be zoned to Environmental Protection pursuant to the request of the LSRCA and as a condition of the Phase 2 site plan approval. The Phase 2 site plan application was submitted in the summer of 2020.	The EP zoning required by the LSRCA has been implemented through the proposed zoning by-law mapping.
3	Nov 2/20; Claire Malcolmson	Submitted policy report and mapping for high quality natural cover in the Lake Simcoe Watershed, technical definitions and criteria for determining KNHF and KHF from the LSPP, and a link to the LSRCA Natural Heritage and Restoration Strategy for consideration.	Received for information.
4	Nov 4/20; Michael Davy	There is something that has always been problematic with the definitions and terms used in ZB 500 when compared to the policy documents. There are inconsistencies between the documents. It would prove very helpful if a term used and defined as a zoning provision matched that which appears in the policies.	Received for information. New definitions added to align with Official Plan definitions. A more fulsome review of definitions and general provisions will be conducted during Phase II to ensure consistency with the Official Plan.

		There are also terms in ZBL 500 that refer to antiquated pieces of legislation that are no longer in existence. Some form of "rider" would be helpful in the definition which would direct the reader to amendments or replacement legislation (should it be enacted) to avoid requiring further ZBAs.	A new provision (Sec. 4.10, Legislation) has been added that would tie any act, regulation, by-law, agency, public body or jurisdiction referenced in the By-law to its successor upon amendment or replacement.
5	May 31/21; Leo Longo of Aird Berlis on behalf of North Gwillimbury Forest Alliance; Maple Lake Estates Lands	We had hoped for more to have been achieved in the past 18 months since the release of the LPAT decision. We urge Council to ensure that this process proceeds as expeditiously as possible. Please take whatever steps are necessary to ensure that MLE and other lands are rezoned in full conformity with OPA 129, within the current term of Council.	Received for information. On April 1, 2022, the Minister of Municipal Affairs and Housing released Ontario Regulation 251/22, which effectively zones the MLE lands Environmental Protection. The regulation is provided as Appendix '2' to the proposed Countryside Zoning By-law. Additionally, ownership of the MLE lands have been transferred to the LSRCA to ensure protection of these lands for future generations.
6	Sept 23/21; Michael Smith of Michael Smith Planning Consultants Michael Smith on behalf of Biljana Vukicevic; 37 Sina St.	The site is designated Environmental Protection Area, zoned Site-specific Tourist Commercial (C5-17), and located outside the Serviced Lakeshore Residential Area boundary. The client wants to construct a single detached dwelling on the site; therefore, a ZBA is required. My client has received a notice, stating that her site is located within the Phase 1 Study Area. Please add me to the Interested Party list regarding the Countryside Zoning By-law.	Received for information. Added to Interested Party list.

7	Oct 28/21; Gary Foch; 22869 & 26037 Woodbine Ave	<p>My son lives at 22869 Woodbine and is operating a home based Real Estate office. Kathy and I attend daily update meetings there. Currently it is an ideal home size and location for him and his daughter. There is a fixed bill board on site which has been promoting real estate and other community events for over 20 years. The existing billboard on site has been approved to be converted to an LED. Through the Zoning By-law process underway we wish to separate the home based business / occupation requirement of having someone live on site – specifically for a real estate office and any and all appurtenances and accessories thereto, without compromising any other uses under the RU zone. In other words, if and when my son can move out, he doesn't have to worry about a Real Estate Office being able to continue in autonomy, without someone living there. We expect in the fullness of time that this location will become a major gateway destination which would synergize with a standalone Real Estate Office.</p>	<p>The purpose of the Zoning By-law Update is to bring the Zoning By-law into conformity with the Official Plan. The property is designated Rural Area in the Official Plan and zoned RU in ZBL 500. A home occupation use is permitted in the Rural Area designation, subject to the policies of Section 4.6.1. The Official Plan does not permit an office or professional use in the Rural Area designation. Therefore, an OPA and ZBA would be required to permit the proposed use of the dwelling as an office or professional use outside the permissions for a home occupation.</p>
		<p>We wish the same amendment for 26037 Woodbine RU section of land.</p>	<p>The property is proposed to be zoned site-specific Rural Commercial (RC-3) to carry forward the existing C2-12 provisions and recognize the existing dwelling and accessory apartment previously located in the RU zone. A business or professional office, which would include a real estate office, is permitted in the RC zone subject to compliance with all other requirements of the By-law.</p>
8	Sept 13/21; Sid Giddings, President of the Georgina Military Museum; 26061 Woodbine Ave	<p>2 years ago when we applied for a zoning variance it was mentioned by a senior Town official that to go through this every 3 years was redundant, the present zoning includes pleasure/leisure but not a museum? Are we not pleasure/ leisure? If not could you please modify the zoning as recommended 2 years ago.</p>	<p>The property is proposed to be zoned Commercial Recreation (CR). Staff have considered the request and do not have any concerns with adding a museum use as a permitted non-residential use within the CR zone. This change is reflected in the proposed By-law.</p>

9	Feb 27/22; Mark and Jennifer Button; 25812 Kennedy Rd.	We have serious concerns regarding the change in zoning of our property from RU to Agricultural and would strongly disagree as it relates to our present and continued use of our property. Any consideration relating to a change in zoning is unwarranted and could pose risk to our current and future use and enjoyment of our property.	The purpose of the Zoning By-law Update is to bring the Zoning By-law into conformity with the Official Plan. As such, the property is proposed be zoned based on the Official Plan land use designations which includes Agricultural Protection Area and Environmental Protection Area.
		The current by-laws as they relate to home based industry and businesses on rural properties are too restrictive. At present, the limitations set a maximum square footage use of accessory buildings at 190 sq m and a maximum staff outside of family at three people. These bylaws restrict businesses opportunity for growth and discourage investment in existing historic rural buildings. The Town should consider a change to the bylaw that would: <ul style="list-style-type: none"> • Allow property owners to utilize the full floor space of existing buildings on rural properties for home-based business & industry. • Eliminating the staffing limits in order to encourage business growth and increase local job opportunities for residents. 	Comments respecting home industries are acknowledged and have been considered. In this regard, revisions have been proposed to increase the number of permitted staff and maximum floor area of the home industry use. However, it should be noted that compared to comparable municipalities, Georgina has the most permissive regulations for home industry uses.
		The EP designation at the northwest corner of the property has become a dead ash bush. The designation is questionable based on there being no environmentally protected land in near proximity or immediately surrounding it. We feel a review of this designation is warranted at this time.	The Environmental Protection Area designation in the northwest portion of the property is representative of woodlands, wetlands, and a 30-metre vegetation protection zone from these features. A site inspection was conducted with the LSRCA and property owners on November 25, 2022. Based on discussion with the LSRCA, the EP zone will be remaining on-site in accordance with the Official Plan.
10	March 17/22; Fernando Lamanna; 105 Duclos Point Rd. and S/S Latimer Rd.	I would like to know if there are any specific impacts to two rural properties that my dad owns:	Both properties will be rezoned as part of this project.
		Property 1: 105 Duclos Point Road. It's a 50 acre parcel on the east side of Duclos Point Road about a mile north of Hyw 48. This parcel was originally created by consent and I know it is zoned rural, with a majority of the property being tax exempt under LSRCA as it is a mature forest. But a portion of the property fronting Duclos is vacant and I want to ensure that I can still build a SFD on that portion of the lands.	The Duclos Point Road property is proposed to be zoned RU-C and EP. There appears to be a sufficient portion of the property zoned RU-C to build a single detached dwelling. See line 14 below.

		Property 2: Latimer Road, Concession 5, Part Lot 5. This too is a 50 acre parcel of vacant land with most of it being a mature forest. However this property is on an unopened road allowance and it is just south of the Sutton Secondary Plan. No real intention on this property at this time, but again interested in future possibilities.	The Latimer Road property is proposed to be zoned EP. At minimum a ZBA will be required to build a single detached dwelling on the property.
11	March 31/22; Gord Mahoney of Michael Smith Planning Consultants	Notes that home industries are not permitted in the Official Plan in the Environmental Protection Area designation and in the EP zone under the draft Countryside Zoning By-law. This was not previously not an issue under the RU zone in Zoning By-law 500.	A home industry use is not permitted in the Environmental Protection Area designation of the Official Plan and thus the use has not been permitted in the EP zone. This is due to the potential impacts such uses could have on the identified natural features and/or their environmental functions. There are more than sufficient lands in the Countryside Area zoned to permit home industry uses. Amending the Official Plan to allow these uses to be introduced into the Environmental Protection Area designation, and thereby the EP zone, is not recommended.
12	March 31/22; Caitlin Port of MHBC Planning Consultants on behalf of Sunrock Canada; E/S Park Rd, South of Sutton (Part Lot 7, Con 6 (G) and Part Lot 8, Con 5, Part of East ½ Lot 7, Con 6 (G))	<p>Their client, Sunrock Canada owns two properties zoned M3 on Park Road south. The M3 zoning permits a concrete batching plant and Sunrock plans to make a Site Plan application to develop this use.</p> <p>Requests amendments to the general provisions to permit the use of shipping containers and temporary construction trailers in the Town's Industrial Zones as accessory structures.</p>	<p>Acknowledged. The M3 zone permits a concrete batching plant.</p> <p>An exemption has been added to the By-law that would permit shipping containers to be used accessory to an industrial use with a requirement that they may only be located in the rear yard.</p>

13	<p>May 24/22; Gord Mahoney, Michael Smith Planning Consultants on behalf of 315197 Ontario Ltd.; 824 Trivetts Road (Roll 127-81200) and Part Lot 3 Con 9 (G) (Roll 127-81202)</p>	<p>Property 1: Trivetts Rd. (Roll 127-81200) – The property encompasses approximately 5.18 ha and contains a derelict building. The site is designated Serviced Lakeshore Residential Area, Environmental Protection Area and Rural Area. The lands are also subject to a site-specific Special Provision in the OP (Sec 6.2.17.1) that would allow an OPA application to consider the appropriateness of amending the OP outside of an MCR process to permit the creation one or more lots.</p>	
		<p>Notes that any update to the Zoning By-law should recognize the Special Provision in the OP. Requests that the portion of the property subject to the Special Provision retain its RU zoning under By-law 500.</p>	<p>The Special Provision (Section 6.2.17.1) permits the consideration of a future OPA to permit an expansion of the Serviced Lakeshore Residential Area to allow one or more lots to be created, subject to Section 11.4.2.9 of the Official Plan relating to consents. The Special Provision applies to only a portion of the property designated Rural Area and Environmental Protection Area. As such, these lands will receive RU-C and EP zoning as applicable. If in future, the owner advances an OPA application to designate the lands SLRA to permit development, then the lands can be rezoned consistent with the Council approved applications at that time. No change is proposed.</p>
		<p>Looking for confirmation that if zoned EP, the development of a dwelling in this area is possible provided a ZBA is approved demonstrating no negative impacts to surrounding environmental features.</p>	<p>The entire property is proposed to have multiple zonings on it and for a time will be subject to both ZBL 500 and the Countryside Zoning By-law. Only one single detached dwelling may be permitted on the lot subject to the provisions of the applicable Zoning By-law. Should a dwelling be proposed in a portion of the property zoned EP, planning approval will be required.</p>
		<p>Property 2: Part Lot 3 Con 9 (G) (Roll 127-81202) – The property is approximately 32 ha in size and is located on the south side of Metro Rd. N, immediately to the south of the above-noted property. The site is designated Environmental Protection Area and Rural Area.</p>	

		Requests that pockets of lands designated as Rural Area on the subject site be zoned RU-C.	The lands designated as Rural Area are proposed to be zoned RU-C in the proposed Countryside Zoning By-law consistent with the Official Plan.
14	May 26/22; Fernando Lamanna; 105 Duclos Point Rd.	Please accept this as our official written request to have council respectfully consider maintaining the rural zone designation on the front cleared part of the property at 105 Duclos Point Road. The reason for the request is to ensure that we have the opportunity to build a SFD with out buildings in the future within the cleared area but far enough from the road to minimize traffic noise.	A site inspection was conducted with the LSRCA and property owner on November 4, 2022. Based on the findings of the site inspection, the LSRCA and staff are agreeable to making a minor revision to the boundary between the EP zone and RU-C zone. The revision would reduce the EP zone and replace it with the RU-C zone, to allow additional lands for a future dwelling. The lands that will be zoned RU-C contain no environmental features and are currently used as a garden. This revision is reflected on Schedule 'B7'.
15	Aug 12/22; Bianchi Presta of Bianchi Presta LPP on behalf of Manochehr Jam; 26711 Woodbine Ave.	It is our client's position that the zoning of the property permits the construction of a single family dwelling. Our client maintains that as a result of the historical use of the property, as well as the existing structures located thereon, that the zoning of the property is currently a non-conforming use permitting a single family dwelling.	Town records confirm that the existing structure on the subject property does not constitute a single family dwelling as defined in ZBL 500. As is explained below, a Council approved ZBA is required to build a single detached dwelling.
		Our client confirms that the surrounding properties are also zoned for single family dwelling use.	Since 1977, the Town has processed a number of site-specific ZBAs along Woodbine Ave, north of Baseline Rd. to permit single detached dwellings on existing vacant lots of record. The ZBA process is required in order to properly evaluate the environmental features and their functions associated with the lands to determine if development can be accommodated without causing detrimental impact to the environment.
		As such, and further to any applicable grandfathering rules, the property shall not be subject to any changes in the By-laws or rules of the Town restricting the construction of a single family dwelling on the subject property.	The rezoning of the property to EP changes nothing from a land use and development perspective. Planning approval would be required to build a single detached dwelling under the current Zoning By-law 500 and the proposed Countryside Zoning By-law.

		<p>Furthermore, our client hereby objects to any By-law amendment proposing to amend the zoning of the property to EP, which would in any way arbitrarily impact our client's non-conforming use as a single family dwelling designation.</p> <p>Our client requests that you confirm the zoning of the property currently permits the construction of a single-family dwelling as a result of the non-conforming use.</p>	<p>Acknowledged. Property owner consent is not required for the Town to undertake the Zoning By-law Update.</p> <p>The property is currently zoned RU in ZBL 500 and considered undersized in terms of lot frontage and area to permit a single detached dwelling. The property does not enjoy any legal non-conforming status related to the existing structure, as discussed above. A ZBA supported by environmental studies demonstrating no negative impact to the natural environment, is currently required to permit a single detached dwelling on the property. The same is also applicable under the proposed Countryside Zoning By-law.</p>
16	Aug 19/22; Tony Usher Planning Consultant	Notes error in the reference to Minister's Zoning Order on Schedule 'A'	Schedule A revised to reference "Minister's Zoning Order".
		Comment on the lay-out of permitted uses in the Environmental Protection Zone	The permitted uses in the EP zone have been revised.
17	Sept 7/22; Michael Smith of Michael Smith Planning Consultants on behalf of Kingsley and Ann-Marie Cato; Part of Lot 5, Concession 3 (G); S/S Smith Blvd.	In order to permit the construction of a single detached dwelling, they are requesting a revision to the EP zone boundary as follows:	
		Utilize the results of a wetland staking exercise conducted with the LSRCA.	LSRCA has advised that they have confirmed the boundary of the wetland feature through a staking exercise. Staff will implement the results of the wetland staking exercise.
		Propose to add a 15-metre vegetation protection zone from the limit of the wetland. In this regard, the wetland and 15-metre vegetation protection zone would be zoned EP.	LSRCA has advised that a 15-metre vegetative protection zone is the minimum they would consider with a scoped Natural Heritage Evaluation demonstrating that it would be sufficient. However, without that document, and without the review of the LSRCA Ecologist, a 30-metre vegetation protection zone should be applied. Therefore, a 30-metre vegetation protection zone will be applied from the staked feature and Planning approval will be required to reduce the vegetation protection zone.

18	Sept 16/22; Gord Mahoney of Michael Smith Planning Consultants on behalf of 315197 Ontario Ltd.; 824 Trivetts Road and Part Lot 3 Con 9 (G)	Most of my client's lands will be zoned EP. The question is, what is permitted as a conservation and forestry use. The term is not defined in the by-law.	Both conservation use and forestry use are defined in ZBL 500 and were carried forward into the first draft of the Countryside Zoning By-law.
		He is asking if he could have a Christmas tree farm or harvest maple syrup. As I see it, a Christmas tree farm is an Agricultural Use and would not be permitted in the EP zone. Maple syrup production is, by definition, an Agricultural Use.	Correct, both a Christmas tree farm and maple syrup production are considered agricultural uses in accordance with the Provincial definition for Agricultural use and the Provinces document titled "Guidelines on permitted Uses in Ontario's Prime Agricultural Areas".
		However, if some one is tapping trees in an EP zone and then processing the sap outside the EP zone, in a zone that permits an Agricultural Use, I would see that as a forestry use.	Forestry use has been removed for the proposed Countryside Zoning By-law. Currently in ZBL 500, the 'forestry use' and associated definition are used in combination with 'conservation use' through site-specific OS zoning to ensure the long-term protection of environmental areas through the development review process. Upon review, Staff feel that there was too much ambiguity in the definition of 'forestry use' that could potentially lead to uses which would be compromise the overall intent of protecting environmentally sensitive lands. Activities associated with maple syrup production are permitted as an agricultural use in any zone which permits same.
19	Jan 19/23; Michael Smith of Michael Smith Planning Consultants	In our reading of Section 4.6, a planning approval (i.e. minor variance or zoning by-law amendment) would be required to amend the boundaries of the EP zone. To allow for greater flexibility, we would like you to consider an approach similar to section 5.30 d) of Zoning By-law 500 which permits the appropriate road authority to permit a lesser planned street width subject to written confirmation. In this manner, in cases where the EP zone boundary is the only planning issue, the flexibility intended by the original Official Plan policies could still be maintained.	The Zoning By-law and related mapping is considered a legal document. Any revision/amendment to the EP zone boundary will require planning approval like any other aspect of the Zoning By-law. This is considerably different than making discretionary judgements on the width of planned road allowances.

20	Jan 24/23; Gord Mahoney of Michael Smith Planning Consultants	<p>We have a concern with the removal of the “notwithstanding clauses” that would permit the COA to approve severances with lesser lot frontage and/or area than required by the Zoning By-law. Therefore, once the Countryside By-law is passed, if a consent is proposed that does not meet the lot frontage and/or lot area provisions of the zone a ZBA or MV would be required.</p> <p>Most severances in the Rural area will be for surplus dwellings as a result of a farm consolidation which of course requires a ZBA and any lot frontage and/or lot area deficiencies can be addressed. However, the Town’s OP still permits, within the Rural designation, consents for Limited Residential Infilling (defined term). In this regard, there is the potential where a consent for Limited Residential Infilling is proposed, and the proposed lot could have a lesser lot frontage and/or lot area than required. This would require a ZBA or MV to rectify.</p> <p>Seems a bit onerous given the current planning climate. The current Undersized Lot provision has worked extremely well for a long time. Wondering if there is an opportunity to have the Undersized Lot provision in the Countryside By-law changed so that it is more in keeping with the current By-law 500 provision.</p>	<p>The proposed minimum lot frontage and area requirements for single detached dwelling have been revised to permit the existing lot frontage and area to be the minimum.</p> <p>Although rare, when reviewing applications for severances in the Countryside Area it is a common practice to require any new residential lot to be limited to the minimum size needed to accommodate the residential use, amenity space and appropriate services. This is so that additional land beyond what is necessary for the residential use is not taken out of agricultural production or rural land use.</p> <p>With the goal of preserving land for agricultural production and rural land uses and in order to provide flexibility to applicants and the COA as it relates to future “limited residential infilling” severances in the Rural Area designation, staff are okay with adding back in the “notwithstanding clause” that would allow the COA to approve smaller lot frontages and areas than required by the ZBL. This revision has been made to the By-law.</p>
21	Jan 24/23; Gord Mahoney of Michael Smith Planning Consultants	<p>Can a farmer expand an agricultural field into the EP zone? According to the OP, an expansion is permitted into the EP designation but I do not see where it would be permitted in the ZBL. The Town’s OP seems to permit this type of expansion under Section 5.3.1.9, 5.3.1.10, 5.3.1.12 and 5.9. When I looked at the Countryside By-law I don’t see where the expansion would be permitted. My take would be that a ZBA would be required. Which I understand.</p>	<p>Section 5.3.1.10 of the OP permits existing agricultural operations in the EPA designation and clarifies that it is not the intent of the Plan to limit the ability of these uses to continue. Expansions to existing agricultural buildings and structures and farm and non-farm dwellings and accessory uses thereto, are permitted in the EPA designation subject to the existing use policies of Sec. 5.9. The OP does not speak to permitting the expansion of existing agricultural uses either into the EPA designation or within the EPA designation.</p>

			Therefore, planning approval would be required to expand an agricultural use into the EP zone.
22	Feb 23/23; Gord Mahoney of Michael Smith Planning Consultants	<p>I have recently dealt with a gentleman that wants an accessory dwelling unit in a detached accessory building on a rural property. In my review for him I noticed that Section 5.46 b ii) of the by-law states the following:</p> <ul style="list-style-type: none"> The gross floor area of the detached building containing the access dwelling unit shall not exceed 40% of the gross floor area of the principal dwelling or up to 100 sq. m. whichever is less. <p>I'm trying to understand the intent of this provision. Is the Town trying to limit the size of the detached accessory building or the size of the accessory dwelling unit? As I read the provision, it limits the size of the detached accessory building and not the size of the accessory dwelling unit.</p>	The wording of the provision has been revised to limit the size of the additional dwelling unit in the detached building and not the size of the detached building itself.
23	Feb 27/23; Katie Pandey of Weston Consulting on behalf of 286 The Queensway North	<p>The Official Plan designates the subject lands Agricultural Protection Area with Greenlands System overlay, and Environmental Protection Area and Zoning By-law 500 zones the subject lands Rural (RU). It is our opinion that the removal of these lands will help create more new housing to address the Province's housing crisis. Serviced Lakeshore residential Area is within less than 500 m of the property. The subject property, at 52.33 ha is sized to accommodate more housing. The property is not within Niagara Escarpment Area or Aggregate Resource Priority Areas as indicated on Official Plan Schedule G. A residential development, through consultation with an Environmental Consultant, can be accommodated sensitively which would not impact natural features on the property. We note the following:</p> <ol style="list-style-type: none"> The landowner is committed to constructing homes. Given the current use of the property for residential purposes and the location of property within 800 m from community services and retails, the development of the subject lands would be consistent with what is already occurring. Close proximity to the residential area designation, being at the edge of the Greenbelt Plan boundary. 	<p>The letter appears to request the removal of these lands from the Countryside Zoning By-law so that they are able to "create more new housing to address the Province's housing crisis."</p> <p>Firstly, removal of these lands from the Countryside Zoning By-law would have no impact on the future development potential of these lands.</p> <p>Secondly, growth and development are directed to existing settlement areas in accordance with Provincial, Regional and Town planning documents. In this regard, the subject lands are located entirely within the Protected Countryside of the Greenbelt Plan and are designated Agricultural Protection Area and Environmental Protection Area in the OP. Residential development as proposed by this request would not comply with the requirements of the Greenbelt Plan, the YROP 2022, and the Town's Official Plan, nor does it represent good planning.</p>

		<p>3. Within 200 m from the residential subdivision on the north and has frontage along a public road.</p> <p>4. Within less than 500 m of the Lakeshore residential area of the town. During the last few years, the inclination toward residential development on the north and west of the subject property is noticeable.</p> <p>Based on the planning analysis conducted and the comments provided above, we ask that the following summarized points to be considered:</p> <ul style="list-style-type: none"> •The property is in close proximity of the existing residential subdivision as well as community facilities as noted above. •The subject area property is also fairly flat and is not within Specialty Crop Area. •The property has frontages along a public road. •The character of the area is suitable and would provide adequate access to major roads. <p>Based on the planning analysis provided above, our position is supportive of residential development on the subject lands. It is our opinion that the property will accommodate new housing that in the short term to lessen the impact of Ontario's Housing Crisis in a matter that will propose minimal impacts to the ecological/environmental integrity of the area.</p>	No revision required.
24	March 28/23; Visvapriya Saravanamuttu; 27909 Highway 48	I do not accept any designation related to rezoning/by-law amendments on my property without my express written permission.	Acknowledged. Property owner consent is not required by the Town to undertake the Zoning By-law Update currently being undertaken.
25	April 4/23; Gord Mahoney of Michael Smith Planning Consultants on behalf of Lyndhurst Golf Course and Trailer Park;	The property is two separate parcels of land. The north parcel is municipally known as 24198 Highway 48. It is approximately 26.5 ha, designated Commercial Recreational and zoned Recreational Commercial (C6 and C6-1). It contains a recreational trailer park and community centre. The south parcel does not have a municipal address. It is designated Commercial Recreational Area and zoned Rural (RU). It contains a recreational trailer park and a golf course.	The trailer park on the south parcel is not permitted under the current RU zoning and there is evidence on file that the trailer park was established after Zoning By-law 911, being the Town's first comprehensive zoning by-law, came into force and effect. Policy 6.5.6 of the Official Plan provides that no new recreational vehicle parks will be permitted in the Town. Therefore, an approved OPA will be

	24198 Highway 48	<p>Through my review of the property, I noticed that the north parcel is proposed to be zoned Commercial Recreation (CR & CR-3). This conforms with the existing land use designation and is consistent with the existing zoning. The south parcel is proposed to be zoned Agricultural Protection (AP) and Environmental Protection (EP). This does not conform to the existing Commercial Recreational Area designation in the Official Plan.</p> <p>To ensure conformity with the Town's Official Plan the south parcel should be rezoned to Commercial Recreation (CR) in the Countryside By-law update.</p>	<p>required prior to the consideration of any zoning that would legalize the trailer park.</p> <p>The golf course on the south parcel is also not permitted under the current RU zoning but is permitted within the Commercial Recreation Area designation. However, ortho-imagery shows that some resemblance of golf course holes existed on the property dating back to before Zoning By-law 911 came into force (prior to 1977). Based on the foregoing, staff find it reasonable and appropriate to zone the portion of the south parcel containing the golf course CR to recognize the existing golf course and bring it into compliance with the OP. This change has been reflected in the By-law mapping.</p>
26	April 8/23; Lisa Fung; 24657 Woodbine Ave.	I would like to have my property zoned Commercial in order to move my business, Keswick Family Eye care, there. We have been providing eye care services to Georgina for over 25 years are we are out growing our present location at 76 Arlington Drive.	The property is designated Agricultural Protection Area in the Official Plan and is proposed to be zoned AP in the Countryside Zoning By-law. A commercial zoning would not comply with the Official Plan. Therefore, an approved OPA will be required prior to the considerations of any commercial zoning.
27	April 16/23; Laurence Van Halteren	<p>Regarding s 5.46 b The gross floor area of the detached building containing the access dwelling unit shall not exceed 40% of the gross floor area of the principal dwelling or up to 100 sq. m. whichever is the lesser.</p> <p>My concern with this is that this limits any units size considerably, almost to the point of it not being worth it. 100 sq. m. is only 1076 sq. ft. In my opinion, it would make more sense for the wording to be whichever is greater. If someone has a 2000 sq. ft. of floor area on the primary dwelling this only allows 800 sq. ft. on the secondary unit. Being as this is gross floor area, if someone wants to build a 2 story unit or have a basement (makes more financial sense to build up), this essential limits the footprint to 20x20. It doesn't make financial sense to build such a small place.</p>	<p>The purpose of limiting the size of additional dwellings units is so that they remain secondary in appearance and function to that of the primary residential unit.</p> <p>The provision has been revised to permit a maximum residential floor area of 40% of the gross floor area of the main dwelling or up to 150 m² (1,614 sq. ft.), which ever is the lesser. Staff believe this is a reasonable compromise.</p>

		<p>In my circumstance, I have a floor area closer to 6,000 sq. ft. and 25 acres of property. It is my hope to build a unit for my widowed mother and my dependant siblings. If I could build 40% of my current floor area that would allow her to have an average home size (2,400 sq. ft.) while also maintaining her independence and reducing property maintenance for her. Based off the current proposal, I would still be limited to 1,076 sq. ft. The town can only benefit from the larger building as this would only increase the property tax as well.</p>	
28	<p>April 18/23; Michael Smith of Michael Smith Planning Consultants on behalf of Kingsley Cato; Smith Blvd.</p>	<p>In our reading of Section 4.6, we understand that a planning approval (i.e., MV or ZBA) would be required to amend the boundaries of the EP zone. This planning approval would be required even if there was an EIS prepared to the satisfaction of the authority having jurisdiction.</p> <p>The EP zone boundary in the Proposed Countryside Zoning By-law is based on mapping/information from the Province of Ontario, York Region, the Lake Simcoe Region Conservation Authority, and other sources. Our understanding and experience with this information/mapping, is that they are typically high-level and require confirmation of the existing on-site conditions via staking of the environmental features and/or an EIS for greater accuracy. To allow for greater flexibility where these forms of high-level mapping are being utilized, we would like you to consider an approach like the one implemented by the Town of East Gwillimbury.</p> <p>As per section 1.12 of East Gwillimbury's Zoning By-law 2018-043, "Provided that the purpose, effect, intent, meaning and substance of this Bylaw are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment: f) Changes to the Environmental Protection (EP) Zone limits based on an approved EIS".</p> <p>By adopting this approach, in cases where the EP zone boundary is the only planning issue, the flexibility intended by the original Official Plan policies could still be maintained.</p>	<p>Staff do not agree with an approach that would permit an EP zone boundary to be revised at a staff level outside of a formal Planning Act application including public consultation process. Any revision to an EP zone boundary will require planning approval (Minor Variance of ZBA).</p>

		We note that both the Region of York Official Plan and the Greenbelt Plan contain policies requiring a Planning Act approval for revisions to the boundaries of key natural heritage features. The East Gwillimbury Zoning By-law was approved and deemed to conform with these documents. If this degree of flexibility was acknowledged and permitted in East Gwillimbury, we believe that it is permissible and desirable to permit it in the Town of Georgina to reduce the number of unnecessary planning applications.	
29	April 18/23; Michael Smith of Michael Smith Planning Consultants on behalf of Don Wood; N/S Boyer's Side Road	The contents of this letter are the same as the letter noted above on Line 28. Concern with Planning approval being required to revise the EP zone boundary. Request the Town to consider the approach undertaken by EG through their new Zoning By-law that permits revisions to the EP zone boundary based on the findings of an approved EIS.	See response above.
30	April 20/23; Gord Mahoney of Michael Smith Planning Consultants on behalf of Lyndhurst Golf Course and Trailer Park; 24198 Highway 48	A golf ball driving range and a miniature golf course are not permitted uses in the CR zone. Which I thought was a bit odd and would ask that you consider adding these as permitted uses.	A golf course is a permitted use in the Commercial Recreation designation and also a proposed permitted use within the CR zone. Staff are of the opinion that a golf ball driving range and miniature golf course are appropriate uses to add to the CR zone. This is reflected in the proposed By-law.
31	April 21/23; Gord Mahoney of Michael Smith Planning Consultants on behalf of A&T Homes; N/S Metro Rd. N,	Regarding agricultural uses in the EP zone, I did a ZBA for A&T Homes up on Lake Drive and Trivets Road. The final amendment included a site-specific RU-219 zone which allowed the continued agricultural use within the 30m buffer of the watercourse on site but restricted any buildings or structures. Policies 3.2.2.1 and 3.2.5.7 of the Greenbelt Plan were used to justify this site-specific zone.	Existing agricultural uses have been added as a permitted non-residential use in the EP zone. This will permit existing agricultural operations to continue should they have been established prior to the by-law coming into force and effect. This is consistent with the Official Plan. Based on the above, the site-specific RU-219 zoning is not

	W of Civic Centre Rd.	<p>The Town's OP has established EPAs with associated buffers. The Countryside by-law will establish an EP zone that aligns with the EPA designation and prohibits agricultural uses. I'm concerned that there are farmers that currently have agricultural fields within buffers, which will now be prohibited agricultural uses.</p> <p>To my point, I viewed schedule B3 of the Countryside By-law and note that the RU-219 zoning is proposed to be removed and replaced with an EP zone. This will be problematic for my client as this section of the property is actively farmed.</p>	required to permit existing agricultural uses to continue to operate.
32	May 25/23; Hans Pape; 535 Catering Rd.	I am wondering if an amendment could be considered for farm properties to drop the 40% rule and simply put a maximum of 1000 square feet on the accessory dwellings. This would be beneficial for farms that support/promote small-scale intensive farming to allow those farmers who need land to live and work on the property they farm on. Farms typically have more space. Young farmers need support to get started and deserve decent affordable housing to live in.	The 40% provision is intended to ensure that these additional dwelling units remain secondary in appearance and function to that of the primary dwelling. Further, 1,000 sq. ft. is equivalent to 92.9 m ² . The Countryside Zoning By-law proposes to permit an additional dwelling unit in a detached building to have up to 150 m ² of residential floor area, which is approximately 57 m ² more than what is being requested. Lastly, Section 6.3 of the proposed By-law contains permissions for temporary accommodations for seasonal farm workers should the need arise to house workers during the busy season.
33	June 2/23; Visvapriya Saravanamuttu; 27909 Highway 48	<p>I would request to individualize the zoning and wait till the countryside zoning by law to assess and pass, and not zone/ apply with the proposed diversified farm use.</p> <p>Also, there is no river stream in front of my property. This is farmers drainage for the field. There is no natural heritage features on site.</p>	<p>All lands within the Countryside Area are to be zoned in accordance with the Official Plan land use designations. Staff will not be omitting properties from this process based on ongoing applications. During the transition period between By-law 500 and the new Countryside Zoning By-law, approved Zoning By-law Amendment applications will have two by-laws passed – one amending By-law 500 and the other amending the Countryside Zoning By-law.</p> <p>Below is correspondence received from the LSRCA related to the environmental features on the property: <i>“Through our review of the ZBL</i></p>

			<p><i>application, the owner did not undertake any site-specific evaluations, such as a natural heritage evaluation or an environmental impact study. We were not invited to the property to delineate any key natural heritage or key hydrologic features. Our own environmental mapping, which is the same or similar to the Town's Official Plan mapping for natural heritage features, appears to be the best available information at this time... Best available information from the Province suggests that there is a wetland associated with the northern watercourse, and wetlands are mapped within the woodland. The Greenbelt definition of key hydrologic features includes permanent and intermittent streams, but the owner still does not believe EP zoning is warranted based on her observations."</i></p> <p>The owner has not provided any additional supporting information or environmental studies to substantiate their claim in dispute of the presence of environmental features and the resulting EP zone. Based on the foregoing, Staff are of the opinion that the proposed EP zoning on the property is appropriate and necessary to protect the identified natural features.</p>
34	July 6/23; Andy Nham and Thu Tran; E/S Highway 48, South of Aird Court; Part Lot 1; Concession 2 (G)	<p>The Town proposes to rezone the majority of the Property and designate it as Environmental Protection ("EP") which prohibits adding any buildings or structures of any kind within the 'EP' zone (the "Rezoning"). As the owners of the Property, we strongly object to the Rezoning as it will have a negative impact on the present and future residents and owners within our community.</p> <p>Our concerns are as follows: 1. Short Term Impact. If the Town proceeds with the Rezoning, our family will be negatively impacted financially. Our family purchased the Property 7 years ago with the intention to develop it into a multi-</p>	<p>The Greenbelt Plan was introduced in 2005 and identifies where growth and urbanization should occur in order to provide permanent protection to the agricultural land base and environmental features on the landscape.</p> <p>The property is located within the protected countryside of the Greenbelt Plan. Developing a property with multiple residential units/lots is not permitted within the Greenbelt Plan. This type of development is more appropriately directed to the</p>

		<p>residential property; a plan that they were led to believe by the Town’s staff that it was possible.</p> <p>2. Property Values. The Rezoning will negatively impact on the values of the Property and its neighbours. We sought the professional opinion of Remax and were advised that the Rezoning will decrease the desirability of the area and significantly decrease the value of the Property.</p> <p>3. Affordable Housing. We believe that the portion of the Official Plan that affects the Property has an adverse effect as a matter of provincial interest, which is to offer more opportunities to build affordable housing. The people of our Community would like to see development and increase in services. This is where the Town should be encouraging people to purchase property and businesses to set up shop.</p>	<p>urban settlement areas within the Town (i.e. Keswick, Sutton/Jackson’s Point) in accordance with provincial, regional and municipal planning documents.</p>
35	<p>June 14/23; Michael Smith of Michael Smith Planning Consultants on behalf of Lotus Marine; 1354 Metro Rd. N</p>	<p>My client wants to construct a marine sales building on the property. The property is currently zoned Tourist Commercial (C5) which permits a “leisure vehicle sales establishment”. Section 2.110 Leisure Vehicle would by definition include a boat. Section 2.111 provides that “LEISURE VEHICLE SALES ESTABLISHMENT: means a building and premises used for the sale and/or leasing of leisure vehicles, equipment and parts.”</p> <p>The proposed Countryside Zoning By-law proposes to zone the Subject Lands as Commercial Recreational (CR). However, the “CR” zone does not permit a “leisure vehicle sales area”. Further, Section 5.30 provides that “The use, parking or storage of recreational vehicles shall be restricted to the CR zone, except where such vehicle is parked or stored as an accessory use to a leisure vehicle sales area or in accordance with Section 5.25.” Section 5.25 deals with outdoor storage of Leisure Vehicles. My client is proposing indoor sales, so I don’t believe this section would apply.</p> <p>In conclusion, I would appreciate any preliminary comments or suggestions you may to achieve the proposed marine sales building.</p>	<p>Staff have undertaken a review of all the zones and their permitted uses to ensure conformity with the Official Plan. The CR zone is a combination of the C5 and C6 zones in By-law 500. The C5 zone permits a marina and leisure vehicle sales establishment. Further, the Commercial Recreation Area designation in the OP permits marinas and commercial recreational uses which comply with or are similar to those permitted by the zoning for the site existing at the date of the adoption of this Plan. On this basis, staff are of the opinion that it is reasonable and appropriate to add leisure vehicle sales establishment as a permitted use within the Commercial Recreational (CR) zone. This change is reflected in the proposed By-law.</p>

36	Sept 28/23; Michael Smith of Michael Smith Planning Consultants on behalf of Salvation Army; 1830 Metro Rd. N	I have been approached by the Salvation Army to assist with its property on Lake Drive East in Jackson's Point. Their lands west of Salvation Army Drive are proposed to be zoned CR-6 in the Countryside Zoning By-law and the provisions are the same as for the current OS-1 zone in Zoning By-law 500. On the east side of the road, the property is zoned "OS-2" but those lands are outside the scope of the Countryside Zoning By-law. The OS-1 zone in Zoning By-law 500 predated the construction of the church on the westerly property. I assume the church was permitted as an accessory use. In any case, I would appreciate your response on whether the church should be listed as a permitted use in the "CR-6" zone.	The property is designated Commercial Recreation Area in the Official Plan and benefits from a site-specific special provision that permits a place of worship in addition to the other uses permitted in the Commercial Recreation designation. Based on the foregoing, staff have added a place of worship to the permitted uses in the site-specific CR-6 zone to be consistent with the Official Plan.
37	Oct 24/23; Gord Mahoney of Michael Smith Planning Consultants	In my review of the draft by-law, I note that an On Farm Diversified Use (OFDU) is proposed to be deleted as permitted use within the Rural Countryside (RU-C) and Agricultural Protection (AP) zones. Is this correct or am I missing something? What I am concerned about is the farmer that wants to establish a smaller OFDU but to do so will require a ZBA and Site Plan Approval. The cost and length of process will make it impractical to do so. Would the Town consider a more balanced approach? For example, permitting OFDUs as of right where the building is less than 140 sq. m and requires less than 10 parking spaces. Further, for such OFDUs, establishing a significantly scoped site plan approval process. The numbers used in my example are for providing context and can certainly be changed.	Both on-farm diversified uses and agriculture-related uses have been removed as permitted non-residential uses in the AP and RU-C zones. Definitions for both and general provision for on-farm diversified uses will remain in the By-law, however a ZBA will be required to permit them. A full explanation of the reasoning for the revision is provided in Section 5.1.4 of Staff Report No. DS-2023-0097.
38	Oct 24/23; Gord Mahoney of Michael Smith Planning Consultants on behalf of Mike Herzog (potential purchaser of 6502 Smith Blvd.)	The property is currently zoned Extractive Industrial (M3) and Rural (RU-161). According to the October 2023 draft version of By-law 600, the property is proposed to be zoned Extractive Industrial (M3) and Agricultural Protection (AP). Mr. Herzog wants to know if it is possible to change the zoning of the property through the Town's update to Environmental Protection (EP) and Agricultural Protection (AP).	The site is designated Environmental Protection Area and Agricultural Protection Area in accordance with the Official Plan. The M3 zoning is reflective of previous aggregate operations occurring on the site. In subsequent correspondence Mr. Mahoney has provided staff with a letter from the Province confirming that the site has been rehabilitated and that they have accepted the surrender of the licence under the Aggregate Resources Act. Based on this, staff have revised the proposed zoning for the site from M3 to AP and EP consistent with the Official Plan.

39	<p>Oct 25/23; Gord Mahoney of Michael Smith Planning Consultants on behalf of Lyndhurst Golf Course and Trailer Park; 24198 Highway 48</p>	<p>In previous versions of the countryside by-law, a Recreational Vehicle Park has been a permitted use in the CR zone. According to the current version of the countryside by-law, Recreational Vehicle Park has been replaced with “existing Recreational Vehicle Parks”. My client is exploring the idea of expanding the recreational vehicle park on the north property. The question I have is will the change from “recreational vehicle park” to “existing recreational parks” (emphasis added) prohibit my client’s expansion as of right and facilitate the need for a zoning amendment. Or is the proposed change simply to ensure that a zoning amendment is required to establish any new recreational vehicle park.</p>	<p>The Official Plan does not permit new Recreational Vehicle (RV) Parks within the municipality Therefore, the word “existing” has been added in front of the use so that no new RV parks are established and existing RV Parks are recognized and permitted to continue to exist. The Official Plan is silent with respect to expansions of existing RV Parks. Staff are of the opinion that legally existing RV Parks may be permitted to expand subject to the requirements of the Zoning By-law without the requirement for planning approval.</p>
		<p>As well, my client is considering redeveloping the southeast corner of the north property (intersection of Hwy 48 and Cryderman Sideroad). This portion of the property is zoned CR-3. The site-specific provision states: “Notwithstanding any provision of this By-law to the contrary, a maximum of one 1 caretaker’s/manager’s residence in addition to a maximum of 28 hotel/motel units shall be permitted within an existing building as shown in Schedule C-13. Notwithstanding any provision of this By-law to the contrary, the individual hotel/motel units may contain cooking facilities. Furthermore, the individual hotel/motel units shall be restricted to a maximum floor area of 65m²”.</p>	<p>With respect to the request to remove the reference to Schedule C-13 from the CR-3 zone to permit additional flexibility for future redevelopment of the site, unfortunately staff cannot support this site-specific zoning request as this is not within the scope of the project. Site-specific zoning changes such at this one will be required to go through a ZBA process.</p>
		<p>I have spoken with the zoning examiner for the area regarding the potential to demolish the existing building and rebuild it at a different size, location or orientation. She has advised that any changes as suggested would require a zoning amendment as the site-specific provision refers to the existing building. The permitted non-residential uses in the CR zone permit a Hotel, Motel or Motor Hotel. Would it be possible to amend the site-specific provision to remove the reference to the existing building as shown in Schedule C-13. This would allow for more flexibility in any potential redesign of this area and allow for a hotel/motel to be oriented towards either Highway 48 or Cryderman Sideroad.</p>	



Corporate Services

Local File No.: 03.05BT

Refer To: Asif Abbas

September 7, 2023

Mr. Denis Beaulieu,
Director of Planning & Building
Town of Georgina
26557 Civic Centre Road
Keswick, ON L3Y 6Z1

Attention: Alan Drozd, Manager of Planning Policy

**Re: 3rd Submission - Request for Comments
Draft Zoning By-law for the Countryside (March 2022) - 03.05BT
Zoning By-law Update – Phase 1
Regional File No. ZBA.21.G.0092
Town of Georgina**

This letter is further to our correspondence dated May 11, 2022 and September 1, 2022. York Region has now completed its review of the March 2023 Draft Town of Georgina Countryside Zoning By-law. The Town has initiated an update of Zoning By-law No. 500 and the review is currently in Phase I of II. Phase I includes all lands within the rural countryside area of the Town. Lands within the secondary plans, hamlets and the lakeshore residential areas are not included in Phase I. The Countryside area encompasses environmental protection area, agricultural protection area, specialty crop area and rural area (rural commercial area, commercial recreational area, rural industrial area and parkland areas). Phase II will address the remaining lands within the Town (i.e. Urban Area, Towns and Villages, Hamlets and Lakeshore Residential Area), as shown on Official Plan Schedule A1. Since the previous submission, we understand this Zoning By-law document was updated in response to agency input.

An enabling Official Plan Amendment (OPA) Town File No.: OPA 02.202 (York Region File No.: LOPA.22.G.0037) was also submitted as part of the 3rd submission of the Countryside Zoning By-law. The OPA proposes to amend Section 8.1.12 of the Town of Georgina Official Plan to permit an additional residential unit in a detached building on the same lot as a single detached dwelling irrespective of whether the single detached dwelling contains an additional residential unit. York Region reviewed the OPA and exempted it from Regional approval in a letter dated August 19, 2022.

The following comments are provided on the March 2023 draft Zoning By-law (3rd Submission):

2022 York Region Official Plan

York Region Official Plan, 2022 (YROP) was approved by Province on November 4, 2022, with modifications. Regard should be had for the YROP that contains a vision and policies guiding planning in York Region to 2051, which is supported by Regional Council and the Province.

1. In accordance with policy 3.5.5 c and e. of the YROP, please ensure the Zoning By-law (including mapping) addresses these provisions to manage hazards:
 - a. Address land use within and adjacent to hazardous lands and hazardous sites
 - b. Address wildland fire hazard
2. Policy 2.4.13.g. requires preservation of *significant archaeological resources* where they exist *in situ* through regulatory tools, including zoning restrictions. Please ensure the Zoning By-law protects for these resources where they exist.
3. A definition for *In Situ* should be included as follows: “*means remaining in place in the original location where something was found.*”
4. Definitions 2.105 and 2.106 should start with a lowercase “m” for “means”. All other definitions have lower case.
5. Update Table 1 – Planned Width of Street Allowance in section 5.27 as follows:

Road Name and Description	Planned Street Width
Kennedy Road (Y.R. 3) - Ravenshoe Rd. (Y.R. 32) to Mahoney Ave. - Mahoney Ave. to Metro Road North (Y.R. 8A)	36 m 30 m
Warden Avenue (Y.R. 65) - Ravenshoe Rd. (Y.R.32) to Baseline Rd. (Y.R. 8A)	36 m
Woodbine Avenue (Y.R. 8) - Ravenshoe Rd. (Y.R. 32) to Metro Rd. (Y.R. 78)	36 m
Baseline Road (Y.R. 8A) - Woodbine Ave. (Y.R. 8) to Elizabeth Dr.	36 m
Park Road (Y.R. 18) - Ravenshoe Rd. (Y.R. 32) to a point 264 m north of Black River Rd. - From a point 264 m north of Black River Rd. to Hedge Rd.	36 m 30 m
Ravenshoe Road (Y.R. 32) - West Town limit to 660 m west of Victoria Road (Y.R. 82) - 660 m west of Victoria Road (Y.R. 82) to Durham Road 23	36 m 30 m

Metro Road (Y.R. 78) - The Queensway (Y.R. 12) to Dalton Rd. (Y.R. 9)	36 m
Old Homestead Road (Y.R. 79) - Metro Rd. (Y.R. 78) to Station Rd	36 m
Weir's Sideroad (Y.R. 81) - Ravenshoe Rd. (Y.R. 32 to Old Homestead Rd. (Y.R. 79)	36 m
Victoria Road - Ravenshoe Rd. (Y.R. 32) to Durham Road 23 (Lake Ridge Rd.)	36 m

Should you have any questions regarding the above, please contact Asif Abbas, Planner at extension 77271 or asif.abbas@york.ca.

Yours truly,



Duncan MacAskill, MCIP, RPP
 Manager, Development Planning
 AA

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 _3rd_Submission_York_Region_Comments_March2023Draft_ZoningBylawReviewPh1



2023/10/26

Town of Georgina
25557 Civic Centre Road
Keswick, ON,
L4P 3G1

Via email: clerks@georgina.ca

Re: Town of Georgina - Countryside Zoning By-Law

To Whom It May Concern,

WSP has been retained and is acting on behalf of Canadian National Railway Company (CN). We are pleased to have this opportunity to provide comments on the Town of Georgina - Countryside Zoning By-Law. Our comments focus on policies and/or infrastructure initiatives, as they are related to existing and/or future CN facilities, operations and infrastructure.

It is our opinion, supported by the Provincial Policy Statement, 2020 (PPS) and the Ministry of Environment, Conservation and Parks' (MECP) D-6 Compatibility between Industrial Facilities Guidelines (D-6 Guidelines), that planning for land uses in the vicinity of *rail facilities* be undertaken in such a way that the economic function and long-term operation of rail systems is protected. Provincial policy sets out that sensitive land uses be appropriately designed, buffered and/or separated from rail facilities, and avoid, mitigate or minimize negative impacts on and from railway corridors.

It is our position that the Town of Georgina should incorporate guidelines related to rail facilities.

About CN, Railway Noise and other Adverse Effects

CN is a federally regulated railway company, and is governed by various federal legislation, including the *Canada Transportation Act* (CTA) and the *Railway Safety Act* (RSA), among others. The CTA requires federally regulated railway companies to only make such noise and vibration as is reasonable. The test of reasonableness under the CTA takes into consideration the railway company's operational requirements and its level of service obligations under the Act, as well as the area where the construction or operation takes place. The Canadian Transportation Agency (Agency) is the federal body that assesses the reasonableness of noise associated with the construction or operation of a federal railway company. In its

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wsp.com

Report No. DS-2023-0097 Attachment 4 Pg. 1 of 4



decisions, the Agency has concluded that municipalities have a responsibility to assess compatibility issues before approving housing developments in proximity to railway rights-of-way. The CTA also commented that where a municipality approves the development, it has a responsibility to ensure that the necessary mitigation measures are implemented. One example of such a decision is Decision No. 69-R-2014, dated February 27, 2014.

It is important to understand that there is no specific decibel limit contained in federal guidelines related to the construction or operation of rail facilities. Those federal guidelines clearly state that, while the Agency may take provincial and municipal noise and vibration guidelines into account in its deliberations, the Agency is not bound by those guidelines.

Rail Proximity Guidelines are available at the following: <https://www.proximityissues.ca/>

Preliminary Comments and Concerns

CN requests that the following policies be included in the Zoning By-Law:

1. General Acknowledgement

The Municipality and Council acknowledge the importance of rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people.

Development in proximity to rail facilities shall be developed in accordance with the Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines).

2. Include a definition for Major Facilities, Major Goods Movement Facilities and Corridors, Rail Facilities and Sensitive Land Uses.

We request that the following definitions found in the PPS be included in the Zoning-Bylaw document:

Major Goods Movement Facilities and Corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Rail Facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities.

Sensitive Land Uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major



facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, hotels, day care centres, educational and health facilities, and recreational uses.

3. Identify Rail Facilities and Influence Areas

We recommend identifying rail facilities and the areas of influence for sensitive land uses (300 metres for a rail line right of way) in a schedule.

4. Provincial Policy Statement Requirements

The policies proposed below are recommended to be included in the Zoning bylaw document to address requirements for developments in proximity to rail facilities:

- a) Sensitive land uses shall not be encouraged adjacent to, or in proximity to rail facilities;
- b) All developments in proximity to rail facilities shall be developed in accordance with the FCM/RAC Guidelines;
- c) All proposed residential developments or other sensitive uses located within 300 metres of a railway right-of-way be required to undertake noise studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from noise that were identified in the report and as may be required by CN;
- d) All proposed residential developments or other sensitive uses located within 75 metres of a railway right-of-way be required to undertake vibration studies, to the satisfaction of the Municipality, in consultation with the appropriate railway operator, and shall undertake to implement the appropriate measures to mitigate any adverse effects from vibration that were identified in the report, and as may be required by CN;
- e) All proposed building setbacks shall be in accordance with the FCM/RAC Guidelines. As a general guideline, buildings shall be setback 30 metres with an appropriate berm abutting the rail right-of-way. Reduced setbacks can be considered in certain circumstances dependant on the proposed use and in conjunction with additional studies and alternative safety measures, to the satisfaction of the Municipality, in consultation with the appropriate railway operator;
- f) All proposed residential developments or other sensitive uses located adjacent to railways shall implement appropriate mitigation measures, including but not limited to, safety setbacks, berms, crash barriers and security fencing, in accordance with the FCM/RAC Guidelines;

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- g) All proposed residential developments or other sensitive uses located adjacent to railways shall implement the applicable warning clauses provided by the appropriate railway operator;
- h) All proposed residential developments or other sensitive uses located adjacent to railways shall implement, secure and maintain any required rail noise, vibration, and safety impact mitigation measures, along with any required notices on title, such as development agreements, warning clauses and/or environmental easements, through appropriate legal mechanisms, to the satisfaction of the Municipality and the appropriate railway operator; and,
- i) All proposed residential developments or other sensitive uses located in proximity to rail facilities shall evaluate, prioritize and secure grade separation of railways and major roads, in co-operation with Transport Canada and the appropriate railway operator;

Conclusion

We would like to thank you for the opportunity to participate in the Town of Georgina - Countryside Zoning By-Law. We look forward to continuing to work with the Town of Georgina throughout this process.

Please forward all future communications, land development applications and documents to proximity@cn.ca

Yours truly,

Ashkan Matlabi

Ashkan Matlabi, Senior Urban Planner, OUQ, MBA
WSP CANADA INC.

Cc: proximity@cn.ca

Report No. DS-2023-0097 Attachment 4 Pg. 4 of 4

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK**

BY-LAW NUMBER 500-2023- (PL-5)

A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Council of the Corporation of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by deleting from Schedule 'A' the lands identified as "lands to be removed from Zoning By-law 500" as shown on Schedule 'A' attached hereto.
2. That Schedule 'B' to Zoning By-law Number 500, as amended, is hereby further amended by deleting the following Schedules: B-12, B-15, B-16, B-17, B-18, B-23, B-27, B-32, B-34, B-38, B-44, B-45, B-46, B-53, B-61, B-66, B-68, B-71, B-72, B-73, B-74, B-80, B-81, B-83, B-84, B-85, B-87, B-88, and B-X.
3. That Zoning By-law Number 500, as amended is further amended by deleting the following Site Specific Provisions: 7.5.15, 7.5.19, 10.5.1, 10.5.2, 10.5.28, 10.5.37, 15.5.2, 15.5.11, 15.5.12, 15.5.14, 15.5.16, 15.5.17, 15.5.20, 15.5.21, 15.5.30, 15.5.33, 15.5.40, 15.5.48, 18.5.8, 18.5.9, 18.5.17, 19.5.1, 20.5.1, 20.5.6, 20.5.7, 20.5.8, 20.5.9, 20.5.12, 20.5.14, 20.5.15, 20.5.18, 20.5.21, 20.5.25, 21.5.2, 21.5.3, 21.5.4, 21.5.5, 21.5.6, 21.5.7, 21.5.8, 23.5.2, 23.5.4, 23.5.5, 23.5.6, 27.5.1, 27.5.3, 27.5.6, 27.5.7, 27.5.9, 27.5.12, 27.5.13, 27.5.14, 27.5.16, 27.5.18, 27.5.19, 27.5.21, 27.5.22, 27.5.24, 27.5.26, 27.5.27,

27.5.29, 27.5.30, 27.5.32, 27.5.33, 27.5.35, 27.5.37, 27.5.38, 27.5.39, 27.5.40, 27.5.41, 27.5.43, 27.5.44, 27.5.46, 27.5.47, 27.5.54, 27.5.58, 27.5.59, 27.5.67, 27.5.77, 27.5.78, 27.5.80, 27.5.81, 27.5.82, 27.5.83, 27.5.84, 27.5.88, 27.5.93, 27.5.96, 27.5.97, 27.5.98, 27.5.100, 27.5.102, 27.5.104, 27.5.107, 27.5.109, 27.5.115, 27.5.119, 27.5.123, 27.5.124, 28.5.1, 28.5.6, 28.5.8, 28.5.11, 28.5.12, 28.5.14, 28.5.15, 28.5.16, 28.5.17, 28.5.18, 28.5.19, 28.5.20, 28.5.21, 28.5.25, 28.5.26, 28.5.27, 28.5.29, 28.5.30, 28.5.32, 28.5.34, 28.5.35, 28.5.36, 28.5.38, 28.5.39, 28.5.40, 28.5.41, 28.5.43, 28.5.44, 28.5.46, 28.5.47, 28.5.50, 28.5.52, 28.5.53, 28.5.58, 28.5.59, 28.5.61, 28.5.62, 28.5.63, 28.5.65, 28.5.66, 28.5.69, 28.5.70, 28.5.72, 28.5.73, 28.5.74, 28.5.75, 28.5.76, 28.5.77, 28.5.78, 28.5.79, 28.5.81, 28.5.82, 28.5.83, 28.5.84, 28.5.85, 28.5.86, 28.5.87, 28.5.88, 28.5.89, 28.5.90, 28.5.91, 28.5.92, 28.5.93, 28.5.95, 28.5.98, 28.5.99, 28.5.101, 28.5.102, 28.5.104, 28.5.105, 28.5.107, 28.5.108, 28.5.109, 28.5.110, 28.5.111, 28.5.112, 28.5.113, 28.5.115, 28.5.117, 28.5.118, 28.5.120, 28.5.121, 28.5.122, 28.5.123, 28.5.124, 28.5.125, 28.5.127, 28.5.128, 28.5.129, 28.5.130, 28.5.132, 28.5.133, 28.5.134, 28.5.135, 28.5.136, 28.5.138, 28.5.139, 28.5.140, 28.5.141, 28.5.142, 28.5.143, 28.5.145, 28.5.146, 28.5.147, 28.5.149, 28.5.150, 28.5.151, 28.5.152, 28.5.154, 28.5.155, 28.5.157, 28.5.158, 28.5.159, 28.5.160, 28.5.161, 28.5.162, 28.5.164, 28.5.165, 28.5.167, 28.5.168, 28.5.169, 28.5.170, 28.5.171, 28.5.172, 28.5.173, 28.5.174, 28.5.175, 28.5.177, 28.5.178, 28.5.179, 28.5.180, 28.5.181, 28.5.183, 28.5.185, 28.5.186, 28.5.187, 28.5.191, 28.5.192, 28.5.194, 28.5.195, 28.5.196, 28.5.198, 28.5.199, 28.5.200, 28.5.201, 28.5.206, 28.5.207, 28.5.208, 28.5.209, 28.5.211, 28.5.212, 28.5.214, 28.5.215, 28.5.216, 28.5.217, 28.5.218, 28.5.219, 28.5.220, 28.5.221, 28.5.223, 28.5.224, 28.5.225, 28.5.226, 28.5.227, 28.5.228, 28.5.229, 28.5.XX, and 28.5.YY.

4. That this By-law shall come into force and effect at the same time as Zoning By-law Number 600 (The Countryside Zoning By-law) comes into force and effect.

READ and enacted this 15th day of November, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

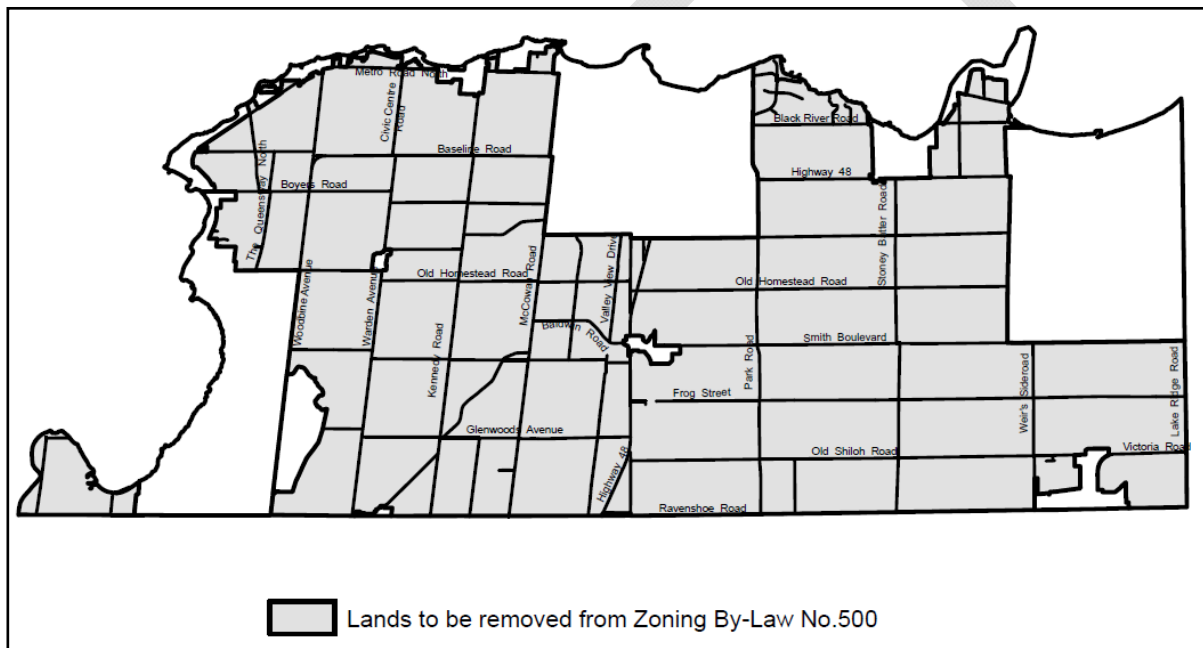
DRAFT

EXPLANATORY NOTE

**(TOWN OF GEORGINA)
(FILE NO. 03.05BT)**

The purpose of Zoning By-law 500-2023- (PL-5) which amends Zoning By-law Number 500 is to remove certain lands from applicability to Zoning By-law 500 that are outside of settlement areas referred to as the Countryside Area, as well as related site-specific special provisions and Schedule 'B' maps. The lands that are removed from applicability to Zoning By-law 500 are subject to a separate and new zoning by-law for the Countryside Area - Zoning By-law 600 referred to as "The Countryside Zoning By-law". The Countryside Zoning By-law includes site-specific special provisions for individual properties and related maps.

KEY MAP



Certificate of Approval

**AMENDMENT NO. 148
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA**

This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on _____, 2023.

Date: _____

**Denis Beaulieu MCIP, RPP
Director of Development Services
Corporation of the Town of Georgina**

AMENDMENT NO. 148
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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PART A - THE CERTIFICATION
AMENDMENT NO. 148
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 148 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2023 - (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 15th day of November, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

NOTE: This amendment is exempt from York Region approval. In this regard, the Town of Georgina is the approval authority.

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE REGIONAL MUNICIPALITY OF YORK**

BY-LAW NUMBER 2023 - (PL-2)

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 148 TO THE OFFICIAL PLAN OF
THE TOWN OF GEORGINA.**

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. 148 to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.

Read and enacted this 15th day of November, 2023.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 148
to the Official Plan of the
Town of Georgina

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text and Schedule A - Location Map, constitutes Amendment No. 148 to the Official Plan of the Town of Georgina.

3. PURPOSE

The purpose of Amendment No. 148 is to amend a policy in the Official Plan concerning the permissibility of additional residential units on lots associated with a single detached dwelling in the Agricultural Protection Area and Rural Area designations. The Amendment permits an additional residential unit in a detached building on the same lot as a single detached dwelling irrespective of whether the single detached dwelling contains an additional residential unit. Combined with other policies in Section 8.1.11, the Amendment would allow the zoning by-law to permit up to three dwelling units on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations (i.e. up to two dwelling units in the single detached dwelling and one dwelling unit in a detached building).

4. LOCATION

This Amendment applies to all of the lands in the Town of Georgina designated Agricultural Protection Area and Rural Area in the Official Plan and as shown on Schedule "A" - Location Map, to this Amendment.

5. BASIS

The Town of Georgina Official Plan currently permits an accessory apartment in a detached accessory building or structure to the primary dwelling in the Rural Area and Agricultural Protection Area designations provided that there is only one dwelling unit within the primary dwelling. The proposed Amendment would remove the requirement that the primary dwelling only contain one dwelling unit.

The proposed Amendment is consistent with the direction of Planning Act provisions which override existing zoning provisions to provide for up to three dwelling units in a single detached dwelling, semi-detached dwelling or rowhouse or related detached building on a parcel of urban residential land that do not apply to the Rural Area and Agricultural Protection Area. The proposed Amendment provides for reasonable and appropriate intensification of residential uses within the Rural Area and Agricultural Protection Area by allowing for up to three dwelling units on a lot that permits a single detached dwelling. Specific regulations ensure that this is implemented by Zoning By-law provisions which ensure that the character and context of the Rural Area and Agricultural Protection Area is recognized and protected.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 148 to be appropriate.

PART C - THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and Schedule 'A' - Location Map constitutes Amendment No. 148 to the Official Plan of the Town of Georgina.

2. ACTUAL AMENDMENT

The Official Plan of the Town of Georgina is hereby amended as follows:

That Section 8.1.12 is hereby amended as follows:

By deleting the existing Section 8.1.12 and replacing it with a new Section 8.1.12 as follows:

"8.1.12 One additional residential unit is permitted in a detached building on the same lot as a single detached dwelling in the Rural Area and Agricultural Protection Area designations. For the purpose of this Plan, an additional residential unit shall be considered to be an accessory apartment and vice versa.

In the Hamlet Area designation, an accessory apartment is permitted in a detached accessory building or structure to the primary dwelling provided there is only one dwelling unit within the primary dwelling. An accessory apartment in a detached accessory building or structure in the Hamlet Area designation shall comply with Section 8.1.13 and/or 8.1.14."

3. IMPLEMENTATION

The provisions in Section 11, Implementation, shall apply in regard to this Amendment.

4. INTERPRETATION

The provisions in Section 12, Interpretation, shall apply in regard to this Amendment.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2023-5268

November 1, 2023

Your Worship,
Mayor Margaret Quirk
Town of Georgina
mquirk@georgina.ca

Dear Mayor Quirk,

Re: Strong Mayor Powers and Eligibility for Building Faster Fund

I would like to thank you for committing to your 2031 housing target on behalf of your municipality. And by now I hope you have received my letter informing you of your annual housing targets. In addition, this information can be found [here](#).

As the province and municipalities work together to deliver on a commitment to build 1.5 million new homes by 2031, I am pleased to inform you that as of October 31, 2023, we have expanded strong mayor powers to heads of council of 18 municipalities who have committed to their housing target. This includes the Town of Georgina.

Strong mayor powers are intended to provide the heads of council of our largest and fastest growing municipalities with tools to deliver on shared provincial-municipal priorities, such as housing, transit and infrastructure, as set out in O. Reg. 580/22.

Amendments to O. Reg. 530/22 under the Municipal Act (MA) have come into force, and as head of council of your municipality, you are able to:

- Choose to appoint the municipality's chief administrative officer
- Hire certain municipal department heads, and establish and re-organize departments
- Create committees of council, assign their functions and appoint the Chairs and Vice-Chairs of committees of council
- Veto certain by-laws if you are of the opinion that all or part of the by-law could potentially interfere with a provincial priority, such as housing, transit and infrastructure

.../2

- Bring forward matters for council consideration if you are of the opinion that considering the matter could potentially advance a provincial priority
- Propose certain municipal by-laws if you are of the opinion that the proposed by-law could potentially advance a provincial priority. Council can pass these by-laws if more than one-third of all council members vote in favour.
- Propose the municipal budget, which would be subject to council amendments and a separate mayoral veto and council override process.

For more information on strong mayor powers and duties please see:

- The [Strong Mayor chapter](#) of the Ontario Municipal Councillor's Guide
- The legislation that establishes strong mayor powers and duties: [Strong Mayors, Building Homes Act, 2022](#); [Better Municipal Governance Act, 2022](#)
- Regulations made under the Municipal Act, 2001 that support strong mayor powers and duties: [O. Reg 580/22](#); [O. Reg. 530/22](#)

In addition, by committing to your municipality's housing target, this is a key step for the Town of Georgina to be eligible for the Building Faster Fund.

We need every single municipality to do their share, and our government is committed to providing every tool at our disposal to empower municipalities who are shovel-ready and committed to growth.

Please accept my best wishes.

Sincerely,



Hon. Paul Calandra
Minister of Municipal Affairs and Housing

C: Hon. Rob Flack, Associate Minister of Housing
Hon. Caroline Mulroney, MPP York-Simcoe
Michael Klimuntowski, Chief of Staff, Minister's Office
Martha Greenberg, Deputy Minister
Caspar Hall, Assistant Deputy Minister, Local Government Division
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Joshua Paul, Assistant Deputy Minister, Market Housing Division
Rachel Dillabough, Town Clerk, Town of Georgina
Ryan Cronsberry, Chief Administrative Officer (Acting), Town of Georgina

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- APPENDIX '2' – MINISTER'S ZONING ORDER (O. REG. 251/22)
- APPENDIX '3' – PLANNED WIDTH OF STREET ALLOWANCE

INTRODUCTION

This section explains the legal basis for which this By-law is being established, what a zoning by-law is, its purpose, and how to use this By-law. This information is provided for context and understanding purposes only and does not form part of this By-law.

LEGAL BASIS

The Planning Act is provincial legislation that establishes the ground rules for land use planning in Ontario. It describes how land use planning can take place and the specific role of municipalities like the Town of Georgina.

Section 34 of the Planning Act grants municipalities the authority to zone lands within their jurisdiction through a “planning tool” known as a zoning by-law.

Every zoning by-law passed under Section 34 of the Planning Act is required to conform with the municipality’s official plan. Additionally, within three years of a new official plan coming into effect, the Town is required to amend all zoning by-laws that apply to the municipality to ensure that they conform with the policies and land use designations of the official plan.

WHAT IS A ZONING BY-LAW?

A zoning by-law is a municipal by-law that controls the use of land, buildings and structures in a municipality. It controls:

- The types of land uses and activities that are permitted on a property;
- Where buildings and structures may be located and how they may be used; and,
- Minimum and maximum development standards such as lot sizes, building heights, setbacks from property lines, and parking requirements.

PURPOSE

The purpose of this Zoning By-law is to implement the objectives and policies of the Town of Georgina Official Plan. The Official Plan is a long-range policy document that establishes the municipality’s vision and general policies for future land use, development, environmental protection and other related matters.

The Zoning By-law puts the policies and requirements of the Official Plan into effect and provides for its day-to-day administration. The By-law contains specific requirements that are legally enforceable and required to be complied with in order to establish a use and/or receive a building permit for new construction.

HOW TO USE THIS BY-LAW

In order to determine what can be done with a particular property, the following steps should be undertaken:

- (1) Review Schedule ‘A’, Area Covered by this By-law, to determine if the property is subject to this By-law or Zoning By-law 500. If the lands are identified as being subject to Minister’s Zoning Order (O. Reg. 251/22), refer to Section 3.5 and Appendix ‘2’, Minister’s Zoning Order (O. Reg. 251/22).

- (2) Review Schedule 'B', Zoning Schedules, to determine the zoning of the property. First, refer to the Index Map on Schedule 'B1' to find which specific Zoning Schedule the property is located on. Next, refer to the specific Zoning Schedule to determine the zoning of the property. The zone boundaries are shown as a black line and the zone categories are identified by a black zone symbol. If the zone symbol is followed by a hyphen and number (e.g. 'RU-C-1', 'AP-8', 'EP-14'), then the land is subject to site-specific special provisions.
- (3) Once the zoning of the property has been determined, refer to Sections 7 through 22 for the specific requirements applicable to each zone. Each zone contains listed permitted residential and non-residential uses, the requirements for residential and non-residential uses, and applicable special provisions. In some circumstances, Schedule 'C', Detailed Illustrations, are used in association with a special provision to provide additional mapping detail to assist the reader to better understand the By-law requirements.
- (4) Refer to Section 5, General Provisions, for other requirements that may be applicable to the use and/or development of the property. This includes requirements for aspects of land use and development such as accessory uses, buildings or structures, fencing, home industries, home occupations, on-farm diversified uses, parking and loading, swimming pools and much more.
- (5) Review Schedule 'D', Source Water Protection Areas, to determine if the property contains Highly Vulnerable Aquifers. If Highly Vulnerable Aquifers are identified on the property, refer to Section 3.3.
- (6) Review Appendix '1', Lake Simcoe Region Conservation Authority Regulation Limit, to determine if the Lake Simcoe Region Conservation Authority regulates the property or portions thereof. For more detailed mapping of the Regulation Limit, visit the Conservation Authority's website to access their Interactive Regulation Mapviewer (www.lsrca.on.ca/maps). If the property is regulated, refer to Section 3.4. It is also recommended that you contact the Conservation Authority to inquire about specific permit requirements and development constraints.
- (7) A Zoning By-law is a dynamic document that is amended over time as demands and policies governing land use change. While the Town strives to keep this By-law up-to-date through consolidation, more recently approved Zoning By-law Amendments for a particular property may not be included in the version of the By-law you are using. In this regard, the Planning Division (planning@georgina.ca) should be contacted to confirm if the property has been subject to a recent Zoning By-law Amendment approval.
- (8) A Minor Variance approved by the Committee of Adjustment provides relief from one or more provisions of the Zoning By-law to legalize existing development or to allow a proposed development to proceed. Minor Variances are not reflected in the Zoning By-law, but they are recorded by the Town and kept in the property file. To determine if your property benefits from an approved Minor Variance, please contact the Town's Building Division (building@georgina.ca).

Should you have any specific questions respecting the provisions of this By-law after following the above-noted steps, contact the Town's Building Division (building@georgina.ca) for further information and clarification. Please note that Town records may need to be thoroughly reviewed before an accurate answer can be provided. In order for staff to be able to properly identify the property in question, please provide the following property information with your inquiry:

- Municipal address;

Town of Georgina
Zoning By-law 600 (November 2023)

- Legal description;
- Current owner(s); and/or,
- Assessment roll number.

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 600**

**A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND
USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to the Planning Act, R.S.O. 1990, as amended, the Council of the Town of Georgina hereby **ENACTS AS FOLLOWS:**

SECTION 1 – TITLE, AREA COVERED AND APPLICATION

1.1 TITLE OF BY-LAW

This By-law may be cited as the “Countryside Zoning By-law” or “By-law 600” of the Town of Georgina.

1.2 SCHEDULE ‘A’ – AREA COVERED BY THIS BY-LAW

The provisions of this By-law shall apply to Countryside Area as identified on Schedule ‘A’.

1.3 APPLICATION OF BY-LAW

No land shall be used, and no building or structure shall be erected or used except for such purposes as may be set out herein and no building or structure shall be altered nor shall the use of any land, building or structure be changed in whole or part except in conformity with the provisions of, and as specifically permitted in, this By-law.

1.4 MINOR VARIANCES

Notwithstanding any provision of this By-law to the contrary, where a minor variance has been granted to Zoning By-law 911 or Zoning By-law 500, nothing in this By-law shall prevent the use of land or the erection and use of a building or structure in accordance with the said minor variance.

1.5 EXISTING BUILDING, STRUCTURE OR USE

Any legally existing building, structure or use which complied with the provisions of Zoning By-law 911 or Zoning By-law 500, as applicable, and all other applicable laws, is a permitted building, structure or use under this By-law to the extent only of its physical existence and so long as it continues to exist, uninterrupted at the date of coming into force of this By-law.

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In this By-law, the following definitions shall apply:

2.1 ADULT ENTERTAINMENT PARLOUR:

means any premises or part thereof, which in pursuance of a trade, calling, business, or occupation, a live performance of an adult nature is provided. For purposes of this section, a "live performance of an adult nature" means any performance, exhibition, or activity designed to appeal to erotic or sexual appetites or inclinations, of which a principal feature or characteristic is nudity or partial nudity of any person. "Partial nudity" shall mean less than completely and opaquely covered:

- Human genitals or human pubic region;
- Human buttocks; or
- The female breast below the point immediately above the top of the areola.

2.2 ADDITIONAL DWELLING UNIT IN A SINGLE DETACHED DWELLING:

means an additional self-contained dwelling unit located within a single detached dwelling, for a total of two dwelling units.

2.3 ADDITIONAL DWELLING UNIT IN A DETACHED BUILDING:

means a detached building containing a self-contained dwelling unit located on a lot containing a single detached dwelling.

2.4 ADULT ENTERTAINMENT STORE:

means any premises or part thereof in which the business carried on is the provision of adult books, adult magazines or adult video tapes or of such books magazines or video tapes or any other goods or services appealing to or designed appeal to sexual or erotic appetites or inclinations provided that the floor area needed for the provision of adult books, adult magazines, or adult videos tapes is larger than 3 m².

2.5 ADVENTURE GAME:

means a sport or recreation in which:

- Participants attempt to capture a flag or some other object and return it to their home base; and,
- Participants carry or use one or more of the following items of equipment, namely, paint pellet pistols with a CO² cartridge, paint pellets, safety goggles to prevent pellets from striking participants' eyes, armbands identifying team participants.

2.6 AERODROME:

means land used for the arrival, departure, movement, servicing and storing of aircraft and includes any buildings connected therewith. This use may be the primary function or accessory to another use, and includes an airport.

2.7 AGGREGATE CRUSHING ESTABLISHMENT:

means a site where gravel or stone is crushed.

2.8 AGGREGATE RECYCLING ESTABLISHMENT:

means a site where used pavement and concrete is stored and then crushed and recycled.

2.9 AGGREGATE SCREENING ESTABLISHMENT:

means a site where sand is separated from gravel or different grades of gravel are separated or where various size aggregates are separated, with the use of conveyor belts.

2.10 AGGREGATE WASHING ESTABLISHMENT:

means a site where gravel, sand or stone is washed and where the wash water is then directed to a settling pond.

2.11 AIRPORT:

means an Aerodrome as defined herein, for which an Airport Certificate has been issued under Part III of the Canadian Aviation Regulations (SOR/96-433).

2.12 AIR TREATMENT CONTROL:

means an industrial multi-stage carbon filtration system, or similar technology, which reduces and/or treats the emission of pollen, dust and odours expelled from a facility, and which filtration system is operated at all times in accordance with the specifications as set out within a report prepared by a qualified person and approved by the Town.

2.13 AISLE:

means with reference to a parking or loading space area, the space used to access parking spaces which is adjacent to the spaces.

2.14 ALTER:

means any alteration in a bearing wall, partition, column, beam, girder, or other supporting member of a building or structure or any increase in the area or cubic contents of a building or structure.

2.15 AMBULANCE SERVICE CENTRE:

means a building, structure, and/or premises used for the operation of an ambulance service and may include an accessory residential dwelling unit.

2.16 AMUSEMENT MACHINE:

means any mechanical, electronic or computerized machine or device, or any combination thereof, intended for use as a game, entertainment or amusement which is offered for use to the public by any person for profit or gain and shall include a pinball machine, television game, shooting gallery, vending machine, billiard or pool tables, video game, or other similar devices, but shall not include games of chance as defined by the Criminal Code, or any machine used only for playing recorded music.

2.17 ANTIQUE SHOP:

means a building used for the sale of any old and authentic objects of personal property which was made, fabricated or manufactured sixty or more years earlier and which has a unique appeal

and enhanced value mainly because of its age, and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

2.18 APIARY:

means a building or structure used for the keeping of bees.

2.19 ART GALLERY:

means a building, structure or outdoor area used for the preservation, exhibition, collection and/or sale of paintings, sculpture or other works of art.

2.20 AUDITORIUM:

means a building or part of a church, theatre or other public building to be occupied by an audience and to be used for athletic, civic, education, political, religious or social events.

2.21 AVIARY:

means a building or structure used for the keeping of birds.

2.22 BAKERY OR BAKESHOP:

means a building where bread and pastry products are prepared on the premises and sold or offered for sale.

2.23 BANK:

means a building wherein the primary use is the provision of financial services to customers, including the custody of the customers' money.

2.24 BASEMENT:

means that portion of a building which is partly or entirely underground and has more than one half of its height from finished floor to finished ceiling below the average finished grade level adjacent to the exterior walls of the building..

2.25 BATCHING PLANT:

means a building or structure used for the manufacture of asphalt or concrete.

2.26 BATHROOM:

means a room with a toilet, sink and shower or bathtub.

2.27 BLOCK RESIDENTIAL DEVELOPMENT:

means a lot which has been planned and developed such that more than one dwelling is contained on a single lot.

2.28 BLOCK RESIDENTIAL DEVELOPMENT – SITE:

means a portion of land within a block development, which is used exclusively by the occupant of the dwelling upon which the dwelling is located. Such sites may be defined on a plan of condominium, deposited plan of reference, site plan, leasehold agreement or other similar

methods. For purposes of this By-law, all provisions respecting density, lot coverage, set backs, and frontage in this By-law relating to a residential lot, apply to a residential site.

2.29 BOARDER OR ROOMER:

means a person other than the lessee, tenant, or owner to whom lodging and/or meals are provided for monetary compensation.

2.30 BOATHOUSE:

means a building used for the storage of leisure vehicles and equipment accessory thereto but shall not include habitable living space, a residential garage, the commercial storage of leisure vehicles, or the sale of fuel or marine products.

2.31 BOWLING ALLEY:

means a building containing bowling lanes and may include a billiard hall which is operated in conjunction with the bowling alley provided the ratio of bowling lanes to billiard and/or pool tables does not exceed 2:1 to a maximum of five billiard and/or pool tables.

2.32 BUILDING:

means a structure consisting of a wall, roof and floor or any of them or a structural system serving the function thereof, but excluding automobile, truck, bus and coach bodies and trailers.

2.33 BUILDING OR STRUCTURE, ACCESSORY:

means a detached, subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use. Notwithstanding any other provision of this By-law to the contrary, an outdoor solid-fuel combustion appliance shall not be considered to be an accessory building or structure under this By-law, and shall only be permitted, installed and used in compliance with the Town's Outdoor Solid-Fuel Combustion Appliance By-law.

2.34 BUILDING, MAIN:

means a building in which the primary use of the property is conducted.

2.35 BUILDING SUPPLY AND EQUIPMENT ESTABLISHMENT:

means a building and premises in which building or construction and home improvement materials or equipment are offered or kept for sale and may include the fabrication of certain materials related to home construction or improvements but does not include any use or activity otherwise defined or classified herein.

2.36 BULK FUEL STORAGE ESTABLISHMENT:

means premises on which a tank, is located for the bulk storage of propane, petroleum, diesel or other fuels, oil, gas or flammable liquid or fluid but does not include premises where a container for flammable liquid or fluid is legally and properly kept in a retail store or storage merely incidental to some other use of the premises.

2.37 BUS, SCHOOL:

means a motor vehicle operated either for or by the York Catholic District School Board or York Region District School Board, designed to carry passengers.

2.38 BUSINESS OR PROFESSIONAL OFFICE:

means a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment.

2.39 BY-LAW ENFORCEMENT OFFICER:

means an employee of the Town of Georgina from time to time charged by the Corporation with the duty of administering the provisions of this By-law.

2.40 CAMP, PRIVATE:

means a building or a group of buildings, including sleeping, eating and recreational uses which is operated by a non-profit organization for its members or as a public service.

2.41 CANNABIS PRODUCTION FACILITY, DESIGNATED:

means the use of land, buildings or structures for cultivating, propagating, harvesting, drying, storing, packaging and distribution of cannabis which is authorized by a valid registration certificate and document for designated person issued by the Federal Minister of Health, pursuant to the Cannabis Regulations (SOR/2018-144) under the Cannabis Act.

2.42 CANNABIS PRODUCTION FACILITY, LICENSED:

means the use of land, buildings or structures for cultivating, propagating, producing, harvesting, drying, storing, processing, research, analytical testing, destroying, packaging, sale, and distribution of cannabis which is authorized by a valid license issued by the Federal Minister of Health, pursuant to the Cannabis Regulations (SOR/2018-144) and the Industrial Hemp Regulations (SOR/2018-145) under the Cannabis Act.

2.43 CARPORT:

means a building or structure attached to a residential building in which at least 40% of the perimeter walls are open and unobstructed by any wall or door, and used for the parking or storage of a private automobile and wherein neither servicing nor repairing of motor vehicles is carried on for remuneration. For purposes of this By-law perimeter includes the wall of the building to which the carport is attached and forms part of the carport enclosure. Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a carport, provided at least one parking space for a private motor vehicle is maintained within the carport.

2.44 CATERING ESTABLISHMENT:

means an establishment where food and beverages are prepared for consumption off-site, but are not served on the premises for immediate takeout consumption. Such use does not include the retail sale of individual food products from the premises.

2.45 CEMETERY:

means a cemetery or columbarium within the meaning of the Cemeteries Act of Ontario.

2.46 CHILD:

means a minor described in the Age of Majority and Accountability Act as any person who has not attained the age of eighteen years.

2.47 CHURCH:

means a building dedicated to religious worship and considered to be a church for exemption of taxes under the Assessment Act and which may include a synagogue, a church hall, a parish hall, Sunday school, convent, or monastery.

2.48 CLINIC, HEALTH CARE:

means a building used by medical practitioners, dentists, or drugless practitioners, and having treatment rooms and facilities for two or more practitioners, except when accessory to a hospital.

2.49 CLINIC, VETERINARY:

means the premises of a veterinary surgeon, where animals, birds, or other livestock are treated or kept temporarily for the term of their treatment.

2.50 CLUB, COMMERCIAL:

means an athletic, recreational or social club, operated for gain or profit, but shall exclude a place of amusement or adult entertainment parlour.

2.51 CLUB, PRIVATE:

means an athletic, recreational or social club which is not operated for a profit. This includes an association, fraternity or sorority house, legion or union hall, but excludes a place of amusement or adult entertainment parlour.

2.52 COMMITTEE OF ADJUSTMENT:

means the Committee of Adjustment for the Town.

2.53 COMMUNICATIONS FACILITY:

means a building or structure, or part thereof, for the broadcasting and production of information through various media, and shall include but not be limited to print, television, radio and electronic media.

2.54 COMMUNITY FACILITY:

means public parks, open space linkages, and passive recreational uses.

2.55 CONDOMINIUM:

means a condominium as defined under the Condominium Act.

2.56 CONFERENCE CENTRE:

means a building containing a meeting area composed of meeting rooms and eating and sleeping accommodation for delegates or members to a conference.

2.57 CONSENT:

means a consent as set forth in Sections 50 and 53 of the Planning Act, but excluding consent for plans of subdivision or condominium. Where such consent results in the division of land into separate lots, all such lots shall be deemed to have been created by consent for purposes of this By-law.

2.58 CONTRACTOR OR TRADESMAN'S SHOP:

means a building and/or premises used to conduct a trade and/or perform shop or assembly work and/or to store equipment and materials used by the contractor or tradesman.

2.59 CONVENTION CENTRE:

means a building, or part of a building, which is designed to accommodate gatherings for specific events such as conferences, meetings, social gatherings, sports, recreation, place of amusement, gaming and place of entertainment, and other similar activities including exhibition facility, and which may include assembly halls, areas for food preparation, liquor and dining areas, all for the exclusive use of the conference or convention participants.

2.60 CRAFT SHOP:

means a building or part thereof in which a handicraft is conducted for gain or profit and may include sales of such handicraft.

2.61 CREMATORIUM:

means an establishment or facility in which the cremation of human remains is undertaken, but shall not include a columbarium.

2.62 DAY CARE, PRIVATE HOME:

means a "Private Home Day Care" as defined in the Child Care and Early Years Act but only if carried on in a single detached dwelling or linked dwelling provided:

- Such use shall service a maximum of five children; and,
- No person, other than a person resident in the said dwelling shall operate the day care.

2.63 DAY NURSERY:

means a building, other than a private home, used for the supervision of children within the meaning of the Child Care and Early Years Act.

2.64 DEPOSITED REFERENCE PLAN:

means a reference plan deposited pursuant to the Land Titles Act or Registry Act.

2.65 DOCK:

means a marine structure providing a platform to be used for access to a body of water or a boat within the body of water but shall not include a boathouse.

2.66 DRIVEWAY:

means a vehicular access way from a street or lane to a building or property, a loading space area, a parking area or garage, or carport.

2.67 DRY CLEANING ESTABLISHMENT:

means a building or structure where clothing or materials are received, and where dry cleaning, dry dyeing, cleaning or pressing of articles or goods of fabric is carried on by means of machines or cleaning units which (1) use only non-flammable solvents, (2) use primary or secondary

chemical recovery devices, (3) emit no odours or fumes, and (4) emit no noise or vibration which causes a nuisance or inconvenience.

2.68 DRY CLEANING OUTLET:

means a building used for the purpose of receiving articles to be subjected elsewhere to a process of cleaning or dyeing. Such establishment may include pressing and distributing of these articles.

2.69 DRY CLEANING PLANT:

means a building where dry cleaning, dry dyeing, cleaning or processing of articles is performed, in which only non-flammable solvents are used and no obnoxious odour, noise or vibrations are emitted.

2.70 DWELLING:

means a building constructed in accordance with the Ontario Building Code containing one or more dwelling units.

2.71 DWELLING UNIT:

means a self-contained suite of two or more rooms, including a bathroom and a kitchen, with an independent entrance either directly from outside the building or through a common hall, designed for exclusive residential use by a single housekeeping unit. The definition shall not include a recreational vehicle, hotel, or motel.

2.72 DWELLING OR DWELLING UNIT, ACCESSORY:

means a single detached dwelling or one dwelling unit in a non-residential building which is used or occupied by persons which have the administrative or custodial responsibility of the property upon which the accessory dwelling or dwelling unit is erected. An accessory dwelling or dwelling unit occupied by persons who perform functions related to an institutional use on the same lot, is permitted.

2.73 DWELLING, APARTMENT:

means a dwelling containing four or more dwelling units in which the occupants have the right to use the common halls, stairs, elevators and yards.

2.74 DWELLINGS, LINKED:

means two or more single family dwellings which are completely detached except that they are attached below grade by foundation walls, floor and/or footings.

2.75 DWELLING, MANUFACTURED:

means a single family dwelling that is designed to be made mobile for purposes of transportation from the place of manufacture to the site, and which is affixed to a permanent foundation and used as a permanent residence.

2.76 DWELLING, PRE-REGISTRATION:

means a dwelling erected on a parcel of land prior to the registration of a plan of subdivision proposed on the said parcel. The dwelling shall not be erected unless it is erected on a proposed lot or block within a draft approved plan pursuant to Section 50 of the Planning Act and not before

a subdivision agreement has been executed. Occupancy of these homes shall not be permitted until the Plan of Subdivision has been registered and the terms of the subdivision agreement fulfilled. At such time as a plan of subdivision is registered for all or part of the parcel of land any pre-registration dwellings within the registered parcel shall cease to be defined as pre-registration homes.

2.77 DWELLING, SINGLE DETACHED:

means one completely detached dwelling containing one dwelling unit and may contain an additional dwelling unit and/or a short-term rental accommodation, provided the additional dwelling unit and/or short-term rental accommodation complies with Section 6.2 or Section 5.34, respectively.

2.78 DYNAMIC BEACH HAZARD:

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

2.79 EQUIPMENT SALES ESTABLISHMENT:

means a building and premises used for the sale and display of farm, landscaping and/or construction equipment, including mechanical repairs, and the sale of parts and fuel.

2.80 ERECT:

means to build, reconstruct, alter or relocate, and without limiting the generality of the foregoing, shall be taken to include any preliminary physical operations, such as excavating, berming, grading, piling, cribbing, filling, or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

2.81 EROSION HAZARD:

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over 100-year time span), an allowance for slope stability, and an erosion access allowance.

2.82 EXISTING:

means a building, structure or use existing as of the date of passing of this By-law and which has continued to exist to present.

2.83 FLOOD PLAIN:

means the area along either side of any watercourse or body of water which would be flooded in the event of the occurrence of a regional storm as defined in the Conservation Authorities Act.

2.84 FLOODING HAZARD:

means the inundation, under the conditions specified below, or areas adjacent to a shoreline or a river or stream and not ordinarily covered by water:

- Along the shorelines of large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - (1) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel Storm (1954) or the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - (2) The one hundred year flood; and,
 - (3) A flood which is greater than (1) or (2) which actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of natural Resources; except where the use of the one hundred year flood or the actual experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

2.85 FLOOR AREA:

means the area of a floor within a building measured between the exterior faces of the exterior walls or from the centre line of a common or party wall.

2.86 FLOOR AREA, GROUND:

means the total floor area of the lowest storey of a building approximately at or above the average finished grade level.

2.87 FLOOR AREA, NON-RESIDENTIAL:

means the total floor area of a non-residential building, including any basement area designed or used for non-residential purposes, but excluding:

- Any furnace or utility room, laundry room, washroom, stairwell or elevator shaft, up to a maximum of 10% of the ground floor area; and,
- Any area within a basement, which is designed for permanent use as stock room or storage space, up to a maximum of 20% of the ground floor area.

2.88 FLOOR AREA, RESIDENTIAL:

means the total floor area of a dwelling unit including a basement area. An attached residential garage shall be excluded from the calculation of residential floor area.

2.89 FLORIST SHOP:

means a retail store where flowers and plants are sold or offered for sale.

2.90 FUNERAL HOME:

means a building with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services.

2.91 GARAGE, AUTOBODY:

means a building or premises used for auto body repairs, spray painting and associated repairs and service to motor vehicles.

2.92 GARAGE, BUS OR TRUCK:

means a building or premises used for the storage or parking of operative trucks or buses, where minor maintenance and cleaning of vehicles may be carried on.

2.93 GARAGE, MECHANICAL:

means a building or premises used for the mechanical repair or equipping of motor vehicles where the washing and cleaning of motor vehicles may be carried on, but does not include an auto body garage, motor vehicle fuel bar, motor vehicle washing establishment, or motor vehicle sales and/or rental establishment.

2.94 GARAGE, RESIDENTIAL:

means an accessory building other than a carport or an accessory use within the main building, used for the storage of passenger motor vehicles and wherein neither servicing nor repair of motor vehicles is carried on for remuneration.

Notwithstanding the above, a leisure vehicle and equipment accessory thereto may be stored in a residential garage in accordance with Section 5.25.

2.95 GARDEN CENTRE:

means a building, structure or premises used for the growing or displaying of trees and other plants which may be sold for transplanting and may also include the sale of lawn, garden, and landscaping equipment, furniture, and supplies, excluding farm implements or large machinery or equipment.

2.96 GARDEN SUITE:

means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

2.97 GATEHOUSE:

means a building or structure located near the entrance of a property used to house personnel and/or equipment for the purpose of monitoring and securing the premises of the property and its buildings and structures and restricting unauthorized access.

2.98 GOLF BALL DRIVING RANGE:

means premises operated for the purpose of developing golfing techniques, but excluding a golf course or miniature golf course.

2.99 GOLF COURSE:

means an area operated for the purpose of playing golf and includes a par three or larger golf course, but does not include golf ball driving ranges, miniature golf course and similar uses except as accessory uses thereto.

2.100 GOLF COURSE, MINIATURE:

means a building, structure or premises operated for profit or gain in which facilities are provided to simulate the game of golf or any aspect of the game, on a small scale but does not include a golf ball driving range.

2.101 GRADE, AVERAGE FINISHED:

means the average elevation of the finished surface of the ground adjacent to the exterior walls of a building or structure. Average Finished Grade shall be calculated as follows: (1) by summing the elevations of all “outermost corners” of a building’s foundation and any “intermediate grades”; and, (2) dividing the sum by the number of “outermost corners” and “intermediate grades” measured. Open decks supported on posts and cantilevered projections are not considered part of a building’s foundation for the purpose of this calculation. To be included as an “outermost corner” a foundation projection must be both larger than 0.4 m in depth and 2.5 m in width. Any separation of more than 10 m between “outermost corner” grades must have an “intermediate grade” provided which shall be an elevation measured halfway between each “outermost corner” grade. Further illustration as to how to calculate “average finished grade” is shown on Schedule ‘C-17’.

2.102 GREENHOUSE, COMMERCIAL:

means a building or structure used for the housing of plants, shrubs, and trees which have been transplanted into, and/or are grown in, containers, until such time as the plants, shrubs, or trees are sold. The use of a commercial greenhouse and premises for display, sale and rental of accessory products and materials which are required for the growth and maintenance of plants, shrubs and trees, including fertilizer, filter cloth, gardening tools and books, mulch, peat moss, pesticides, plant seeds, planters, top soil and other similar products and materials, is permitted.

However, the display, sale or rental of lawn and patio ornaments, furniture and equipment or landscaping materials, and equipment not required to support the growth and maintenance of plants, shrubs and trees, are not permitted accessory products and materials.

2.103 HABITABLE ROOM:

means any room in a dwelling or dwelling unit, excluding a stairwell or attached residential garage.

2.104 HAWKER OR PEDLAR:

means any person who goes from place to place or to a particular place with goods, wares or merchandise for sale or who carries or exposes samples, patterns or specimens of any goods, wares or merchandise that are to be delivered in the Town afterward but shall not include any person who is hawking, peddling or selling goods, wares or merchandise:

- To wholesale or retail dealers in similar goods, wares or merchandise;
- If the goods, wares or merchandise are grown, produced or manufactured in Ontario and are hawked, peddled or sold by the grower, producer or manufacturer or an agent or employee of them having written authority so to do, in the municipality in which the grower, producer or manufacturer resides;
- If goods, wares, or merchandise are grown or produced by a farmer resident in Ontario who offers for sale or sells only the produce of the farmer’s own farm;

- If the goods, wares or merchandise are hawked, peddled or sold by a person who pays business tax in the municipality, or by that person's agent or employee;
- If the goods, wares or merchandise are hawked, peddled or sold by an agent of the grower, producer or manufacturer, acting on behalf of a dealer who pays business tax in the municipality in respect of premises used for the sale of such goods, wares or merchandise; or,
- By persons who sell milk or cream or fluid milk products to the consumer or to any person for resale.

2.105 HAWKER OR PEDLAR USE:

means the use of, or establishment of, a sales area on premises for the sale of goods, wares and merchandise to the general public, by a hawker or pedlar.

2.106 HAZARDOUS LANDS:

means property or lands that could be unsafe for development due to naturally occurring process. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means that land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

2.107 HAZARDOUS SITES:

means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (karst topography).

2.108 HEIGHT:

means the vertical distance of a building or structure measured between the average finished grade and the highest point of the roof surface.

2.109 HIGHLY VULNERABLE AQUIFER:

means an aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or (b) by preferential pathways to the aquifer, as defined in the Clean Water Act.

2.110 HOME INDUSTRY:

means a small scale industrial use in a non-residential building, which is operated as a secondary use to a single detached dwelling on the same lot. A home industry use may include a tradesman's shop, carpentry shop, a metal working shop, a plumbing shop, an electrical shop, a small engine repair shop, a welding shop, a storage building for school buses, boats, snowmobiles or a similar industrial use. The retail sale of any goods or wares shall not be permitted as a primary home industry use.

2.111 HOME OCCUPATION:

means an occupation conducted for gain or profit as an accessory use within a dwelling as permitted herein. A health care clinic, day nursery, nursing home, tea room and veterinary clinic are deemed not to be home occupation uses. The retail sale of any goods or wares shall not be permitted as a primary home occupation use.

2.112 HOSPITAL, PRIVATE:

means an institution as defined by the Private Hospitals Act.

2.113 HOSPITAL, PUBLIC:

means an institution as defined by the Public Hospitals Act.

2.114 HOTEL, MOTEL OR MOTOR HOTEL:

means a building in which rooms are provided for rent to the travelling public by furnishing sleeping accommodation with or without meals, and may include meeting rooms, banquet halls, common dining room, facilities for the temporary exhibition and sale of goods on an intermittent basis, and any premises licensed under the Liquor License Act but shall not include an adult entertainment parlour, apartment dwelling, or boarding or lodging house. Rooms used as places for sleeping accommodation shall not include cooking or laundry facilities except as specifically permitted herein.

2.115 KENNEL:

means a kennel as defined by the Town of Georgina Kennel Licensing By-law.

2.116 KITCHEN:

means a room or a clearly defined part of a room with the normal facilities required for the preparation and storage of food, which includes cupboards, a counter, a sink with hot and cold running water taps, a cooking appliance and a refrigerator.

2.117 LANDSCAPED OPEN SPACE:

means an area of land comprised of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements designed to enhance the visual amenity of a property, but does not include display areas, parking or loading areas, or areas covered by driveways.

2.118 LANE:

means a publicly owned thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation. A lane is not a street as defined herein.

2.119 LAUNDROMAT:

means a laundry or dry cleaning outlet, where washers, dryers, ironing and incidental equipment is provided to be rented to the general public or where such services are undertaken for the general public.

2.120 LEISURE VEHICLE:

means:

- A vehicle designed to be towed or propelled by commonly known as travel trailers, motorized homes, slide-in campers, chassis-mounted campers, (i.e. recreational vehicles) or other similar travel vehicles which provide sleeping and other facilities for persons while travelling or vacationing but does not include a park model trailer or manufactured home;
- Boats, personal watercraft, snowmobiles, all-terrain vehicles and other similar vehicles used for recreational purposes; and,
- A trailer designed or used for the purposes of carrying a leisure vehicle(s).

2.121 LEISURE VEHICLE SALES ESTABLISHMENT:

means a building and premises used for the sale and/or leasing of leisure vehicles, equipment and parts.

2.122 LIVESTOCK OPERATION:

means the use of a building or premises for the raising or breeding of animals for the purpose of food, hides, wool or fur, show or racing and includes cattle, pigs, sheep, horses, goats, and rabbits or other such animals.

2.123 LOADING SPACE:

means an area which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- Is suitable for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
- Is not upon or partly upon any street or lane; and,
- Has adequate access to permit ingress and egress of a commercial motor vehicle from a public street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for parking or storage of motor vehicles.

2.124 LONG-TERM CARE HOME

means a nursing home within the meaning of the Long-Term Care Homes Act.

2.125 LOT:

means a parcel or tract of land which is legally in separate and distinct ownership or which is shown on a registered plan of subdivision. A registered plan of subdivision for purposes of this paragraph does not include a plan which is deemed not to be a registered plan of subdivision by a by-law passed under the Planning Act.

2.126 LOT, CORNER:

means a lot situated at the intersection of two or more streets provided that the angle of intersection of such street is not more than 135 degrees.

2.127 LOT, INTERIOR:

means a lot which has street access, other than a corner lot.

2.128 LOT, THROUGH:

means a lot which is not a corner lot but has frontage on more than one street.

2.129 LOT AREA:

means the total area within the lot lines of a lot and in the case of a corner lot having street lines rounding the corner with a radius of 6 m or less or a sight triangle of 6 m or less, the lot area of such lot is to be calculated as if the lot lines were projected to the intersection.

2.130 LOT COVERAGE:

means that percentage of the lot area, within the respective zone, covered by all buildings above ground level, including enclosed swimming pools.

2.131 LOT DEPTH:

means the distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the mid-points of the front and rear lot lines, or in the case of a triangular shaped lot the mid-point of the front lot line and the intersection of the two side lot lines.

2.132 LOT FRONTAGE:

means the horizontal distance between the side lot lines at either end of an unbroken front lot line. The lot frontage of a broken front line shall be the longest unbroken segment of the front lot line. Where the side lot lines are not parallel, or where a part of the front lot line is convex or concave, the lot frontage shall be measured on a line 6 m back from and parallel to a straight line joining the two points where the side lot lines intersect the front lot line. In the case of a corner lot, where a sight triangle or sight curve forms part of the street, the lot frontage shall be measured to the point of intersection of the two streets, which shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street line.

2.133 LOT LINE:

means any boundary of a lot.

2.134 LOT LINE, FRONT:

means the lot line that divides the lot from the street or a reserve adjoining a street; however, in the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer an exterior side lot line. In the case of a through lot in a residential zone, where one lot line abuts a reserve adjoining a street, the lot line abutting the reserve shall be deemed to be the rear lot line.

2.135 LOT LINE, REAR:

means the lot line opposite the front lot line. In the case of a triangular shaped lot, the rear lot line shall be that point created at the point of intersection of the two side lot lines. In the case of a through lot in residential zone, where one lot line abuts a reserve adjoining a street, the lot line abutting the reserve shall be deemed to be the rear lot line.

2.136 LOT LINE, SIDE:

means a lot line other than a front or rear lot line. A lot line, which is not a front lot line and abuts street is called an exterior side lot line. A lot line, which is not a rear lot line, and divides two properties is called an interior lot line.

2.137 MAJOR DEVELOPMENT:

Means the:

- Creation of four or more lots;
- Construction of a building or buildings with a ground floor area of 500 m² or more; or,
- Establishment of a major recreational use.

2.138 MANUFACTURED DWELLING PARK:

means a lot or part thereof which contains sites described as parts on a deposited reference plan, to be used for the erection primarily of manufactured dwellings or other dwellings and buildings and structures as specifically permitted herein, all as parts of a self-contained recreational, residential, retirement community.

2.139 MANUFACTURED DWELLING SITE:

means land described as a part on a deposited reference plan within a manufactured dwelling park to be leased primarily for the erection of one manufactured dwelling or other dwellings as specifically permitted herein.

2.140 MARINA:

means a commercial establishment located on or abutting a navigable waterway, where facilities are provided for, and where boats and other marine pleasure craft may be berthed, stored, serviced, repaired, rented, fuelled or kept for sale. This includes buildings, structures or premises used for the purpose of departure or arrival of boat passengers.

2.141 MOTOR VEHICLE, COMMERCIAL:

means a commercial motor vehicle as defined by the Highway Traffic Act.

2.142 MOTOR VEHICLE, COMMERCIAL – HEIGHT:

means the height of the vehicle measured from the ground to the top of the cab or the body of a motor vehicle or trailer, whichever is greater.

2.143 MOTOR VEHICLE, COMMERCIAL – LENGTH:

means the length of the vehicle measured from the outer edges of the front and rear bumpers on a commercial motor vehicle and the outer edges of a commercial trailer.

2.144 MOTOR VEHICLE, COMMERCIAL – WIDTH:

means the width of the vehicle measured at the rear wheelslip of a commercial motor vehicle or the widest portion of a commercial trailer.

2.145 MOTOR VEHICLE CLEANING ESTABLISHMENT:

means a building or premises used for the cleaning of motor vehicles.

2.146 MOTOR VEHICLE FUEL BAR:

means a building, together with one or more fuel pumps, where gasoline or other motor fuels and oil are kept for sale and for delivery directly into a motor vehicle and may include the sale of motor vehicle accessories but does not include a mechanical garage or motor vehicle cleaning establishment.

**2.147 MOTOR VEHICLE SALES AND/OR RENTAL ESTABLISHMENT –
AUTOMOBILE:**

means a building and premises used for the sale and/or rental, including display, of automobiles, or commercial motor vehicles or commercial trailers not exceeding 7 m in length, 2.5 m in width or 2.2 m in height, and including mechanical repairs and the sale of automotive parts.

**2.148 MOTOR VEHICLE SALES AND/OR RENTAL ESTABLISHMENT –
COMMERCIAL AND RECREATIONAL VEHICLES:**

means a building and premises used for the sale and/or rental, including display of, trucks, buses and recreational vehicles and including mechanical repairs and the sale of parts.

2.149 MULTI-UNIT COMMERCIAL CENTRE:

means two or more commercial buildings/units which have been planned, developed, owned and/or managed as a unit.

2.150 NAVIGABLE WATERWAY:

means any waterway, including lakes, rivers or canals having the capability of use by the public for purposes of transportation or commerce.

2.151 NURSERY:

means a building or premises where trees or plants are grown for transplantation and which are sold on a wholesale basis, but does not include any retail sales of trees, plants or other landscape, lawn and garden products or equipment.

2.152 OUTDOOR SOLID-FUEL COMBUSTION APPLIANCE:

means an outdoor wood burning appliance or a solid-fuel burning appliance which is used for the space heating of buildings, the heating of water, or any other such purpose, and which is located in a separate building or on the exterior of the building which it serves.

2.153 PARK:

means an area consisting largely of open space, which may include a recreational area, playground, playfield or similar use, but shall not include a manufactured dwelling park or a recreational vehicle park.

2.154 PARKING AREA:

means an area or structure provided for the parking of motor vehicles and includes any related aisles, parking spaces, ingress and egress driveways within the lot.

A parking area for private residential parking may also be used for the storage of a leisure vehicle as set forth in Section 5.25. However, the storage of a leisure vehicle, in a front or exterior side yard, shall only be permitted in a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).

2.155 PARKING LOT, COMMERCIAL:

means any parking area other than a parking area accessory to a permitted use on the same lot, operated for profit but excluding a parking lot for school buses, and commercial vehicles or trailers exceeding 7 m in length, 2.5 m in width, or 2.2 m in height.

2.156 PARKING SPACE:

means an area within a building or parking area for the parking of one motor vehicle.

2.157 PARKING SPACE, ACCESSIBLE:

means a parking space designed and provided exclusively for the parking of vehicles used to transport persons with a disability.

2.158 PERSON:

means an individual, association, firm partnership, corporation, incorporated company, trustee or agent, and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

2.159 PIT:

means a pit as defined in the Aggregate Resources Act.

2.160 PIT, WAYSIDE:

means a temporary pit, not located on Crown land, and opened and used by a public authority, or a person who has a contract with a public authority, solely for the purpose of a particular project of road construction or road maintenance, from outside the limits of the road right-of-way; or an urgent project of a public authority for which no alternative source of aggregate under licence or permit is readily available in the vicinity.

2.161 PLACE OF AMUSEMENT:

means a building or part thereof containing three or more amusement machines which are operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include premises which are licensed under the Liquor License Act, establishments which sell amusement machines, provided that such machines are not made available on the premises for use by the general public, and premises with amusements that are contrary to the Criminal Code of Canada.

2.162 PLACE OF WORSHIP:

means a building or part of a building used by a charitable religious organization(s) for religious worship, services, ceremonies, rites or functions, and may include accessory uses which may include but not be limited to an assembly hall, auditorium, convent, monastery, rectory, day nursery. Intermittent non-academic community oriented instruction may also be permitted within the place of worship, and which may include but not limited to such uses as arts and crafts, music, educational or recreational community based programs or uses. These uses must be accessory and subordinate to the primary use of the place of worship.

2.163 POLICE STATION:

means a building or premises used for the purpose of providing law enforcement services to the community. Law enforcement services may be operated by a municipal, regional, provincial or federal government or other public authority.

2.164 POULTRY OPERATION:

means the use of a building, structure or premises for the raising and/or breeding of birds including chickens, turkeys, geese, ducks, pheasants and other such birds, for food or feathers.

2.165 PRACTITIONER, DRUGLESS:

means a drugless practitioner within the meaning of the Drugless Practitioners Act.

2.166 PRINTING SHOP:

means a building in which books, newspapers, periodicals, tickets, and other printed items are produced and reproduced by mechanical means.

2.167 PUBLIC AUTHORITY:

means Federal, Provincial, Regional or Town government and includes any agency, commission, board, corporation, authority or department established by such government, by by-law or statute, as applicable.

2.168 PUBLIC STORAGE BUILDING:

means a building, used for the purpose of storing dry goods and materials on a rental basis, which is divided into individual storage units such that a person renting a unit would have exclusive access to the rented unit.

2.169 QUARRY:

means a quarry as defined in the Aggregate Resources Act.

2.170 QUARRY, WAYSIDE:

means a temporary quarry, not located on Crown land, and opened and used by a public authority, or a person who has a contract with a public authority, solely for the purpose of a particular project of road construction or road maintenance, from outside the limits of the road right-of-way; or an urgent project of a public authority for which no alternative source of aggregate under licence or permit is readily available in the vicinity.

2.171 RECREATIONAL VEHICLE:

means a portable structure intended as a temporary accommodation for travel, vacation or recreational use. Such structure shall include park model trailers, travel trailers, motorized homes, slide-in campers, chassis-mounted campers, and tent trailers.

2.172 RECREATIONAL VEHICLE PARK:

means land either commercial or private, used on an overnight or short term basis by providing two or more sites for recreational vehicles.

2.173 RECREATIONAL VEHICLE SITE:

means a parcel of land within a recreational vehicle park, marked out for the use of one recreational vehicle.

2.174 RECYCLING FACILITY:

means a lot and/or premises for the storage and/or handling and/or processing of recyclable material, which without limiting the generality of the foregoing, shall include metal, aluminium, glass, plastic, cardboard, paper or wood but shall exclude the salvage or storage of motor vehicles, tires, rags, soil, compost material and hazardous waste.

2.175 RECYCLING FACILITY, MOTOR VEHICLES:

means a recycling facility used for the purpose of the recycling of motor vehicles.

2.176 REFRESHMENT BICYCLE UNIT:

means a refreshment unit propelled totally by muscular power or a bicycle without motorized assistance used only for the selling of fruit, candy, peanuts, ice cream, popsicles, yogurt, popcorn, or potato chips.

2.177 REFRESHMENT BOOTH:

means a building, having a floor area of 20 m² or less used for the preparation and/or sale of refreshments. In addition, the consumption of the food or drink is not permitted within the building.

2.178 REFRESHMENT CART:

means a device, other than a motor vehicle or a refreshment bicycle unit or a refreshment booth, which is used or is to be used for the sale of refreshments.

2.179 REFRESHMENT VEHICLE:

means a motor vehicle which is used or is to be used for the sale of refreshments.

2.180 REFRESHMENTS:

means food or drink.

2.181 REGISTERED PERSON:

means an individual who is authorized to cultivate, propagate and harvest cannabis in accordance with a registration certificate issued under by the Federal Minister of Health, pursuant to the Cannabis Regulations (SOR/2018-144) under the Cannabis Act.

2.182 RESEARCH AND DEVELOPMENT FACILITY:

means a building or group of buildings, or part thereof, used for the purpose of conducting scientific research, analysis, investigation, testing or experimentation in any field of science, medicine, technology and manufacturing, and shall include but not be limited to facilities such as lecture rooms, administrative offices, laboratories, training facilities, display rooms, pilot plants, prototypical manufacturing, simulating equipment and the like, and service and machine shops to serve the establishment, but does not include facilities for the manufacture or sale of products.

2.183 RESERVE:

means a strip of land abutting a public highway used to restrict access to the adjacent property.

2.184 RESTAURANT:

means a building where food, beverages or refreshments are prepared and offered for sale to the public for consumption.

2.185 RETAIL STORE:

means a building in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail.

2.186 RETAIL STORE, CONVENIENCE:

means a retail store not exceeding 190 m² in floor area.

2.187 RETAIL STORE, MARINE:

means a retail store which primarily sells marine related goods, merchandise, substances, articles or things, including fishing equipment and boat rentals and services.

2.188 RETAIL STORE, SUPERMARKET:

means a self-service retail store selling groceries, staples such as tea, coffee, spices, and other products such as pharmacy items, magazines, paper products, soft drinks, health and beauty aids, housewares, flowers, plants and other non-food articles.

2.189 SATELLITE RECEIVING DISH:

means a parabolic device used or intended to be used to receive audio and video signals and any supporting structures.

2.190 SCHOOL, COMMERCIAL:

means a school conducted for gain, such as a secretarial school, language school or driving school.

2.191 SCHOOL, PRIVATE:

means a school, other than a public school, operated by a non-profit organization and supported by private means.

2.192 SCHOOL, PUBLIC:

means elementary, secondary and post-secondary schools established and maintained at public expense.

2.193 SERVICE BUILDING:

means those permanent buildings in a recreational vehicle park that are necessary for the users of the park, such as toilets, laundry, cooking facilities and the maintenance of the park.

2.194 SERVICE SHOP, HEAVY:

means an establishment for servicing or repairing any of the following: tires, including vulcanizing or retreading; batteries, brakes or radiators; automotive ignitions, exhaust or electrical systems; snowmobiles; outboard motors; furnaces or oil burners; water or air coolers or domestic water heaters; fixtures or equipment pertaining to any of the above or any other like articles. Service shop, heavy, also includes an establishment for the renting of light construction equipment or lawn care equipment or any other like article.

2.195 SERVICE SHOP, LIGHT:

means an establishment wherein articles, such as household appliances or furniture may be serviced or repaired.

2.196 SERVICE SHOP, PERSONAL:

means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, a dry cleaning outlet, a ladies' hairdressing establishment or a shoeshine shop.

2.197 SETBACK:

means the shortest distance between two points specified in the phrase in which the term "setback" is used.

2.198 SEWAGE TREATMENT FACILITY:

means a facility, owned and operated by a public authority, used for the treatment and disposal of sewage.

2.199 SEWER, PUBLIC SANITARY:

means a system of underground piping or conduits operated by the Town, the Regional Municipality of York and/or the Province of Ontario, which carries sewage to an approved place of treatment.

2.200 SEWER, STORM OR DRAINAGE:

means a system of underground conduits, detention ponds or open ditches operated and/or maintained by the Town and/or the Regional Municipality of York and/or the Lake Simcoe Region Conservation Authority, or Province, which carries run off or ground water, but excludes sewage and household or industrial wastes.

2.201 SHOPPING CENTRE:

means a commercial building or buildings which have been planned, developed, owned and/or managed as a unit and which collectively exceeds 4,600 m² of non-residential floor area.

2.202 SHORT-TERM RENTAL ACCOMMODATION:

means short-term rental accommodation as defined by the Town of Georgina Short-term Rental Accommodation Licencing By-law.

2.203 SIGHT TRIANGLE:

means the triangular space formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each such point being the distance required by this By-law from the point of intersection of the street lines. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

2.204 SIGN:

means any structure, device, light or natural object including the ground itself, or any part thereof, or any device attached thereto, or painted or represented thereon, which shall be used to identify, advertise, or attract attention to any object, product, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business, or which shall display or include any letter, word, model, number, banner, flag, pennant, insignia, device or representation used as an announcement, direction or advertisement, and which is intended to be seen from off the premises or from a parking lot. The word "sign" shall include signs which are affixed to the inside of windows and glass doors and are intended to be seen from roadways or parking lots. No other indoor sign shall be deemed a sign within this By-law.

2.205 STORAGE DEPOT:

means a building or premises where goods, wares or material are stored on a temporary basis until such items are to be used or recycled, but excluding the storage of tires, rags and other combustible materials, soil and compost material.

2.206 STORAGE, OPEN:

means the leaving, placing or parking of goods, materials, machinery, equipment or vehicles on a lot which is not within an enclosed building but shall not include the display of motor vehicles accessory to a motor vehicle sales establishment or motor vehicle rental establishment.

2.207 STOREY:

means that portion of a building between any floor and the floors, ceiling or roof next above, provided that if a portion of the building between any floor and the floors, ceiling or roof next above exceeds 4 m in height it shall be deemed to be a two storeys, and ii) any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 2 m above average finished grade.

2.208 STREET:

means a thoroughfare which affords a primary means of motor vehicle access to one or more abutting lots and which is intended for general traffic circulation.

2.209 STREET OR ROAD, ACCESS:

means a privately owned street not dedicated and accepted as, or otherwise deemed at law to be, a public highway pursuant to the Road Access Act.

2.210 STREET OR ROAD, PUBLIC:

means an assumed public highway, but does not include a lane.

2.211 STREET OR ROAD, PUBLIC (UNASSUMED):

means a street or road allowance established for highway purposes which has not been assumed as a public highway but does not include a lane.

2.212 STRUCTURE:

means anything that is erected, built or constructed of parts joined together or any such erection fixed to or supported by the soil and/or any other structure. For the purposes of this By-law, a fence not exceeding 2 m in height, shall be deemed not to be a structure.

2.213 STUDIO:

means a building where an artist, musician, photographer, or cinematographer work and may include therein, the display and sale of such works.

2.214 SWIMMING POOL:

means a body of water contained in part or in whole by artificial means used or capable of being used for swimming, the depth of which exceeds 0.6 m in depth.

2.215 TAXI STAND:

means the premises used for the dispatching of taxi service, including the parking of taxis on the same lot.

2.216 TEACHING CLASSROOM:

means a classroom in a school facility which receives a pupil/student loading as mandated by the Ministry of Education. Classrooms receiving a Ministry of Education loading, include regular classrooms, science, art, instrumental music, vocal music and special education classrooms and technology-related program spaces. Where a special education program operates in a space equivalent to half the size of a regular classroom, this space shall be classified as one-half of a teaching space.

2.217 TEMPORARY STRUCTURE/USE, COMMERCIAL:

means a building, structure or use which is accessory to an on site commercial building in a commercial zone for a period not exceeding four months during any calendar year. Such building, structure or use must be removed from the site at the expiration of the time period.

2.218 TEMPORARY ACCOMMODATIONS FOR SEASONAL FARM WORKERS:

means a separate building or structure used or intended to be used for seasonal accommodation for workers of the owner or operator of a farm provided such seasonal employees perform their duties on such farm, and in which lodging with or without meals is supplied or intended to be supplied to such employees.

2.219 TENT CAMPGROUND:

means a parcel of land used by campers for the erection of tents or tent trailers but shall not include a recreational vehicle park.

2.220 TERMINAL, BUS OR TRUCK:

means a building or premises where trucks or buses are rented, leased, kept for hire or stored or parked for remuneration, or from which trucks or buses are dispatched for hire, or which is a bonded or sufferance warehouse.

2.221 THEATRE:

means a building or outdoor area for dramatic presentations including an outdoor cinema but does not include an adult entertainment parlour or adult entertainment store.

2.222 TOURIST INFORMATION CENTRE:

means a building or premises used for the dispensing of promotional literature or the providing of information to the travelling public.

2.223 TOW TRUCK:

means a commercial motor vehicle designed to haul or transport operative or inoperative vehicles and commonly referred to as a tow truck.

2.224 TOWN:

means the Corporation of the Town of Georgina.

2.225 TRAILER, COMMERCIAL:

means a trailer as defined by the Highway Traffic Act.

2.226 TRUCK DRIVING CENTRE:

means land used for the purpose of training persons to drive and operate commercial vehicles as defined herein.

2.227 ULTRA-LIGHT AIRCRAFT:

means any machine designed to carry a human being and capable of deriving support in the atmosphere from the reaction of the air and which does not weigh more than 182 kilograms and which does not have an engine in excess of 100 horsepower.

2.228 UNENCLOSED PORCH OR STAIRS:

means a porch or stairs which may have a roof but is not enclosed by walls.

2.229 USE, ACCESSORY:

means a use naturally and normally incidental, subordinate in purpose and floor area, and exclusively devoted to a main use of land, building or structure located on the same lot. Notwithstanding any other provision of this By-law to the contrary, an outdoor solid-fuel combustion appliance shall not be considered to be an accessory use under this By-law, and shall only be permitted, used and installed in compliance with the Town's Outdoor Solid-Fuel Combustion Appliance By-law.

2.230 USE, AGRICULTURAL:

means the use of land, water, building or structure for the purpose of growing crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value-retaining facilities and accommodation for full-time farm labour where the size and nature of the operation requires additional employment; and including the sale of such produce, crops, fish or livestock on the same lot. Peat extraction is not considered an agricultural use.

2.231 USE, AGRICULTURE-RELATED:

means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

2.232 USE, AGRI-TOURISM:

means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education, or activities related to the farm operation. An agri-tourism use is considered an on-farm diversified use and subject to the requirements for same.

2.233 USE, COMMERCIAL:

means the use of land, building or structure for the purpose of buying and selling commodities or supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing and construction.

2.234 USE, CONSERVATION:

means the management of resources in a way to maintain, restore, enhance and protect their quality and quantity for sustained benefit to people and the natural environment.

2.235 USE, INDUSTRIAL:

means the use of land, building or structure for the warehousing, manufacturing, processing or assembly of materials, technology and information to finished products or by-products, including the storage of such materials and products as permitted herein and may include telecommunication\radio communication uses.

2.236 USE, DRY INDUSTRIAL:

means an industrial use which does not require the use of water for the manufacture, processing, cleaning or cooling of materials, products or equipment.

2.237 USE, INSTITUTIONAL:

means the use of land, building or structure for a use which is complementary to or serves the community in which it is located. Such uses are normally operated by the government, or a charitable, non-profit or religious group or society, but may include a commercial use which provides supervision counselling, training, education counselling, or medical or dental care.

2.238 USE, NON-CONFORMING:

means the non-conforming use of land, building or structure within the meaning of Section 34(9) of the Planning Act.

2.239 USE, OBNOXIOUS:

means an offensive use or trade within the meaning of the Environmental Protection Act or the Health Protection and Promotion Act or any use which is a nuisance by reason of emission or creation of odours, gas, dirt, smoke, noise, vibration, soot, waste, or depositing unsightly objects or chattels on land.

2.240 USE, ON-FARM DIVERSIFIED:

means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

2.241 USE, PROHIBITED:

means a use listed in Section 5.43.

2.242 USE, RECREATIONAL:

means the use of land, building or structure designed and equipped for the conduct of sports, leisure activities and other customary and usual recreational activities and does not meet the definition of commercial use in accordance with Section 2.233.

2.243 USE, RESIDENTIAL:

means the use of a building for human habitation and in conjunction therewith, the use of land and structures.

2.244 WAREHOUSE:

means a building where goods, wares or produce are stored but shall not include a retail store.

2.245 WASTE DISPOSAL SITE:

means a waste disposal site as defined in the Environmental Protection Act.

2.246 WATER SUPPLY:

means a water distribution system of piping and related storage, including pumping and purification appurtenances.

2.247 WATER SUPPLY, PRIVATE:

means a water supply system owned and operated by an individual or corporation for private use, and where permitted by the Town, York Region or the Province of Ontario, may include a communal system.

2.248 WATER SUPPLY, PUBLIC:

means a water supply system operated by the Town, York Region or the Province of Ontario.

2.249 WATERBODY OR WATERCOURSE:

means lakes, shorelines, wetlands or the natural channel for a perennial or intermittent stream of water.

2.250 WHOLESALE ESTABLISHMENT:

means a building used for the purpose of selling goods, wares or merchandise to retailers or other business users, including other wholesalers, or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or businesses, but excluding the provision of these services on a retail basis.

2.251 WILDLIFE REHABILITATION CENTRE:

means the premises of a wildlife custodian, as approved by the Ministry of Natural Resources and Forestry, where injured, sick, or immature wildlife are kept in captivity on a temporary basis to restore, effectively condition, or medically treat the wildlife so it can be successfully returned to the wild.

2.252 YARD:

means space appurtenant to a building or structure located on the same lot as the building or structure and which space is open, uncovered and unoccupied except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-law.

2.253 YARD, FRONT:

means a yard extending across the full width of a lot between the front lot line and the nearest wall of any main building or structure on the lot.

2.254 YARD, MINIMUM:

means the minimum depth of a front or rear yard, or minimum width of a side yard as required by this By-law. For purposes of this By-law, the following specific minimum yard definitions shall apply to the cases set forth below:

- Block Development: Where a dwelling, within a block development derives its access from an access street, the minimum yards shall be determined in relation to the access street, with the front yard being the yard between the access street and the closest wall of the dwelling; and,

- Go-cart Establishment: The minimum yards shall be determined as between the respective lot line and the go-cart track.

2.255 YARD, REAR:

means a yard extending across the full width of a lot between a rear lot line and the nearest wall of any main building or structure on the lot.

2.256 YARD, SIDE:

means a yard extending from the front yard to the rear yard of a lot between a side lot line, or site line in the case of a block residential development, and the nearest wall of main building or structure on the lot. Where a lot, which is not described on a plan of condominium or is not defined as a manufactured dwelling park, contains more than one single family dwelling, such dwellings shall be a minimum distance apart which shall be determined by multiplying the minimum side yard requirement for the zone in which the lot is located, times two. There are two types of side yards:

- Exterior Side Yard: Means a side yard of a corner lot abutting a street or a reserve but which is not a front yard.
- Interior Side Yard: Means a side yard other than an exterior side yard.

2.257 ZONE:

means a designated area of land use shown in Schedule 'B' of this By-law.

SECTION 3 – ZONE CATEGORIES, SCHEDULES AND APPENDICES

3.1 ZONE CATEGORIES AND SCHEDULE ‘B’ – ZONING SCHEDULES

For the purpose of this By-law, the Countryside Area of the Town is divided into the following zones, the boundaries of which are shown on the attached maps composing Schedule ‘B’.

Zone	Symbol
Residential	R
Rural-Countryside	RU-C
Agricultural Protection	AP
Environmental Protection	EP
Rural Commercial	RC
Commercial Recreation	CR
Restricted Industrial	M1
General Industrial	M2
Extractive Industrial	M3
Storage Industrial	M4
Disposal Industrial	M5
Airfield	A
Open Space	OS
Institutional	I

3.2 SCHEDULE ‘C’ – DETAILED ILLUSTRATIONS

In some circumstances, where more detailed illustration is required to allow the reader to better understand the By-law, Schedule ‘C’ maps have been used to compliment the Schedule ‘B’ maps.

3.3 SCHEDULE ‘D’ – SOURCE WATER PROTECTION AREAS

Major development involving the handling and/or storage of 2,500 litres or more of bulk fuel or 500 litres or more of chemicals within a Highly Vulnerable Aquifer as shown on Schedule ‘D’, shall only be permitted subject to the review and approval of a Contamination Management Plan by the York Region Risk Management Office.

3.4 APPENDIX ‘1’ – LAKE SIMCOE REGION CONSERVATION AUTHORITY REGULATION LIMIT (O. REG. 179/06)

Appendix ‘1’ shows an approximation of the lands regulated by the Lake Simcoe Region Conservation Authority for development, interference with wetlands and alterations to shorelines and watercourses under Ontario Regulation 179/06. Prior to the erection of any buildings or structures, site alteration, or the addition or removal of fill occurring on lands located within the regulated area, written approval from the Lake Simcoe Region Conservation Authority is required. Appendix ‘1’ is provided for information purposes and does not form part of this By-law. For the most accurate and up-to-date mapping, reference should be made to the regulation mapping provided by the Lake Simcoe Region Conservation Authority.

3.5 APPENDIX '2' – MINISTER'S ZONING ORDER (O. REG. 251/22)

Appendix '2' is a Minister's Zoning Order under Ontario Regulation 251/22 for lands legally described as Part of Lots 21 and 22, Concession 2 (NG) and Part of Lots 21 to 27 inclusive, Concession 3 (NG). These lands are identified on Schedule 'A' and Schedule 'B2'. The Minister's Zoning Order prevails over the provisions of this By-law and establishes the zoning of the subject lands.

3.6 APPENDIX '3' – PLANNED WIDTH OF STREET ALLOWANCE

Appendix '3' is a table showing the planned width of street allowance for Regional and Town roads. Appendix '3' is provided for information purposes and does not form part of this By-law. Where required, road widenings shall be provided in accordance with the Planning Act.

SECTION 4 – INTERPRETATION

4.1 ZONE SYMBOLS

The zone symbols listed in Section 3.1 and used on Schedule 'B' refer to the respective zones established by this By-law.

4.2 ZONES DEFINED

The extent and boundaries of all zones are shown on Schedule 'B', and all such zones are hereby defined as areas to which the provisions of this By-law shall respectively apply.

4.3 INTERPRETATION OF ZONE BOUNDARIES

Where the boundary of any zone shown on Schedule 'B' is uncertain, the following provisions shall apply:

- (a) Where a zone boundary is shown:
 - (i) Within a street, lane, railway, public utilities right-of-way, hydro corridor or watercourse, the boundary shall follow the centre line; or,
 - (ii) On a lot line, the boundary shall follow said lot line.
- (b) Where it is not possible to establish a zone boundary by any of the provisions above, the zone boundary shall be scaled from Schedule 'B'.

4.4 MEASUREMENTS AND CONVERSION FROM IMPERIAL TO METRIC

An imperial measurement on a survey drawn to an imperial scale and prepared by an Ontario Land Surveyor, when converted to metric scale, shall be deemed to be equal to the metric measurement, closest to the second decimal point, for purposes of compliance with this By-law.

4.5 SITE-SPECIFIC ZONES AND SPECIAL PROVISIONS

Where a zone symbol is followed by a hyphen and a number (e.g. 'M1-1'), the lands where the zoning applies shall be subject to all the provisions of the site-specific zone represented by such symbol, except as otherwise provided by the 'Special Provisions' of that zone.

4.6 BOUNDARIES OF THE ENVIRONMENTAL PROTECTION (EP) ZONE

The EP zone shown on Schedule 'B' incorporates a 30 m vegetation protection zone from wetlands, lakes, permanent streams, intermittent streams, fish habitat, seepage areas, springs and significant woodlands in accordance with the Town of Georgina Official Plan, 2016. In some situations, the 30 m vegetation protection zone has been reduced to recognize existing site-specific special provisions and legally existing uses, buildings or structures.

The extent of these features is based upon information available from the Province of Ontario, York Region, the Lake Simcoe Region Conservation Authority, and other sources. Refinements and adjustments to the EP zone boundaries, including key natural heritage features and key hydrologic features, are subject to a Planning Act process supported by appropriate technical evidence such as an Environmental Impact Study, accepted by the authority having jurisdiction, as applicable.

4.7 CERTAIN WORDS

In this By-law, words used in the present include the future; words used in the singular include the plural; words used in the plural include the singular; and the words “used” and “occupied” shall include the words “intended or arranged” and “designed to be used or occupied”; the word “shall” is mandatory and not directory.

4.8 ABBREVIATIONS

In this By-law, the following abbreviations are used as it relates to units of measurement:

Unit of Measurement	Abbreviation
Centimetre	cm
Metre	m
Square metre	m ²
Hectare	ha

4.9 TECHNICAL REVISIONS

Provided the purpose, intent and substance of this By-law are in no way affected, the following administrative changes are permitted without the need for a Zoning By-law Amendment:

- (a) Changes to the numbering, order and organization of sections provided that such changes do not add or delete permitted uses or regulations;
- (b) Correcting punctuation, grammar, typographical, spelling or mathematical calculation errors;
- (c) Technical revisions to information contained on the schedules related to base mapping parcel fabric, labels, notes, legends, colours, shading and title blocks;
- (d) Changing references to legislation where the legislation has changed; and,
- (e) Consolidation of previously approved amendments into a new document without altering any approved provisions or mapping.

4.10 LEGISLATION

Where this By-law refers to an act, regulation, by-law, agency, public body or jurisdiction, such reference shall include its successor upon amendment or replacement.

SECTION 5 – GENERAL PROVISIONS

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5.1 ACCESSORY USES, BUILDINGS OR STRUCTURES

(a) Limitation

No accessory building, structure or use shall be erected or established on any lot until the main building to which it is to be accessory has been erected, except as provided herein under "construction uses", or where such accessory building forms part of the main building.

An accessory building or structure shall not be used for human habitation except as provided for in Section 6.2.

(b) Location (Residential)

In an R zone, an accessory building or structure shall not be erected in any yard other than an interior side yard or rear yard.

In the case of a lot fronting on Lake Simcoe or a navigable river, or a through lot having frontage on a road which is adjacent to the lake or a navigable river, an accessory building may be erected in the area between the main building and the required front yard provided the accessory building complies with all applicable setbacks.

In the case of a through lot, accessory buildings and structures may be permitted in the established rear yard area. Furthermore, notwithstanding Section 5.40, a reduced setback of 3 m from the front lot line abutting the established rear yard may be permitted for buildings and structures having a maximum ground floor area of 11.14 m² as well as for swimming pools.

Further, the established rear yard area shall be the yard opposite the established front yard area.

An accessory building with a floor area of 10 m² and greater shall be located a minimum of 2 m from a dwelling, except in an R zone where the accessory building is less than 10 m² in floor area, the setback between the accessory building and a dwelling may be reduced to nil. The location of free standing detached buildings containing additional dwelling units are subject to the provisions of Section 6.2.

(c) Lot Frontage and Area (Residential)

An accessory building is permitted on all lots on which a single detached dwelling has been erected regardless of the lot frontage and area provisions of the respective zone.

(d) Yards (Minimum)

All accessory buildings and structures shall comply with the minimum yard requirements of the zone in which they are located, except:

- A satellite receiving dish shall be subject to the provisions set forth in Section 5.32.

In an R zone the yards may be reduced to comply with the following:

- Common semi-detached garages and carports which may be centred on the mutual lot line;
- An accessory building having a maximum height equal to or less than 3 m measured from average grade to the highest point of the structure shall have a minimum setback of 0.6 m to the exterior side lot line, interior side lot line, and rear lot line;

- An accessory building having a height greater than 3 m and up to 4.5 m measured from average grade to the highest point of the structure shall have a minimum setback of 1 m to the exterior side lot line, interior side lot line, and rear lot line;
- An accessory building having a height greater than 4.5 m measured from average grade to the highest point of the structure shall have a minimum setback of 1.2 m to the interior side lot line and rear lot line, and shall maintain the minimum required exterior side yard setback for a main building in the zone it is located in;
- Notwithstanding the above, where an accessory building of any height has a driveway providing vehicular access to a street, it shall have a minimum setback of 6 m to the lot line that it obtains vehicular access, or the minimum required setback as set out above, whichever is greater;
- An accessory building erected in a front yard as set forth in Section 5.1(b), it shall not be located closer than 1 m to a side lot line nor 6 m to the front or exterior side lot lines;
- Where the entrance to a private garage is from a lane or access street, such building shall be a minimum of 6 m from the lane or access street; and,
- A parking attendant/security guard structure, on a lot zoned I may be permitted within the front yard but not closer than 3 m to the front lot line.

In all other zones permitting a single detached dwelling, the yards may be reduced to comply with the following:

- An accessory building or structure, excluding a building or structure used for livestock purposes or a home industry use, shall be setback a minimum of 3 m from an interior side lot line.

(e) Lot Coverage (Maximum)

The total lot coverage of all accessory buildings shall not exceed 10% of the lot.

(f) Height (Maximum)

The maximum height of an accessory building or structure in a zone permitting a single detached dwelling shall be as follows:

Lots less than 8,000 m²:

- 7.5 m measured from average finished grade to the highest point of the structure.
- An accessory building or structure with a peaked roof design shall not exceed 9 m to the top of the peak nor 7.5 m to the eaves, measured from average finished grade.

Lots 8,000 m² or greater:

- 11 m measured from average finished grade to the highest point of the structure.

All Other Zones:

All accessory buildings and structures shall comply with the maximum height requirements for a main building in the zone that it is located in.

An attached accessory building or structure shall be subject to the same height provisions as the main building or structure.

A satellite dish shall be subject to the height provisions set forth in Section 5.32.

(g) Temporary Accessory Tents

Notwithstanding any other provision of this By-law to the contrary, as it applies to the R, RU-C, or AP zones, a temporary accessory tent used for a special occasion shall be permitted, subject to compliance with Town policy including the Building By-law.

5.2 CANNABIS PRODUCTION FACILITIES

(a) In the RU-C or AP Zones

A designated or licensed cannabis production facility in the RU-C or AP zone is subject to the requirements of Section 8.4(a) to (g) or Section 9.4(a) to (g), respectively, and the following requirements:

- (i) Lot Coverage (Maximum): 30%
- (ii) Loading Spaces: Shall be provided in accordance with the requirements for a commercial / industrial use pursuant to Section 5.20.
- (iii) Open Storage Prohibited: The storage of goods, materials or machinery shall only be permitted in a wholly enclosed building or structure.
- (iv) Outdoor Cultivation Permitted: Cultivation, propagation and harvesting of cannabis outdoors shall be permitted subject to the use(s) complying with the minimum distance from sensitive land uses and the minimum yard setbacks for non-residential uses.
- (v) Gatehouse: A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 m from any lot line. Such building or structure may have a maximum floor area of 20 m².
- (vi) Distance from Sensitive Land Uses: A designated or licensed cannabis production facility which contains air treatment control shall have a minimum setback of 150 m from:
 - (1) The following zones under this By-law: RU-C, AP and I zoned lots or an EP zoned lot which contains a permitted single detached dwelling and has a lot area of 8,000 m² or less, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C, AP or I zoned lot or an EP zoned lot which contains a permitted single detached dwelling.
 - (2) The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.

Notwithstanding any other provision of this By-law to the contrary, cannabis cultivated outdoors or a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 m from:

- (3) The following zones under this By-law: RU-C, AP and I zoned lots or an EP zoned lot which contains a permitted single detached dwelling and has a lot area of 8,000 m² or less, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C, AP or I zoned lot or an EP zoned lot which contains a permitted single detached dwelling.
- (4) The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.

Notwithstanding the above, both cannabis cultivated outdoors and a designed or licensed cannabis production facility shall have a minimum setback of 300 m from a private or public school. The setback shall be measured from the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of the lot line containing the private or public school.

- (vii) Restrictions: Notwithstanding any provision in this By-law to the contrary, processing, research, analytical testing, and sale of cannabis shall only be permitted with respect to cannabis that is grown on the same lot. Further, the total maximum floor area devoted to the above-noted uses shall cumulatively be limited to a maximum of 2% of the overall lot area, to a maximum of 10,000 m².

No designated or licensed cannabis production facility or part thereof shall be located within a dwelling unit.

(b) In the M1 or M2 Zones

A designated or licensed cannabis production facility in the M1 or M2 zone is subject to the requirements of Section 14.4(a) to (j) or Section 15.4(a) to (k), respectively, and the following requirements:

- (i) Outdoor Cultivation Prohibited: Cultivation, propagation and harvesting of cannabis shall only be conducted in a wholly enclosed building or structure.
- (ii) Distance from Sensitive Land Uses: A designated or licensed cannabis production facility which contains air treatment control shall have a minimum setback of 150 m from:
 - (1) The following zones under this By-law: RU-C, AP and I zoned lots or an EP zoned lot which contains a permitted single detached dwelling and has a lot area of 8,000 m² or less, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C, AP or I zoned lot or an EP zoned lot which contains a permitted single detached dwelling.
 - (2) The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.

Notwithstanding any other provision of this By-law to the contrary, cannabis cultivated outdoors or a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 m from:

- (3) The following zones under this By-law: RU-C, AP and I zoned lots or an EP zoned lot which contains a permitted single detached dwelling and has a lot area of 8,000 m² or less, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such RU-C, AP or I zoned lot or an EP zoned lot which contains a permitted single detached dwelling.
- (4) The following zones under Zoning By-law 500: Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.

Notwithstanding the above, both cannabis cultivated outdoors and a designed or licensed cannabis production facility shall have a minimum setback of 300 m from a private or public school. The setback shall be measured from the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of the lot line containing the private or public school.

- (iii) Restrictions: No designated or licensed cannabis production facility or part thereof shall be located within a dwelling unit.

5.3 CHANGE OF USE

A use of land, building or structure which, under the provisions hereof, is not permitted within the zone in which such land, building or structure is located, shall not be changed except to a use which is permissible within such zone or unless given planning approval by the Council or the Committee of Adjustment.

5.4 CONSTRUCTION USES

A building or structure incidental to construction, including a housing sales office, is permitted in all zones, but only for as long as it is necessary for the work in progress and until the work or housing sales are completed or abandoned. "Abandoned" in this subsection means the failure to proceed expeditiously with the construction work or sales. Such buildings or structures, including trailers and shipping containers, shall comply with the minimum yard requirements of the respective zone and shall not be used for overnight accommodation, except that a trailer may be used for such purposes subject to the provisions set forth by agreement with the Town.

5.5 DISPLAY OF VEHICLES

For purposes of this By-law, the display of vehicles shall be permitted as an accessory use to a permitted use. The display of vehicles shall be setback 3 m from a lot line, except where a yard abuts a lot zoned R in which case the minimum yard shall be the minimum for the main building.

5.6 ESTABLISHED BUILDING LINE

Notwithstanding any other provisions of this By-law to the contrary save and except Section 5.27, in any zone permitting a residential use a dwelling built between two existing dwellings, within 60 m of each other on the same side of the street, and within the same block, may be built with a

minimum front yard equal to the average of that of those adjacent dwellings. But this shall not be less than 3 m and need be no greater than prescribed for the zone in which it is situated.

5.7 EXISTING BUILDINGS – REPAIR, RESTORATION, RECONSTRUCTION, REPLACEMENT, OR ENLARGEMENT

- (a) Nothing in this By-law shall prevent the repair, reconstruction or replacement to a safe condition of an existing building or structure containing a legal non-conforming use, provided there is no expansion of the legal non-conforming building, structure or use. In the case of replacement, such replacement must occur within one year of the demolition of the building or structure.
- (b) Prior to the expansion of any legal non-conforming use, an approved Minor Variance or Zoning By-law Amendment must be obtained.
- (c) Nothing in this By-law shall prevent the repair, reconstruction, replacement or enlargement of an existing building or structure containing a use permitted within that zone that does not comply with the yard, height, lot area, lot coverage provisions of this By-law for the zone in which it is located provided that:
 - (i) Where an existing building or structure, either in whole or in part, is located within a minimum yard such repair, reconstruction, replacement or enlargement does not increase the vertical space beyond a maximum of 2 m or horizontal space beyond a maximum of 3.75 m. Notwithstanding the above, a building or structure shall not exceed the maximum height provisions for the zone in which it is located and/or extend into a yard further than the point of existing encroachment; and,
 - (ii) Any replacement building or structure shall be replaced within one year from the date that it is demolished or destroyed by fire.
- (d) In the EP zone, the expansion, addition or reconstruction of a building or structure legally existing on the effective date of this By-law, as well as new accessory buildings or structures, shall only be permitted within 15 m of the outer edge of the main building or structure on the lot.

5.8 FENCING REQUIREMENTS

Fences not exceeding 2 m in height are permitted in all yards subject to compliance with all other provisions of this By-law. Any fence exceeding 2 m in height must be erected in compliance with the minimum yard requirements for the appropriate zone. Notwithstanding the above, a fence in a commercial, industrial or institutional zone may be erected to a height of 3 m.

5.9 FRONTAGE ON A ROAD OR STREET

Subject to compliance with all other applicable provisions of this By-law, no person shall erect any building or structure or establish any new use in any zone unless the lot upon which such building or structure is to be erected fronts upon a public street, except:

- (a) In a registered plan of subdivision for which there exists a valid subdivision agreement, but the streets have not yet been assumed; or,
- (b) In respect of a lot which does not front on a public street and which contains a legally existing building, in which case such building may be enlarged, reconstructed, repaired, renovated or replaced in accordance with Section 5.7 and accessory buildings may be erected; or,

- (c) In respect of a lot where a street has been constructed to a standard approved by the Town for assumption, but where the Town has not yet assumed the street.

5.10 FUEL PUMPS

No person shall erect or use any pumps for dispensing motor fuels for sale, except in conjunction with one of the following:

- (a) An aerodrome or airport;
- (b) A marina, in which case it will be used only for dispensing fuels to marine craft or snowmobiles;
- (c) A motor vehicle gas bar; and,
- (d) A garage, mechanical or autobody.

5.11 GREATER RESTRICTIONS – OTHER REGULATIONS AND BY-LAWS

This By-law shall not be effective to reduce or mitigate any restrictions imposed by any government authority having jurisdiction to make such restrictions. This includes other Town by-laws and the requirement to obtain any permit, license, permission, authority or approval.

5.12 HAWKER OR PEDLAR USE

A hawker or pedlar use shall comply with the following provisions:

- (a) Limitation: A maximum of one hawker or pedlar use may be permitted per lot. Further, a hawker or pedlar use shall only be permitted on a lot which contains a non-residential building.
- (b) Yard Setbacks: In accordance with the minimum yard requirements for the zone in which the hawker or pedlar use is located.
- (c) Parking: In accordance with Section 5.26.
- (d) Licensing: All hawkers or pedlars must be licensed pursuant to the Town's applicable licensing by-law.

5.13 HEIGHT EXCEPTIONS

Despite any provisions of this By-law to the contrary, nothing in this By-law shall apply to prevent the erection, alteration, or use of the following: air conditioning duct, barn, silo, belfry, church spire, chimney, drive-in theatre screen, elevator enclosure, flag pole, grain elevator, penthouses, parapets and similar constructions enclosing equipment or stairs, playground equipment, radio or television tower or antenna, ventilator or skylight, water tank, windmill, or similar uses. A satellite dish shall be subject to height provisions in Section 5.32.

5.14 HOME INDUSTRY

No home industry shall be permitted in any zone unless home industry is a permitted use and conforms to the following provisions:

- (a) No more than four persons, other than the residents of the dwelling, shall be employed in such home industry;

- (b) There shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for home industry purposes;
- (c) Parking is provided in accordance with Section 5.26;
- (d) The floor area shall not exceed 250 m²; and,
- (e) Such home industry is clearly secondary to the main use of the property and does not create or become a public nuisance, particularly in regard to traffic, parking, noxious odours or emissions of smoke.

5.15 HOME OCCUPATION

Where permitted, a home occupation shall conform to the following provisions:

- (a) The owner/operator of the home occupation shall reside in the dwelling;
- (b) No person other than a resident of the dwelling is engaged in canvassing, delivering or as a go-between in distributing merchandise to customers;
- (c) No more than two persons, other than residents of the dwelling, shall be employed in such home occupation;
- (d) There is no display visible from outside the premises, other than a legal sign, to indicate that any part of the dwelling, unit or lot is being used for a purpose other than residential;
- (e) Such home occupation is clearly secondary to the main residential use of the lot and does not change the residential character of the dwelling nor create or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours or emission of smoke;
- (f) Such home occupation does not interfere with television or radio reception;
- (g) Not more than 25% of the residential floor area of the dwelling is used for the purpose of a home occupation use;
- (h) Parking is provided in accordance with Section 5.26; and,
- (i) The operation of a personal service shop shall be limited to one operator at any time.

5.16 KENNELS

Notwithstanding any provision of this By-law other than Section 8.2 and Section 12.2, a kennel use shall only be established and operated by a person licensed in accordance with the provisions of the Town of Georgina Kennel Licensing By-law.

5.17 LAND ABUTTING A NAVIGABLE WATERWAY

Notwithstanding the permitted uses, yard, height, and lot coverage provisions of this By-law, where land abuts a navigable waterway and is zoned R, RU-C, AP, EP or OS, a boathouse, dock or wharf shall be permitted provided such buildings or structures are used for non-commercial recreational purposes only. Such uses, buildings or structures shall be subject to the following requirements:

(a) Yards (Minimum)

1 m

Except that where the lot line abuts a navigable body of water, the yard may be reduced to nil.

(b) Height (Maximum)

5 m

Except that within 30 m of the centre line of a public road, the maximum height shall be 1 m above the said centre line of the road.

Notwithstanding the above, where the subject lot contains a dwelling or where the subject lot is of sufficient size that a dwelling can be erected thereon as set forth below, the maximum height for a boat house, dock or wharf shall be 5 m in all cases.

(c) Lot Coverage (Maximum)

Not applicable.

5.18 LAND SUITABILITY FOR USE

Notwithstanding any other provisions of this By-law to the contrary, no building or structure shall be erected, altered on land which is:

- (a) By reason of its rocky, low lying, marshy or unstable character, is unsuitable for the provision of satisfactory foundation support, water supply, sewage disposal or drainage facilities; or,
- (b) Within a flood plain, hazardous lands, hazardous sites or conservation authority regulated lands, unless otherwise authorized by the Lake Simcoe Region Conservation Authority or the authority having jurisdiction.

5.19 LIVESTOCK IN RESIDENTIAL AREAS (RAISING OR KEEPING OF ANIMALS, POULTRY, REPTILES OR INSECTS IN RESIDENTIAL AREAS – PROHIBITED)

No person shall use any land, building or structure in any zone on a lot of less than 0.8 ha (8,000 m²), for the keeping or raising of animals, poultry, reptiles or insects except as allowed by a specific municipal by-law which sets forth regulations for keeping of the same.

5.20 LOADING SPACE REQUIREMENTS

(a) Loading Space Area

For every building or structure erected for a commercial, industrial, or institutional use involving the shipping, loading or unloading of persons, animals, goods or materials, there shall be provided and maintained loading facilities on land that is not part of a street, comprised of one or more loading spaces, at least 11 m long and 4 m wide, and having a vertical clearance of at least 4.5 m.

(b) Number of Loading Spaces

Non-Residential Floor Area of Building	Number of Loading Spaces Required	
	Commercial / Industrial	Institutional
185 m ² or under	not required	not required
Exceeding 185 m ² and up to 550 m ²	1	1
Exceeding 550 m ² and up to 2,300 m ²	2	1

Exceeding 2,300 m ² and up to 7,400 m ²	3	2
Exceeding 7,400 m ²	Three spaces plus one additional space for each 9,200 m ² or fractional part thereof in excess of 7,400 m ²	

(c) Access

Access to loading or unloading spaces shall be by means of a driveway or aisle at least 4 m wide contained within the lot on which the spaces are located within the zone in which the use is located and leading to a street or a lane at least 6 m wide.

(d) Yards Where Permitted

The required loading spaces shall be located only in an interior side or rear yard, unless set back from the street line a minimum distance of 25 m.

Further, a loading space shall not be located closer than 1.5 m to an interior side or rear lot line.

(e) Addition to Existing Building

If a building, which existed on the date of passing of this By-law has insufficient loading space as required therein, that deficiency will not be required to be made up prior to construction of an addition. However, no addition may be built and no change of use may occur which would result in an increase in that deficiency.

5.21 MINIMUM DISTANCE SEPARATION FORMULAE

New residential land uses and new or expanding livestock facilities shall comply with the Minimum Distance Separation (MDS) formulae as follows:

- (a) No new buildings shall be constructed on a lot which is adjacent to a property containing any buildings or structures used for the raising of livestock, except in accordance with the requirements of the MDS One (MDS I). This provision shall not apply to a dwelling on the same property as the livestock use, additions to existing dwellings, or new dwellings on lots within a registered plan of subdivision; and,
- (b) No building or structure used or intended to be used for the raising of livestock shall be constructed or enlarged, except in accordance with the requirements of the MDS Two (MDS II).

5.22 MULTIPLE USES ON ONE LOT

- (a) Where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with. Where there is a conflict between two provisions, the more restrictive shall apply.
- (b) Where a lot falls into two or more zones, each portion of that lot shall be subject to the applicable permitted uses and standards for the applicable zone applying to that portion of the lot. Further, the zone regulations relating to each zone shall apply to the lot lines.
- (c) Notwithstanding any other provision of this By-law to the contrary, road or driveway access may be permitted from a portion of a lot zoned to permit a use related to the access across a zone on which the use is not permitted, provided that no alternative exists for access on the lands zoned to permit the use.

5.23 ON-FARM DIVERSIFIED USES

Where permitted by this By-law, on-farm diversified uses shall comply with the following provisions:

- (a) An on-farm diversified use shall be located on a lot having a minimum lot area of 0.8 ha (8,000 m²) and containing an active principal agricultural use;
- (b) The area of operation occupied by an on-farm diversified use shall not exceed 2% of the lot area to a maximum of 1 ha (10,000 m²); and,
- (c) In calculating the area of operation, 100% of the area utilized for buildings or structures, driveways, parking areas, and open storage related to the on-farm diversified use shall be included. Existing driveways shared between the principal agricultural use and on-farm diversified use shall not count toward the calculation.

5.24 OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES

Notwithstanding any other provision of this By-law to the contrary, an outdoor solid-fuel combustion appliance shall not be considered to be an accessory use, building or structure under this By-law, and shall only be permitted, installed and used in compliance with the Town's Outdoor Solid-Fuel Combustion Appliances By-law.

5.25 OUTDOOR STORAGE OF LEISURE VEHICLES ON LANDS ZONED TO PERMIT A SINGLE DETACHED DWELLING

(a) Lots Equal to or Greater than 4 000 m²

The outdoor storage of a maximum of six leisure vehicles is permitted, two of which may be located on a parking area in a front yard driveway or exterior side yard driveway. The following additional provisions shall apply:

- (i) The minimum setback from a front lot line or exterior side lot line shall be 6 m. The minimum setback from an interior side lot line or rear lot line shall be 1.2 m.
- (ii) The maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4 m. The maximum length of a leisure vehicle shall be 13 m.
- (iii) Where a leisure vehicle is located on a parking area in a front yard driveway or exterior side yard driveway, such leisure vehicle storage shall ensure that a minimum of three required parking spaces are provided for motor vehicles and are unobstructed to ensure ingress and egress of motor vehicles to the property.
- (iv) A leisure vehicle shall at no time be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard.
- (v) For purposes of this By-law, a "boulevard" means that portion of a road allowance between the closest edge of the travelled portion of the road allowance and a front lot line or exterior side lot line.
- (vi) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle.

- (vii) Notwithstanding the applicable provisions in (iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed 4 m in height, the leisure vehicle shall not be counted as a leisure vehicle.
 - (viii) Notwithstanding the 6 m front lot line or exterior side lot line setback requirement in (i) above, a leisure vehicle, excluding a snowmobile or similar winter leisure vehicle, may be stored in a parking area within the front yard or exterior side yard within the required minimum 6 m setback from a front lot line or exterior side lot line on a seasonal basis only from April 1st to October 31st in the same calendar year.
 - (ix) Notwithstanding the 6 m front lot line or exterior side lot line setback requirement in (i) above, only a snowmobile or similar winter leisure vehicle may be stored in a parking area within a front yard or exterior side yard a minimum setback of 1 m from a front lot line or exterior side lot line on a seasonal basis only from November 1st in one calendar year to March 31st in the following calendar year.
 - (x) Where permission to store a leisure vehicle is on a seasonal basis, the maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4 m and the maximum length of a leisure vehicle shall be 13 m.
 - (xi) Notwithstanding any of the height, length and front lot line and exterior side lot line setback requirements herein, one leisure vehicle may be stored on a parking area in a front yard or exterior side yard driveway on a temporary basis:
 - (1) During the five weekdays prior to and proceeding through to the end of the Victoria Day holiday weekend and during the Thanksgiving holiday weekend and the five weekdays thereafter; and,
 - (2) On the day prior to and proceeding through to end of the day after the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekend.
- All other provisions herein regarding the outdoor storage of leisure vehicles on residential lots continue to apply.
- (xii) Notwithstanding any other provisions of this By-law to the contrary, where a parking area/driveway for a single detached dwelling is used for the storage of a leisure vehicle, the width of the parking area/driveway shall be a minimum of 5 m and shall not exceed 55% of the lot frontage.
 - (xiii) Any reference to a leisure vehicle shall include: (1) the trailer on or in which the leisure vehicle is stored; or, (2) a trailer designed or intended to carry a leisure vehicle.
 - (xiv) No leisure vehicle, which would require a valid licence pursuant to the Highway Traffic Act if driven or towed on a public road, may be stored in a parking area in a front yard driveway or exterior side yard driveway unless the leisure vehicle is affixed with a valid licence plate or is located on a trailer affixed with a valid licence plate.

(b) Lots Equal to or Greater than 270 m² and Less than 4,000 m²

The outdoor storage of a maximum of three leisure vehicles is permitted, one of which may be located in a parking area in a front yard driveway or exterior side yard driveway, except on a lot

of less than 270 m² in which case the outdoor storage of leisure vehicles is only permitted in the rear yard. The following provisions shall also apply:

- (i) The minimum setback from a front lot line or exterior side lot line shall be 6 m. The minimum setback from an interior side lot line or rear lot line shall be 1.2 m.
- (ii) The maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4 m. The maximum length of a leisure vehicle shall be 13 m.
- (iii) Where a leisure vehicle is located in a parking area in a front yard driveway or exterior side yard driveway, such leisure vehicle storage shall ensure that a minimum of three required parking spaces are provided for motor vehicles and are unobstructed to ensure ingress and egress of motor vehicles to the property.
- (iv) A leisure vehicle shall at no time be permitted to be stored either in whole or in part on a municipal road allowance, including the boulevard.
- (v) For purposes of this By-law, a “boulevard” means that portion of a road allowance between the closest edge of the travelled portion of the road allowance and a front lot line or exterior side lot line.
- (vi) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle.
- (vii) Notwithstanding the applicable provisions in (iii) above, where a leisure vehicle is stored either in the rear portion, or on the roof of a motor vehicle, such storage shall not be deemed to obstruct the required parking spaces. In such cases, provided the height of the leisure vehicle, including the height of the portion of the motor vehicle upon which it is stored, does not exceed 4 m in height, the leisure vehicle shall not be counted as a leisure vehicle.
- (viii) Notwithstanding the 6 m front lot line or exterior side lot line setback requirement in (i) above, a leisure vehicle, excluding a snowmobile or similar winter leisure vehicle, may be stored in a parking area within the front yard or exterior side yard within the required 6 m setback from a front lot line or exterior side lot line on a seasonal basis only from April 1st to October 31st in the same calendar year.
- (ix) Notwithstanding the 6 m front lot line or exterior side lot line setback requirement in (i) above, only a snowmobile or similar winter leisure vehicle may be stored in a parking area within a front yard or exterior side yard a minimum setback of 1 m from a front lot line or exterior side lot line on a seasonal basis only from November 1st in one calendar year to March 31st in the following calendar year.
- (x) Where permission to store a leisure vehicle is on a seasonal basis, the maximum height of a leisure vehicle from the ground upon which it is stored to the top most feature of the leisure vehicle shall be 4 m and the maximum length of a leisure vehicle shall be 13 m.
- (xi) Notwithstanding any of the height, length and front lot line and exterior side lot line setback requirements herein, one leisure vehicle may be stored on a parking area in a front yard or exterior side yard driveway on a temporary basis:

- (1) During the five weekdays prior to and proceeding through to the end of the Victoria Day holiday weekend and during the Thanksgiving holiday weekend and the five weekdays thereafter; and,
 - (2) On the day prior to and proceeding through to the end of the day after the Easter Holiday, Canada Day, Civic Holiday, and Labour Day weekends.
- (xii) All other provisions herein regarding the outdoor storage of leisure vehicles on residential lots continue to apply.
 - (xiii) Notwithstanding any other provisions of this By-law to the contrary, where a parking area/driveway for a single detached dwelling is used for the storage of a leisure vehicle, the width of the parking area/driveway shall be a minimum of 5 m and shall not exceed 55% of the lot frontage.
 - (xiv) Any reference to a leisure vehicle shall include: (1) the trailer on or in which the leisure vehicle is stored; or, (2) a trailer designed or intended to carry a leisure vehicle.
 - (xv) No leisure vehicle, which would require a valid licence pursuant to the Highway Traffic Act if driven or towed on a public road, may be stored on a parking area in a front yard driveway or exterior side yard driveway unless the leisure vehicle is affixed with a valid licence plate or is located on a trailer affixed with a valid licence plate.
- (c) Outdoor Storage of Leisure Vehicles on Lands Zoned to Permit a Single Detached Dwelling on a Lot Less than 270 m²**
- (i) The outdoor storage of a maximum of three leisure vehicles is only permitted in a rear yard. A leisure vehicle shall have a maximum height of 3 m, a maximum length of 7 m, and a minimum setback to an interior side or rear lot line of 1.2 m.
 - (ii) Where two or more leisure vehicles are stored on or in a single trailer, capable of carrying one or more leisure vehicles, the leisure vehicles, including the trailer shall count as one leisure vehicle.

5.26 PARKING AREA REGULATIONS

For every building or structure to be erected or enlarged, off-street parking spaces exclusive of aisles or driveways, shall be provided and maintained in conformity with the following:

(a) Parking Space Size

Standard Parking Space

Angle of Parking Space	Dimension
Where angle to aisle is not parallel	3 m X 5.7 m
Parallel to aisle	3 m X 7 m

Standard Parking Space – School, Public

Angle of Parking Space	Dimension
Where angle to aisle is not parallel	2.75 m X 5.7 m
Parallel to aisle	2.5 m X 7 m

(b) Number of Parking Spaces (Minimum)

Residential Uses

Type of Use	Minimum Number of Required Spaces
Single detached dwelling	Three per dwelling, two of which may be in a driveway private to the unit and in the front yard.
Additional dwelling unit in a single detached dwelling	Notwithstanding any provisions of this By-law to the contrary, a total of three parking spaces must be provided on the subject lot, provided they meet the following: <ul style="list-style-type: none"> • Only one of the three parking spaces required can be in a garage.
Additional dwelling unit in a detached building	Notwithstanding any provisions of this By-law to the contrary, a total of four parking spaces must be provided on the subject lot, provided they meet the following: <ul style="list-style-type: none"> • Only one of the four parking spaces required can be in a garage.

Notwithstanding the above, where a single detached dwelling existed on a lot as of the effective date of this By-law, such a dwelling may be enlarged, reconstructed, repaired, renovated or replaced, provided that no additional dwelling units are created, and provided that the dwelling complies with all other provisions herein, unless specifically exempted.

Notwithstanding the above, where a leisure vehicle is stored on a parking area in a front yard or exterior side yard on a seasonal or temporary basis as set forth in Section 5.25(a)(viii), (ix), and (xi), the required number of parking spaces for a single detached dwelling, for the period in which the leisure vehicle storage is permitted, shall be reduced from three spaces to two spaces for the duration of the specified seasonal or temporary period only.

Non-Residential Uses

Commercial Uses	
Type of Use	Minimum Number of Required Spaces
Restaurant	10 per 95 m ² of non-residential floor area
Bakery or bakeshop, garden centre, health care – clinic, retail store, laundromat, place of amusement, wholesale establishment	5.5 per 95 m ² of non-residential floor area
Catering establishment	3.5 per 95 m ² of non-residential floor area
Multi-unit commercial centre	5.5 per 95 m ² of non-residential floor area; except where 50% of the total non-residential floor area is devoted to a restaurant, auditorium, arena, church, funeral home (chapel), hall, commercial or private club, the parking requirement for these uses shall be calculated based on the requirement for this individual use. Notwithstanding these provisions, parking for a theatre use shall be calculated based on the requirement for this use.
Bank, building supply and equipment establishment, business or professional office, bowling alley, convenience retail	3.5 per 95 m ² of non-residential floor area

store, personal or light service shop, dry cleaning outlet, equipment sales establishment, mechanical garage, motor vehicle sales and/or rental establishment – automobile, commercial, and/or recreational vehicles, studio, taxi stand	
Tourist information centre, veterinary clinic	3.5 per 95 m ² of non-residential floor area
Golf ball driving range or miniature golf course	1 per tee or hole
Golf courses	3 per hole
Hawker or pedlar use	1 per hawker or pedlar use; except where a hawker or pedlar licence is issued for the sale of fireworks, no parking space shall be required
Home occupation	3.5 per 95 m ² of residential floor area used for home occupation purposes. Where a single detached dwelling contains an additional dwelling unit, a minimum of 1 parking space is required for a home occupation regardless of the floor area of the home occupation and the home occupation parking spaces are in addition to the residential parking spaces required for a dwelling containing an additional dwelling unit.
Marina	1 per each slip in addition to that provided for retail space
Hotel, motel, motor hotel	1 per rental unit for the first twenty units and thereafter 1 per 2 units, plus 10 per 95 m ² of non-residential floor area devoted to public use
Motor vehicle fuel bar or washing establishment	2 spaces per establishment
Recreational vehicle park and/or tent campground	1 per site plus 5 per park or campground for visitors
Refreshment vehicle	2 per vehicle
Refreshment cart	1 per cart
Schools, commercial or private	5.5 per 95 m ²
Tennis courts (commercial)	4 spaces per court
Temporary structure/use, commercial (as per Sections 2.217 and 5.39)	Nil
Recreational baseball batting cage	1 per batting station

Industrial Uses	
Type of Use	Minimum Number of Required Spaces
Warehouse or public storage building	1 per 95 m ² of non-residential floor area
All other industrial uses including home industry and printing shop, but excluding a mechanical garage	2 per 95 m ² of non-residential floor area
Communications facility	2 per 95 m ² of non-residential floor area
Crematorium	2 per 95 m ² of non-residential floor area

Cannabis production facility, licensed	2 spaces, plus 2 spaces per 95 m ² of non-residential floor area
Cannabis production facility, designated	2 spaces, plus 1 space per 95 m ² of non-residential floor area
Research and development facility	2 per 95 m ² of non-residential floor area

Place of Assembly	
Type of Use	Minimum Number of Required Spaces
An airport, auditorium, arena, church, funeral home (chapel), hall, commercial or private club, theatre	1 per 5 seats (or 3 m of bench seats). If no fixed seats exist, then 10 per 95 m ² of non-residential floor area devoted to use by the public (ten spaces minimum).
Art gallery	10 per 95 m ² of non-residential floor area devoted to use by the public
Convention centre	10 per 95 m ² of non-residential floor area devoted to use by the public
Place of worship	1 per 5 seats (or 3 m of bench seats). If no fixed seats exist, then 10 per 95 m ² of non-residential floor area devoted to use by the public (ten spaces minimum).

Institutional Use	
Type of Use	Minimum Number of Required Spaces
Hospitals and nursing homes	1 per bed
School, public - elementary	2 per teaching classroom or portable teaching classroom plus five spaces for a day nursery provided in a school facility
School, public - secondary	4 per teaching classroom or portable teaching classroom plus ten spaces for a day nursery provided in a school facility
Day nursery	2.5 per each classroom, none required for day nursery in church or apartment dwelling

(c) Cash-In-Lieu of Parking

Notwithstanding any provision of this By-law to the contrary, where a cash-in-lieu of parking agreement has been executed, the parking space requirement for a building, structure or lot which is the subject of the agreement shall be the requirement set forth in 5.26(b) less the number of spaces exempted by the cash-in-lieu agreement.

(d) Addition to Existing Use

When a building or structure has insufficient parking on the date of passing of this By-law to conform to the requirements herein and where a change of use is to occur which would increase the deficiency, this By-law shall be interpreted to require that the deficiency be made up prior to the construction of any addition.

(e) Use of Parking Areas

Where a parking area is permitted or required by this By-law, no person shall use such parking area for parking any motor vehicle unless such vehicle bears a motor vehicle license which is currently valid.

Electric vehicle charging stations are permitted on any lot subject to the provisions of this By-law.

Lastly, no person shall use a parking area in an R zone to park any tow truck (as defined herein), commercial motor vehicle or commercial trailer (as defined by the Highway Traffic Act), with the exception of the following:

- (i) Commercial motor vehicles or commercial trailers having a maximum length of 7 m, a maximum width of 2.5 m, and a maximum height of 2.5 m.
- (ii) One school bus per residential lot provided the lot contains a dwelling.
- (iii) The parking of large school buses (bus as defined in The Highway Traffic Act and school bus as defined herein) designed to carry in excess of 20 passengers, are also subject to the following setback requirements:
 - 1.5 m (minimum) setback from the interior side and rear lot lines; and,
 - 4 m (minimum) setback from the front and exterior side lot lines.
- (iv) The storage of leisure vehicles in a parking area in a front yard driveway or exterior side yard driveway shall be in accordance with Section 5.25.

(f) Location

Required parking spaces and driveways shall be provided on the same lot occupied by the building or structure except where a cash-in-lieu of parking agreement has been executed.

In the case of a building containing residential and commercial uses, the parking area intended for the residential use shall be designated separately as determined through the Site Plan Control approval process as applicable, from the parking area intended for the commercial use.

(g) Yards

Uncovered surface parking areas may be permitted in the required yards as set forth below:

Zone	Yard in Which Parking Area is Permitted
All zones permitting a residential use	All yards, provided that no part of any parking area, other than a driveway or parking spaces located within a driveway as provided in Section 5.26 (b), are located within the minimum front yard or exterior side yard.
All other zones	All yards, provided that no part of any parking area, other than a driveway, is located closer than 1.5 m to any lot line.

Notwithstanding the required 1.5 m setback set forth above, commercial parking areas located contiguously on abutting lots, shall be permitted subject to a Site Plan Control agreement between the owners of the subject land and the Town. Underground parking areas are permitted within 1.5 m of a lot line or planned width of street allowance.

(h) Access – Driveways, Aisles, and Access Streets

Notwithstanding any other provisions of this By-law to the contrary, where a driveway or parking area for a single detached dwelling is located within the minimum front yard, the width of the driveway or parking area shall be a minimum of 3 m and shall not exceed 55% of the lot frontage.

Access to and from parking areas shall be provided by means of unobstructed driveways at least 3 m, for ingress or egress only, and 6 m for combined ingress and egress, but not more than 9 m wide.

The minimum width of an access street shall be 6 m, except where the access street also serves as a parking aisle, in which case the minimum width of that part of the access street shall be the width required for the aisle, but not less than 6 m.

The minimum distance between a driveway and the intersection of street lines, measured along the street line intersected by such driveway, shall be 9 m for all zones permitting a single detached dwelling and 15 m for all other zones.

The minimum angle of intersection between a driveway and a street shall be 60 degrees.

The minimum width of aisles which are required in a parking area shall be determined by the angle between the side of the parking space and said aisle, and whether the aisle provides one-way or two-way access, as follows:

Angle of Space to Aisle	Aisle Width	Traffic Direction
Parallel	3 m	One-way
Parallel	6 m	Two-way
30 degrees	3 m	One-way
45 degrees	4 m	One-way
60 degrees	5 m	One-way
90 degrees	7 m	Two-way

5.27 PLANTING STRIPS (NON-RESIDENTIAL USES)

Where a lot is used for non-residential purposes, excluding a home occupation use, and abuts a lot zoned R, then a strip of land abutting said lot line shall be used for no other purpose than a planting strip in accordance with the provisions of this subsection. Further, in RC, M1 and M2 zones, a planting strip shall be required along the front and exterior lot lines.

(a) Width

Where land is required to be used for no other purpose other than a planting strip, it shall have a minimum width as follows:

- Industrial Uses 8 m

Except along the front and exterior lot lines, in M1 and M2 zones, which shall be 3 m.

- RC Zone Uses 8 m

Except along the front and exterior lot lines, which shall be 3 m.

- Other Non-Residential Uses 3 m

(b) Interruption for Walk

A walk, providing pedestrian access from a non-residential parking lot to a residential lot may interrupt a planting strip at an angle of 60 to 90 degrees.

(c) Landscaped Open Space

A planting strip referred to in this subsection may form part of any landscaped open space required by this By-law.

5.28 RAILWAY SETBACK

Notwithstanding the yard requirements of this By-law, all buildings and structures with the exception of accessory buildings not utilized for human habitation shall be setback from railway lines, in accordance with the minimum distances as set forth below:

- 120 m for residential, institutional, commercial (excluding a mechanical garage, light service shop and heavy service shop) and recreational uses, except where such use is separated from the railway property by a 2.5 m high safety berm, as defined and approved by the railway authority or regulatory authority in which case the minimum setback shall be reduced to 30 m.
- 60 m for industrial uses (including a mechanical garage, light service shop and heavy service shop), except where such use is separated from the railway property by a 2 m high safety berm, as defined and approved by the jurisdiction having authority, in which case the minimum setback shall be reduced to 15 m.
- 15 m for a warehouse.

5.29 RECREATIONAL VEHICLES

The use, parking or storage of recreational vehicles shall be restricted to the CR zone, except where such vehicle is parked or stored as an accessory use to a leisure vehicle sales area or in accordance with Section 5.25.

5.30 REFRESHMENT VEHICLES, REFRESHMENT BICYCLE UNITS, AND REFRESHMENT CARTS

Refreshment vehicles, refreshment bicycle units and refreshment carts shall comply with the following provisions:

- (a) Use Restriction: A refreshment vehicle, refreshment bicycle unit or refreshment cart shall only be permitted on a lot incidental to a permitted non-residential use.
- (b) Limitation: The total number of all refreshment vehicles, refreshment bicycle units or refreshment carts per lot shall not exceed two.
- (c) Yard Setbacks: In accordance with the minimum yard requirements for the zone in which the refreshment vehicle, refreshment bicycle unit or refreshment car is located.
- (d) Parking: In accordance with Section 5.26.
- (e) Licensing: All refreshment vehicles, refreshment bicycle units and refreshment carts must be licensed pursuant to the Town's applicable licensing by-law.

5.31 REGISTERED PERSON

A registered person is permitted to cultivate, propagate and harvest cannabis at any property and in such manner as identified pursuant to a registration certificate issued by the Federal Minister of Health to said registrant.

5.32 SATELLITE RECEIVING DISHES

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to satellite receiving dishes on any lot:

- (a) A maximum of one satellite receiving dish shall be permitted on a lot;
- (b) Satellite receiving dishes shall not be permitted within the front or exterior side yard of any lot;
- (c) Except for in RC or I zones, the maximum height of a satellite receiving dish and appurtenances shall not exceed 8 m from the finished grade to the highest point of the satellite receiving dish;
- (d) In RC or I zones, the maximum height of a satellite receiving dish and appurtenances, if located on a roof, shall be 5 m above a roof. Otherwise the maximum height shall not exceed 8 m from the finished grade to the highest point of the satellite receiving dish; and,
- (e) Yard requirements for the location of a satellite receiving dish shall be in accordance with the relevant provisions established for accessory uses, buildings or structures contained within this By-law measured to the extremities of the satellite dish.

5.33 SHORT-TERM RENTAL ACCOMMODATION

- (a) Notwithstanding any provision of this By-law to the contrary, a short-term rental accommodation shall only be established and operated in accordance with the provisions of the Short-term Rental Accommodation Licensing By-law.
- (b) A short-term rental accommodation shall only be permitted within a single detached dwelling or an additional dwelling unit located in a detached building on the same lot as a single detached dwelling.

5.34 SIGHT TRIANGLES

(a) Size of Sight Triangle

The size of a sight triangle at the intersection of two streets or a street and an operative railroad right-of-way shall be as follows, and the greater provision shall apply:

Where local streets intersect:

- In a RU-C, AP or EP zone 6 m
- In a RC, CR or I zone 9 m
- In all other zones 15 m

Where a local street intersects a regional road: 15 m

Where a regional road intersects a regional road: 30 m

Where a railroad right-of-way intersects any street: 45 m

Notwithstanding the above, where one of the streets which intersect is either a provincial or regional road, and where the Province or York Region have size standards which are less than those set forth above, then the lesser standard shall apply.

(b) Regulation

In a sight triangle, no building, structure, fence or sign shall be erected, nor any parking permitted, nor any vegetation permitted to grow to a height greater than 1 m above the grade of the centre line of the street abutting the lot.

5.35 SIGNS

The provisions of this By-law save and except Section 5.35, shall not apply to prevent the erection, alteration or use of any sign, provided such sign complies with the Town's Sign By-law.

5.36 STACKING SPACE REQUIREMENTS

For every restaurant with a drive thru component there shall be provided and maintained a minimum of seven motor vehicle stacking spaces, to be used for no other purposes. The stacking spaces shall be located within a curbed aisle designed to serve the drive thru.

Each stacking space shall be a minimum of 3 m in width and 7 m in length.

5.37 SWIMMING POOLS

A swimming pool, as an accessory use to a permitted residential use, shall be permitted in the rear or interior side yard of any lot, provided that:

- (a) The swimming pool shall have a minimum setback of 1.2 m from the rear lot line, interior side lot line, and exterior side lot line and 2 m from a single detached dwelling or accessory building containing an additional dwelling unit. The setback shall be measured from the outside edge of the pool wall;
- (b) No unenclosed water circulation or treatment equipment, such as pumps or filters, shall be located closer than 3 m to any interior side or rear lot line. Any water circulation or treatment equipment that is fully enclosed within a building or structure shall be subject to the yard requirements for accessory buildings and structures for the respective zone; and,
- (c) The maximum height of such pool shall be 1.5 m above the average finished grade level of the ground adjoining and within 5 m of such pool.

5.38 TEMPORARY STRUCTURE/USE, COMMERCIAL

No "temporary structure/use, commercial" accessory to an on-site commercial building in a commercial zone shall be permitted unless such structure/use complies with the following provisions:

- (a) Size Limitation: May not exceed a total area of 180 m² or 10% of the non-residential floor area of the building to which it is accessory, whichever is the lesser;
- (b) Yard Requirements: In accordance with the minimum yard requirements for the respective zone; and,

- (c) Parking Requirements: Parking is provided and maintained in accordance with Section 5.26 for the current on-site uses. Parking for the “temporary structure/use, commercial” will be in accordance with Section 5.26(b).

5.39 THROUGH LOT

In the case of a through lot, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of the zone or zones in which such lots are situated.

5.40 TOWN OF GEORGINA LANDS

The provisions of this By-law shall not apply to any use of land or to the erection or use of a building or structure on land owned or leased by the Town or any local board thereof, provided that a Town owned waste disposal site shall only be permitted in an M5 zone.

5.41 TRUCK, BUS AND COACH BODIES

No truck, bus, coach, streetcar body, trailer, shipping container or structure of any kind, other than a dwelling unit erected and used in accordance with this and all other by-laws of the Town, shall be used for human habitation, whether or not the same is mounted on wheels.

Further, no truck, bus, coach, streetcar, shipping container or trailer may be used for storage or commercial or industrial purposes, whether or not the same is mounted on wheels, save and except for:

- (a) A shipping container used in association with a temporary hawker or peddler use;
- (b) A shipping container used in association with an industrial use. Such shipping container shall only be permitted within a rear yard;
- (c) A truck, bus, coach, streetcar body or trailer used for a refreshment vehicle; and,
- (d) A trailer used as a temporary property sales office, to be used in conjunction with the sale of newly constructed residential dwellings.

5.42 USES PERMITTED IN ALL ZONES

Notwithstanding any provision of this By-law to the contrary and in conjunction with Section 1.3, the following uses are permitted in all zones, save and except the EP zone:

- Accessory uses, buildings and structures to a permitted and established use
- Emergency services buildings, structures and uses
- Public uses and utilities

5.43 USES PROHIBITED IN ALL ZONES

Notwithstanding any provision of this By-law to the contrary and in conjunction with Section 1.3, the following uses are prohibited in all zones:

- Abattoir (except as part of a permitted agricultural use)
- Ammonia, bleaching powder or chlorine manufacture
- Ammunition manufacture and/or storage

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- Animal black or bone black manufacture
- Arsenal
- Carbon manufacture
- Coal yards
- Coke ovens
- Explosives and fireworks manufacture and/or storage
- Extracting of oil from fish
- Gas manufacture
- Glue manufacture
- Grease, lard or tallow manufacture or refinement from animal fat
- Manufacture and/or storage of a fertilizer from dead animals or human waste or the manufacture of fertilizer from animal waste
- Mushroom farm
- Pathological waste incinerator
- Petroleum and kerosene refining, distillation or derivation of bi-products
- Recycling of contaminated materials, including hydrocarbon contaminated soils and materials, and polychlorinated biphenyl (PCB) contaminated material
- Rag storage, sorting and baling
- Refining coal
- Rolling mill
- Slaughtering of animals (except as part of a permitted agricultural use)
- Smelting of aluminium
- Smelting of ore, including copper, iron, tin, or zinc ores
- Soap boiling
- Tallow melting
- Tanning and/or storage of hides or skins
- The storage of fertilizer from animal waste (except as part of a permitted agricultural use)
- Tripe boiling
- Used tire storage and salvage
- Any other use prohibited pursuant to the provisions of the Environmental Protection Act or the Health Protection and Preservation Act.

5.44 WAYSIDE PITS AND WAYSIDE QUARRIES

Notwithstanding any provision of this By-law to the contrary, wayside pits and wayside quarries, and accessory uses thereto, are permitted in all zone categories except in the R zone, upon written approval of the Lake Simcoe Region Conservation Authority and/or the Ministry of Natural Resources and Forestry, as applicable.

5.45 YARD EXCEPTION TERRAIN UNSUITABILITY

Where, in this By-law, a yard is required and part of the area of the lot is usually either covered by water or marsh beyond the valley rim of a river or watercourse, or between the top and toe of an embankment having a slope of 30 degrees or more from the horizontal, then the required yard shall be measured from the nearest wall of the main building or structure on the lot to the edge of the said area covered by water or marsh, or to the said valley rim, or to the nearer of the top or toe, respectively, of the said embankment.

5.46 YARD ENCROACHMENTS PERMITTED

Notwithstanding any provisions of this By-law, the following encroachments into the required yards are permitted:

(a) Ornamental Structures

Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental structures may project into any required yard a maximum distance of 0.5 m, except in the case of a window bay, balcony, unenclosed porch or deck as set forth below.

Window Bays

Window bays having a maximum width of 3 m may project into any required front, rear or exterior side yard a maximum distance of 1 m, and 0.5 m into an interior side yard.

Balconies, Unenclosed Porches and Steps, Decks, or Elevators

Balconies, unenclosed porches, decks and related steps and elevators may project a maximum distance of 2 m into any required front, rear or exterior side yard, and, in respect to an apartment building, 2 m into any required yard.

Unenclosed steps may project into an interior side yard provided the height of the structure does not exceed 0.6 m above grade.

Notwithstanding the above, unenclosed decks in an R zone may project a maximum distance of 3 m into the required rear yard.

Further, unenclosed decks having a maximum height of 0.6 m above grade may project a maximum distance of 4 m into the required rear yard.

(b) Patios

At grade patios in zones permitting a residential use may project into any required yard.

(c) Roof Projections

Roof projections such as bulk heads, penthouses and similar constructions enclosing equipment or stairs and which are less than 3 m in height and do not occupy more than 25% of the area of the roof shall be permitted.

(d) Wall Surface Material

Wall surface material such as brick veneer, vinyl siding and other similar material or construction on a building may project into any required yard a maximum of 10 cm.

(e) Satellite Receiving Dish

A satellite receiving dish shall be subject to the provisions of Section 5.32.

(f) Miscellaneous

Clothes poles, drop awnings, flag poles, garden trellises, garbage enclosures, playground equipment, retaining walls, stand- alone unenclosed steps to a first storey or similar accessory uses shall be permitted in any yard, with the exception of a sight triangle under Section 5.35.

(g) Setbacks Resulting from Road Widening Acquisitions

Where land is acquired by the Town, York Region or the Province of Ontario for road widening purposes, and as a result of such acquisition, the resultant setback to a building or structure is reduced to less than the required minimum setback for the said building or structure in a particular zone, the location of such building or structure shall be deemed to be in compliance with the minimum setback provision of such zone.

(h) Handicap Ramps

Handicap ramps may project into the required front, rear, or exterior side yard provided a minimum yard setback of 2 m is maintained. Further handicap ramps may have an interior side yard setback of nil provided the height of the structure does not exceed 0.6 m above grade.

5.47 YARD REQUIREMENTS – EXCEPTION

Where a building or structure was erected upon a lot a minimum of five years prior to the effective date of this By-law, and where said building or structure was erected in contravention of the applicable minimum setback requirements of any by-law then in force or effect, the location of such buildings or structures shall be deemed to be in compliance with the minimum setback provisions of such by-law.

5.48 YORK REGION LANDS

The provisions of this By-law shall not apply to the non-residential use of land or to the erection or non-residential use of a building or structure on land owned or leased by York Region, provided that:

- (a) Any such building shall be erected to conform with the established character and the prescribed coverage and yard requirements of the zone;
- (b) No goods, material, or equipment shall be stored in the open, except as permitted in the zone; and

- (c) A recycling facility, sewage treatment facility, or waste disposal area shall only be permitted in the M5 zone.

SECTION 6 – REQUIREMENTS FOR RESIDENTIAL USES

6.1 SINGLE DETACHED DWELLING

(a) Lot Frontage (Minimum)

Existing

Where a lot is created by consent, the minimum lot frontage requirement shall be deemed to be the lot frontage of such lot as created by consent.

(b) Lot Area (Minimum)

Existing

Where a lot is created by consent, the minimum lot area requirement shall be deemed to be the lot area of such lot as created by consent.

(c) Front Yard (Minimum)

R Zone

Lots less than 4,000 m² 6 m

Lots fronting on Highway 48 7.5 m

Lots 4,000 m² or greater 10 m

All Other Zones 15 m

Lots 4 ha or greater 30 m

(d) Exterior Side Yard (Minimum)

R Zone

Lots less than 4,000 m² 3 m

Except where a driveway providing access to an attached or detached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the aforementioned structures shall be 6 m.

Lots flanking on Highway 48 7.5 m

Lots greater than 4,000 m² 9 m

All Other Zones 15 m

Lots 4 ha or greater 30 m

(e) Rear Yard (Minimum)

R Zone

Lots less than 4,000 m² 7 m

Lots 4,000 m² or greater 12 m

All Other Zones 12 m

(f) Interior Side Yard (Minimum)

R Zone

Lots less than 4,000 m²

1.2 m plus 0.5 m for each additional or partial storey above the second. Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 m.

Lots 4,000 m² or greater

1.2 m on one side, plus 0.5 m for each additional or partial storey above the second and 2.5 m on the other side.

All Other Zones 9 m

Except that an interior side yard may be reduced to 3 m when the exterior wall facing said yard contains no habitable room windows or where the lot is less than 4,000 m².

(g) Floor Area (Minimum)

R Zone

Lots less than 4,000 m² 100 m²

Lots 4,000 m² or greater 112 m²

All Other Zones 140 m²

(h) Lot Coverage (Maximum)

R Zone 35%

All Other Zones

Lots less than 4,000 m² 35%

Lots 4,000 m² or greater 20%

(i) Height of Building (Maximum)

All Zones 11 m

(j) Number of Single Detached Dwellings per Lot

All Zones 1

Except that two single detached dwellings shall be permitted on a lot where they legally existed prior to the passing of this By-law.

(k) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

All Zones In accordance with Section 5

6.2 ADDITIONAL DWELLING UNITS

(a) All Additional Dwelling Units

One additional dwelling unit may be located in a single detached dwelling and/or in a detached building located on the same lot as a single detached dwelling, up to a maximum of three dwelling units per lot, subject to any specific restrictions as set out in the various zones and the following provisions:

- (i) **Road Access:** An additional dwelling unit shall comply with the requirements of Section 5.9.
- (ii) **Additional Dwelling Unit on Private Septic System:** Notwithstanding any provision of this By-law to the contrary, an additional dwelling unit shall not be permitted if serviced by a private septic system which is located within 100 m of the Lake Simcoe shoreline or any permanent stream, unless such additional dwelling unit can be accommodated within the septic system of the existing single detached dwelling.
- (iii) **Location:** An additional dwelling unit shall only be permitted if a single detached dwelling is a permitted use in the zone it is located.
- (iv) **Home Occupations and Home Day Cares:** Notwithstanding any provisions in this By-law to the contrary, a home occupation or home day care shall only be permitted within one dwelling unit on a lot containing multiple dwelling units, and shall comply with the requirements of Section 5.15.
- (v) **Lake Simcoe Region Conservation Authority:** An additional dwelling unit is not permitted on lands affected by flooding, erosion or located within hazardous lands identified by the Lake Simcoe Region Conservation Authority, unless the Lake Simcoe Region Conservation Authority under the Conservation Authority Act has issued a permit.
- (vi) **Parking:** Parking shall be provided in accordance with Section 5.26(b).
- (vii) **Other Regulations and By-laws:** Additional dwelling units shall comply with all other applicable regulations and by-laws, including without limitation, municipal registration by-laws, the Ontario Building Code, Ontario Electrical Code, and the Ontario Fire Code.
- (viii) **Registration:** Additional dwelling units shall be registered with the Town.

(b) Additional Dwelling Unit in a Detached Building

In addition to the provisions of Section 6.2(a), an additional dwelling unit is permitted in a detached building on a lot with a permitted single detached dwelling, subject to compliance with the following provisions:

- (i) The detached building containing an additional dwelling unit shall comply with the minimum setback requirements for accessory buildings in Section 5.1.
- (ii) Notwithstanding any provision in this By-law to the contrary, a detached building containing an additional dwelling unit shall not be permitted to be located within a front yard or exterior side yard and shall be no closer than 2 m, and no further than 50 m, from the permitted single detached dwelling.

- (iii) Notwithstanding any provision in this By-law to the contrary, the maximum height of a detached building containing an additional dwelling unit shall be 7.5 m.
- (iv) The residential floor area of an additional dwelling unit in a detached building shall not exceed 40% of the residential floor area of the existing single detached dwelling or up to 150 m², whichever is less.
- (v) A detached building containing an additional dwelling unit shall use the same driveway access from the road as the existing single detached dwelling.
- (vi) A 1.2 m wide unobstructed pedestrian access shall be provided to the entrance of the detached building containing the additional dwelling unit.
- (vii) An additional dwelling unit shall not be permitted in a detached building that is used to keep livestock.

6.3 TEMPORARY ACCOMMODATIONS FOR SEASONAL FARM WORKERS

No person shall use any land or erect, alter or use any building or structure for the purpose of temporary accommodations for seasonal farm workers, as defined in this By-law, except in accordance with the following provisions:

(a) Lot Area (Minimum)

20 ha if no single detached dwelling exists on the lot.

10 ha if a single detached dwelling exists on the lot.

(b) Site Requirements

Temporary accommodations for seasonal farm workers must:

- (i) Use the same entrance to the street as a principal residence;
- (ii) Be separated from the principal dwelling by a minimum of 30 m; and,
- (iii) Comply with Sections 6.1(c), (d), (e), (f), (h) and (i).

(c) Occupancy and Use

Temporary accommodations for seasonal farm workers shall only be used between the first day of April and the last day of November per calendar year. Notwithstanding these provisions, a maximum of two farm workers may be housed within the temporary accommodations between the first day of December and the last day of March.

Temporary accommodations for a maximum of 40 seasonal farm workers is permitted on the lot at any given time if no other single detached dwelling exists on the lot. If the lot contains an existing single detached dwelling, temporary accommodations for a maximum of 30 seasonal farm workers is permitted on the lot at any given time.

(d) Floor Area (Minimum)

A minimum floor area of 3.72 m² shall be provided for each seasonal farm worker in every room used for sleeping purposes.

(e) Ontario Building Code

Temporary accommodations for seasonal farm workers will be subject to obtaining a building permit, which will ensure that all accommodations conform to the Ontario Building Code and all applicable laws.

6.4 DWELLING UNIT IN NON-RESIDENTIAL BUILDING

(a) Lot Frontage (Minimum)

30 m

(b) Lot Area (Minimum)

1,800 m²

(c) Yards (Minimum)

Minimum yard provisions shall be in accordance with the minimum yard provisions for the non-residential building in which the dwelling unit is located.

(d) Floor Area per Dwelling Unit (Minimum)

Bachelor unit	35 m ²
One-bedroom unit	40 m ²
Two-bedroom unit	65 m ²
Three-bedroom unit	75 m ²

(e) Lot Coverage (Maximum)

Maximum lot coverage provision shall be in accordance with the maximum lot coverage provision for the non-residential building in which the dwelling unit is located.

(f) Residential Floor Area (Maximum)

The residential floor area in any non-residential building shall not exceed 1.25 times the non-residential floor area.

(g) Height of Building (Maximum)

Maximum height of building as required for the non-residential building in which the dwelling unit is located.

(h) Number of Dwelling Units per Lot (Maximum)

1

(i) Privacy Yards

An unobstructed yard clear of any public pedestrian access or driveway shall be provided adjoining the window of a habitable room of every first storey dwelling unit in a non-residential building. Such yard shall extend not less than 4 m, measured as a radius, from any portion of the window.

For the purposes of this Section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 m above the adjacent finished grade.

(j) Landscaped Open Space (Minimum)

10%

(k) Walls Containing Habitable Room Windows

Living Room Windows

Walls containing living room windows and facing a wall containing another habitable room window shall be a minimum distance of 15 m apart.

Where the tops of windows, in habitable rooms facing each other, are less than 2.5 m above finished grade and the space between them is divided by a 2 m high privacy fence, the minimum distance apart may be reduced to 11 m.

Where a living room window faces one of the following:

- (i) A blank wall;
- (ii) A wall with no habitable room windows;
- (iii) An interior side or rear lot line; or,
- (iv) A centre line of a street or lane,

the minimum distance from said window to i), ii), iii) or iv) above shall be 8 m.

Habitable Room Windows other than Living Room Windows

Walls containing habitable windows other than living room windows, and facing each other shall be a minimum distance of 11 m.

Where walls containing habitable windows other than living room windows face one of the following:

- (i) A blank wall;
- (ii) A wall with no habitable room windows;
- (iii) An interior side or rear lot line; or,
- (iv) A centre line of a street or lane,

the minimum distance from said window to i), ii), iii) or iv) shall be 6 m.

For the purposes of this subsection, walls with an angle of divergence of greater than 85 degrees are deemed not to face each other.

(l) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

SECTION 7 – RESIDENTIAL (R) ZONE

7.1 PERMITTED RESIDENTIAL USES

- Single detached dwelling
- Additional dwelling unit in a single detached dwelling
- Additional dwelling unit in a detached building

7.2 PERMITTED NON-RESIDENTIAL USES

- Day care, private home
- Home occupation
- Short-term rental accommodation

7.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Single detached dwelling in accordance with Section 6.1.

Additional dwelling units in accordance with Section 6.2.

7.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

In accordance with Section 5.

A non-residential use within a dwelling is subject to the same provisions as the dwelling.

7.5 SPECIAL PROVISIONS

7.5.1 R-1 PLAN 544 AND PLAN 588

Notwithstanding any provision of this By-law to the contrary, a seasonal dwelling, including accessory buildings and structures, may be erected on a lot fronting on an access street.

7.5.2 R-3 PLAN 28, PLAN 168 AND PLAN 223

Notwithstanding any provision of this By-law to the contrary, the only permitted use is a boathouse.

Where an entrance to a boathouse is from a lane, such building shall be a minimum of 8 m from the opposite boundary of the lane.

SECTION 8 – RURAL-COUNTRYSIDE (RU-C) ZONE

8.1 PERMITTED RESIDENTIAL USES

- Dwelling legally existing on the effective date of this By-law
- Single detached dwelling
- Additional dwelling unit in a single detached dwelling
- Additional dwelling unit in a detached building
- Temporary accommodations for seasonal farm workers

8.2 PERMITTED NON-RESIDENTIAL USES

- Agricultural use
- Cannabis production facility, designated
- Cannabis production facility, licensed
- Conservation use
- Day care, private home
- Home industry
- Home occupation
- Kennel
- Short-term rental accommodation

Notwithstanding the permitted non-residential uses listed above, any cemetery, church, parking lot for school buses and commercial vehicles, police station, and bus or truck terminal legally existing prior to the effective date of this By-law shall be a permitted use.

8.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Single detached dwelling in accordance with Section 6.1.

Additional dwelling units in accordance with Section 6.2.

Temporary accommodations for seasonal farm workers in accordance with Section 6.3.

8.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

60 m

(b) Lot Area (Minimum)

8,000 m²

(c) Front Yard (Minimum)

15 m

Except that a portable seasonal farm produce sales outlet is permitted in the front yard during the season of its produce.

(d) Exterior Side Yard (Minimum)

15 m

Except that a portable seasonal farm produce sales outlet is permitted in the exterior side yard during the season of its produce.

(e) Rear Yard (Minimum)

9 m

(f) Interior Side Yard (Minimum)

9 m

(g) Height (Maximum)

11 m

(h) Exceptions to Non-Residential Provisions

Notwithstanding any provision of this By-law to the contrary, a short-term rental accommodation, a private home day care, and a home occupation shall be subject to the same lot frontage, lot area, and yard provisions as the dwelling in which the use is located.

(i) Open Storage of School Buses or Commercial Vehicles

Minimum distance from the front or exterior side lot line is 30 m provided that in no case shall such vehicles be stored closer to the street than the rear limit of any residential building on the lot.

Minimum distance from the interior side or rear lot line is 15 m.

(j) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

8.5 SPECIAL PROVISIONS

8.5.1 RU-C-1 PART OF LOT 9, CONCESSION 9 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum side yard for a single detached dwelling shall be 3 m.

8.5.2 RU-C-2 PART OF LOT 2, CONCESSION 6 (NG)

Notwithstanding any provision of this By-law to the contrary, a single detached dwelling shall not be permitted.

**8.5.3 RU-C-3 PART OF LOT 1, CONCESSION 6 (NG);
PARTS 1, 2 & 3, PLAN 65R-5987**

Notwithstanding any provision of this By-law to the contrary, a second single detached dwelling shall be permitted.

**8.5.4 RU-C-4 PART OF LOT 6, CONCESSION 9 (NG);
PART 1, PLAN 65R-1672**

Notwithstanding any provision of this By-law to the contrary, one accessory dwelling, public storage buildings, and open storage for recreational vehicles and boats only, shall be permitted. Further, the items stored within the open storage area shall be limited to 5 m in height. The public storage buildings shall be subject to the zone requirements set forth in Section 14.4.

Further, open storage shall be permitted in the location shown in Schedule 'C-1' attached hereto and shall not be permitted until the construction of Unit 'A', being the public storage building to the west and depicted on Schedule 'C-1', has been completed.

Further, use of the property for a parking lot for school buses and commercial vehicles or a truck or bus terminal must be located in the area designated for open storage as indicated on Schedule 'C-1'.

8.5.5 RU-C-5 PART OF LOT 3, CONCESSION 7 (NG)

Notwithstanding any provision of this By-law to the contrary, the following setback requirements shall apply:

- The minimum front yard setback shall be 30 m; and,
- The minimum southerly side yard setback shall be 20 m.

8.5.6 RU-C-6 PART OF LOT 7, CONCESSION 9 (NG)

Notwithstanding any provision of this By-law to the contrary, snowmobile, hayride, horseback ride and ski trails, toboggan runs, golf ball driving range, petting zoo and outdoor ice-skating facilities shall be permitted uses.

**8.5.7 RU-C-7(H) PART OF LOT 1, CONCESSION 4 (NG);
N/E CORNER WOODBINE AVENUE AND
RAVENSHOE ROAD**

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Clinic, veterinary but not including outdoor canine runs or outdoor animal containment areas;
- Motor vehicle fuel bar (and accessory convenience retail store);
- Motor vehicle cleaning establishment;
- Restaurant;
- Tourist information centre; and,

- Accessory buildings, structures and uses to any permitted use.

Further, the maximum width of a combined ingress and egress driveway shall be that which is approved by the respective road authority.

As shown on Schedule 'C-2', a landscape buffer shall be provided along the north and east lot lines. No buildings or structures shall be permitted within the landscape buffer.

Finally, while the '(H)' Holding symbol is in place, the lands shall only be used for those uses which legally existed prior to July 19, 2010, being the date of the passing of this By-law. Pursuant to Section 36 of the Planning Act, Council shall enact a by-law to remove the '(H)' Holding symbol from all or part of said lands under the following circumstances:

- (i) Written confirmation from Town's Director of Development Services that site plan approval, pursuant to Section 41 of the Planning Act, has been granted;
- (ii) All existing signs have been removed (note: the erection of any future signs must be approved pursuant to the Town's Sign By-law);
- (iii) Written confirmation from the Town's Director of Development Services that arrangements have been made to the satisfaction of the Director, regarding the erection of a municipal entry feature at the intersection of Woodbine Avenue and Ravenshoe Road, including the conveyance of any easements, if required, and the approval of plans and/or drawings; and,
- (iv) The respective road authority has agreed to the design of the ingress and egress driveways on Woodbine Avenue and Ravenshoe Road.

SECTION 9 – AGRICULTURAL PROTECTION (AP) ZONE

9.1 PERMITTED RESIDENTIAL USES

- Dwelling legally existing prior to the effective date of this By-law
- Single detached dwelling
- Additional dwelling unit in a single detached dwelling
- Additional dwelling unit in a detached building
- Temporary accommodations for seasonal farm workers

9.2 PERMITTED NON-RESIDENTIAL USES

- Agricultural use
- Cannabis production facility, designated
- Cannabis production facility, licensed
- Conservation use
- Day care, private home
- Home industry
- Home occupation
- Short-term rental accommodation

Notwithstanding the permitted non-residential uses listed above, any cemetery, church, parking lot for school buses and commercial vehicles, police station, and bus or truck terminal legally existing prior to the effective date of this By-law shall be a permitted use.

9.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Single detached dwelling in accordance with Section 6.1.

Additional dwelling units in accordance with Section 6.2.

Temporary accommodations for seasonal farm workers in accordance with Section 6.3.

9.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

60 m

(b) Lot Area (Minimum)

8,000 m²

(c) Front Yard (Minimum)

15 m

Except that a portable seasonal farm produce sales outlet is permitted in the front yard during the season of its produce.

(d) Exterior Side Yard (Minimum)

15 m

Except that a portable seasonal farm produce sales outlet is permitted in the exterior side yard during the season of its produce.

(e) Rear Yard (Minimum)

9 m

(f) Interior Side Yard (Minimum)

9 m

(g) Maximum Height

11 m

(h) Exceptions to Non-Residential Provisions

Notwithstanding any provision of this By-law to the contrary, a short-term rental accommodation, a private home day care, and a home occupation shall be subject to the same lot frontage, lot area, and yard provisions as the dwelling in which the use is located.

(i) Open Storage of School Buses or Commercial Vehicles

Minimum distance from the front or exterior side lot line is 30 m provided that in no case shall such vehicles be stored closer to the street than the rear limit of any residential building on the lot.

Minimum distance from the interior side or rear lot line is 15 m.

(j) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

9.5 SPECIAL PROVISIONS

9.5.1 AP-1 PART OF LOT 4, CONCESSION 2 (G)

Notwithstanding any provision of this By-law to the contrary, residential uses are prohibited and the following shall be the only permitted uses:

- Agricultural use;
- Conservation use;
- Clinic, veterinary;
- Farm produce storage area;
- Kennel;

- Tourist information centre; and,
- Accessory uses, buildings or structures to any permitted use.

9.5.2 AP-2 PART OF LOT 4, CONCESSION 2 (G)

Notwithstanding any provision of this By-law to the contrary, the following shall be the only permitted uses:

- Single detached dwelling;
- Short term rental accommodation;
- Day care, private home;
- Home industry;
- Home occupation; and,
- Accessory uses, buildings or structures to any permitted use.

Notwithstanding any provision of this By-law to the contrary, the following provisions shall apply:

- | | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| • Lot Frontage (Minimum) | 30 m |
| • Lot Area (Minimum) | 4,000 m ² |
| • Front Yard (Minimum) | 10 m |
| • Exterior Side Yard (Minimum) | 9 m |
| • Rear Yard (Minimum) | 12 m |
| • Interior Side Yard (Minimum)
or partial storey | 1.2 m plus 0.5 m for each additional
above the first. Where there is not
an attached garage or carport on a
lot, the minimum interior side yard
on one side shall be 2.5 m. |
| • Floor Area (Minimum) | 112 m ² |
| • Lot Coverage (Maximum) | 30% |
| • Height of Building (Maximum) | 11 m |
| • Number of Dwelling Units | 1 |

9.5.3 AP-3 PART OF LOT 15, CONCESSION 7 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum side yard for an existing single detached dwelling shall be 1.55 m.

9.5.4 AP-4 PART OF LOT 23, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, the sale of antiques and second hand goods and materials from an existing barn shall be permitted. The outside storage or display of goods and materials is not permitted.

9.5.5 AP-5 PART OF LOT 12, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, light manufacturing and assembly shall be permitted within an existing barn.

9.5.6 AP-6 PART OF LOT 6, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, the maximum total lot coverage of all accessory uses shall not exceed 13% of the lot. Further, a planting strip along the southerly lot line shall not be required to extend into the side yard of the existing dwelling.

9.5.7 AP-7 PART OF LOT 7, CONCESSION 7 (G)

Notwithstanding any provision of this By-law to the contrary, public storage buildings and open storage of leisure vehicles and licensed and operative motor vehicles shall be permitted uses. Further, the development of such buildings and the storage of leisure vehicles and motor vehicles shall be subject to the zone requirements of Section 14.4 except for Section 14.4(i).

**9.5.8 AP-8 PART OF LOT 15, CONCESSION 4 (NG), PART 2,
REFERENCE PLAN 65R-14452**

Notwithstanding any provision of this By-law to the contrary, a commercial greenhouse shall be a permitted use.

9.5.9 AP-9 PART OF LOT 15, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, a mechanical garage shall be a permitted use.

The following minimum yards shall apply for a mechanical garage use:

Front Yard (Minimum)	30 m
Rear Yard (Minimum)	50 m
Westerly Interior Side Yard (Minimum)	25 m

Further, any open storage accessory to the mechanical garage use shall be subject to the minimum yards noted above and must be located behind the rear wall and to the south of the mechanical garage building.

9.5.10 AP-10 PART OF LOT 15, CONCESSION 7 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum front yard setback shall be 48.5 m. Further, only those uses, buildings and structures accessory to the residential use of the property shall be permitted.

9.5.11 AP-11 PART OF LOT 17, CONCESSION 2 (NG)

Notwithstanding any provision of this By-law to the contrary, the following uses shall not be permitted:

- Farm produce storage area;
- Kennel;

- Parking lot, school buses, and commercial vehicles;
- Terminal, bus or truck; and,
- Home industry.

9.5.12 AP-12 PART OF LOT 21, CONCESSION 3 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum easterly interior side yard setback for a single detached dwelling shall be 3 m.

9.5.13 AP-13 PART OF LOT 21, CONCESSION 3 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum front yard setback shall be 20 m.

9.5.14 AP-14 PART OF LOT 15, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum front yard shall be 40 m for a single detached dwelling and any associated buildings, structures and uses.

The following non-residential uses shall not be permitted:

- Parking lot, school buses and commercial vehicles; and,
- Terminal, truck or bus.

The maximum floor area for a home industry consisting of an indoor storage facility for the storage of recreational/seasonal vehicles, trailers and other similar items shall be 248 m². For all other home industry uses, the maximum floor area shall be 190 m². Further, the residential dwelling must be constructed prior to the construction of any building to be used for the purposes of a home industry use.

A home industry use shall not include the parking or storage of buses.

The minimum front yard setback for non-residential uses, buildings and structures excluding those associated with the residential use shall be 100 m. In addition, any non-residential uses, buildings and structures not accessory to the residential dwelling must be located within the rear yard area. The outdoor storage of leisure vehicles and items not accessory to the residential dwelling shall not be permitted.

9.5.15 AP-15 PART OF LOT 5, CONCESSION 3 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum front yard setback for all buildings and structures shall be 60 m.

Further, only the following non-residential uses shall be permitted:

- Agricultural use;
- Conservation use;
- Short-term rental accommodation;
- Home industry;
- Home occupation; and,

- Accessory uses, buildings or structures to any permitted use.

9.5.16 AP-16 PART OF LOT 8, CONCESSION 6 (NG)

Notwithstanding any provision of this By-law to the contrary, one additional dwelling unit shall be permitted within a single detached dwelling. The floor area of the additional dwelling unit shall not exceed 43% of the residential floor area of the single detached dwelling and two parking spaces shall be provided for the additional dwelling unit.

9.5.17 AP-17 PART OF LOT 5, CONCESSION 3 (G)

Notwithstanding any provision of this By-law to the contrary, residential uses shall be prohibited and only the following uses shall be permitted:

- Agricultural use;
- Conservation use; and,
- Accessory uses, buildings or structures to any permitted use.

9.5.18 AP-18 PART OF LOT 22, CONCESSION 6 (NG)

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Agricultural use;
- Conservation use;
- Short-term rental accommodation;
- Home occupation;
- Home industry;
- Naturopathic health and retreat centre; and,
- Accessory uses, buildings or structures to any permitted use.

For the purposes of this By-law, “Naturopathic Health and Retreat Centre” shall be defined as:

“A commercial operation for the purposes of providing health services and teaching at the physical, emotional and spiritual levels either on an individual or group basis. Services may include providing accommodation may include providing accommodation not to exceed three months and food for those attending sessions only.”

The northerly interior side yard setback for the dwelling shall be 5 m. Further, the placement of additional windows within the north wall of the dwelling shall not be permitted.

10 parking spaces shall be required for the existing naturopathic health and retreat centre and all parking areas shall be located a minimum of 10 m from the northerly interior side lot line. Further, the existing driveway width of 3 m for both ingress and egress traffic shall be permitted.

**9.5.19 AP-19 PART OF LOT 7, CONCESSION 8 (NG);
23718 HIGHWAY 48**

Notwithstanding any provision of this By-law to the contrary, an accessory dwelling, a home occupation, a recycling facility – motor vehicles, a motor vehicle sales and/or rental establishment – automobile, and accessory uses, buildings or structures to any permitted use, shall be permitted uses.

The open storage of any goods, materials, equipment or motor vehicles or parts thereof associated with the recycling facility use shall not be permitted.

The storage and/or display of motor vehicles that are for sale or rent shall only be permitted within that area defined in Schedule 'C-3'.

A maximum of one dwelling unit shall only be permitted.

**9.5.20 AP-20 PART OF LOT 7, CONCESSION 8 (NG);
23718 HIGHWAY 48**

Notwithstanding any provision of this By-law to the contrary, a recycling facility – motor vehicles and accessory uses, buildings or structures thereto, shall be permitted uses.

The minimum interior side yard may be nil.

A maximum of one dwelling unit shall only be permitted.

Further, in conjunction with the operation of a recycling facility – motor vehicles use, a chain link or post and wire farm fence having a minimum height of 1.2 m shall be erected and maintained in place across the entire westerly perimeter of the AP-20 zone.

**9.5.21 AP-21 PART OF LOTS 16 AND 17, CONCESSION 4 (NG);
N/S OLD HOMESTEAD ROAD**

Notwithstanding any provision of this By-law to the contrary, the following provisions shall apply with respect to permitted uses:

Permitted Residential Uses:

- Prohibited.

Permitted Non-Residential Uses:

- Agricultural use;
- Conservation use;
- Farm produce storage area; and,
- Accessory uses, buildings or structures to any permitted use.

**9.5.22 AP-22 PART OF LOTS 16 AND 17, CONCESSION 4 (NG);
N/S OLD HOMESTEAD ROAD**

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- One single detached dwelling;
- Short-term rental accommodation;
- Day care, private home;
- Home industry;
- Home occupation; and,
- Accessory uses, buildings or structures to any permitted use.

**9.5.23 AP-23 PART OF LOT 11, CONCESSION 6 (G);
27989 HIGHWAY 48**

Notwithstanding the definition of agricultural use as set out in Section 2.230, the sale of agricultural products grown or produced offsite, value-added products, and products which directly support the growing of vegetables, fruits and trees, such as soils, mulch, bagged fertilizer, straw and planting pots is permitted. For the purpose of this Section, “value-added products” are defined as any product containing agricultural products created through a process of changing or transforming the agricultural products from their original state, for purposes of achieving additional revenues. Examples of value-added products include pies, pickled goods, preserves, jams, jellies, and similar such products, but does not include non-consumable products.

Further, the only area permitted for the storage and sales of the above-noted products shall be limited to the existing size and location of the sales booth, small storage building, greenhouse, area of flower sales mulch and soil, and a cold storage facility not exceeding 12 m² within the large storage building, as shown in Schedule ‘C-4’. The mobile produce sales wagon as shown in Schedule ‘C-4’ shall not be permitted to expand, but shall be permitted to be mobile on the property.

Furthermore, parking for the above noted storage and sales uses shall be provided in the area shown as the existing gravel driveway/parking area in Schedule ‘C-4’. This gravel driveway/parking area shall be maintained and shall be kept free and clear of any products and/or buildings and/or structures.

**9.5.24 AP-24 PART OF LOT 15, CONCESSION 4 (NG);
2563 OLD HOMESTEAD ROAD**

Notwithstanding any provision of this By-law to the contrary, the following uses shall be permitted:

- The sale of flowers, trees, and shrubs grown or produced off-site; and,
- The sale of products grown or produced off-site which directly support the growth of flowers, vegetables and trees such as mulch, top soil, potting soil, triple mix, peat moss and bagged fertilizer.

The following provisions apply:

- The only area permitted for the storage of the goods and materials associated with the additional permitted uses shall be limited to 50% of the area within Greenhouse 2 and the area immediately north of Greenhouse 7, as shown on Schedule ‘C-5’;

- The sale of the goods and materials associated with the additional permitted uses is not permitted within Greenhouses 2 to 7 or building 8, as shown on Schedule 'C-5' attached;
- The required parking for the sale of goods and materials associated with the additional permitted uses is as shown on Schedule 'C-5' attached; and,
- Notwithstanding any provision of this By-law to the contrary, the maximum width of an access driveway shall be in accordance with the requirements and approval of the respective road authority.

**9.5.25 AP-25 PART OF LOT 23, CONCESSION 5 (NG);
3449 BASELINE ROAD**

Notwithstanding any provision of this By-law to the contrary, the following additional Temporary Uses shall be permitted, until July 18, 2024:

- Repair and outdoor open storage of boats, personal watercrafts, snowmobiles, trailers (enclosed and boat), recreational vehicles, motor homes, and campers;
- Sale of parts, oils, and accessories for boats, personal watercrafts, snowmobiles, trailers (enclosed and boat), recreational vehicles, motor homes, and campers;
- A U-Haul business, inclusive of open storage of moving equipment, trucks and trailers; and,
- Outdoor storage of commercial vehicles.

The following provisions shall apply to the additional temporary uses:

- Notwithstanding any provision of this By-law to the contrary, the additional temporary uses as identified on Schedule 'C-6' shall have a minimum setback of 0.3 m from the interior side lot lines. Further, the total number of leisure vehicles stored on the lot may exceed six;
- All storage areas including access aisles may be grassed or gravel surfaced. Driveways and parking areas associated with the permitted uses may have a grassed, or gravel surface and shall only be provided in the areas as shown on Schedule 'C-6'. These grassed/gravel driveways, parking and storage areas shall be maintained;
- All other provisions of the By-law shall continue to apply to the portion of lands zoned AP-25; and,
- Upon the expiry of this Temporary Use By-law, the AP, AP-4 and EP zones will be implemented on the subject lands, inclusive of their provisions and zone boundaries, as they existed in Zoning By-law 500 on July 17, 2018.

**9.5.26 AP-26 PART OF LOT 13 AND 14, CONCESSION 7 (NG);
695 CATERING ROAD**

Notwithstanding any provision of this By-law to the contrary, the following use shall be permitted as indicated on Schedule 'C-7':

- On-farm diversified use.

The following provisions shall apply to the additional permitted use:

- An “on-farm diversified use” means uses that are secondary to the principal agricultural use (tree farm/nursery and/or crops) of the property and which are limited in area (i.e. a tree service business and accessory uses, including a parking area, an equipment storage shed to store and repair trucks and equipment related to the tree service business and tree farm/nursery, an office, washrooms and a parking area);
- An agricultural use, as defined in this By-law, must be present and be the primary use of the landholding containing an on-farm diversified use;
- The total ground floor area for all buildings associated with the on-farm diversified use shall be less than 500 m²;
- The storage of commercial vehicles associated with the on-farm diversified use shall be permitted, provided they are setback a minimum of 30 m from the front lot line and 3 m from any interior side lot line; and,
- The minimum number of parking spaces required for an on-farm diversified use shall be 22 spaces, and the driveway/parking area for said parking spaces may be gravel. This gravel driveway/parking area shall be maintained.

9.5.27 AP-27 PART OF LOT 9, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, residential uses are prohibited and the following shall be the only permitted uses:

- Agricultural use;
- Conservation use;
- Farm produce storage area; and,
- Accessory uses, buildings or structures to any permitted use.

**9.5.28 AP-28 PART OF LOT 9, CONCESSION 5 (NG);
23980 KENNEDY ROAD**

Notwithstanding any provision of this By-law to the contrary, the following shall be the only permitted uses:

- Single detached dwelling;
- Short term rental accommodation;
- Day care, private home;
- Home industry;
- Home occupation; and,
- Accessory uses, buildings or structures to any permitted use.

9.5.29 AP-29 PART OF LOTS 22 & 23, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, a private park, and buildings, structures and uses accessory to a private park shall be the only permitted uses.

9.5.30 AP-30 PART OF LOT 24, CONCESSION 1 (G)

Notwithstanding any provision of this By-law to the contrary, the minimum easterly interior side yard for an existing non-residential building shall be 4.49 m.

9.5.31 AP-31 PART OF LOT 10, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, an auction barn (livestock exchange, furniture and household goods, a dance hall and uses accessory thereto) shall be a permitted use.

9.5.32 AP-32 PART OF LOT 5, CONCESSION 3 (G)

Notwithstanding any provision of this By-law to the contrary, the minimum side yard for a frame barn shall be 4.5 m.

9.5.33 AP-33 PART OF LOTS 1 AND 2, CONCESSION 2 (NG)

Notwithstanding any provision of this By-law to the contrary, a single detached dwelling shall not be permitted.

**9.5.34 AP-34 PART OF LOT 7, CONCESSION 8 (G);
PART 1, REFERENCE PLAN 65R-10922**

Notwithstanding any provision of this By-law to the contrary, a commercial greenhouse shall be a permitted use.

9.5.35 AP-35 PART OF LOT 14, CONCESSION 7 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum interior side yard setbacks for a single detached dwelling shall be 1.2 m on one side and 3 m on the other side.

**9.5.36 AP-36 PART OF LOT 21, CONCESSION 3 (NG); PART 3,
DEPOSITED PLAN 65R-1603, EXCEPT THE EASTERLY 3
M OF PART 3**

Notwithstanding any provision of this By-law to the contrary, a carpentry shop shall be a permitted use provided:

- That not more than three persons other than the resident occupant and or household shall be employed in the carpentry shop and that there shall be no external display or advertising other than a legal sign, to indicated to persons outside, that part of the lot is being used as a carpentry shop; and,
- That the floor area of the carpentry shop shall be limited to 50% of that of the dwelling.

9.5.37 AP-37 PART OF LOT 21, CONCESSION 5 (NG)

Notwithstanding any provision of this By-law to the contrary, for the purposes of this By-law, the AP-37 zone shall be deemed to be a separate lot and a single detached dwelling shall be permitted, subject to compliance with all other requirements of this By-law.

**9.5.38 AP-38 PART OF LOT 24, CONCESSION 2 (G);
PLAN 65R-40524; 362 VICTORIA ROAD**

Notwithstanding any provision of this By-law to the contrary, the following non-residential uses shall be permitted:

- Clinic, veterinary;
- Farm produce storage area; and,
- Kennel.

9.5.39 AP-39 PART OF LOT 24, CONCESSION 2 (G)

Notwithstanding any provision of this By-law to the contrary, residential uses shall be prohibited and the following non-residential uses shall be permitted:

- Clinic, veterinary;
- Farm produce storage area; and,
- Kennel.

**9.5.40 AP-40 PART OF LOT 22, CONCESSION 4 (NG);
PART 3, PLAN 65R-39731; 26124 WARDEN AVENUE**

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Agricultural use;
- Clinic, veterinary;
- Farm produce storage area;
- Kennel;
- Parking lot for school buses and commercial vehicles, and bus or truck terminal legally existing prior to September 10, 2007; and,
- Tourist information centre.

Further, the minimum interior side yard for a non-residential use shall be 8 metres.

Lastly, the minimum distance between a lot line and the open storage of school and/or commercial vehicles shall be as follows:

- From the front lot line nil
- From the southerly interior side lot line 8 m
- From the northerly interior side lot line nil
- From the rear lot line 15 m

**9.5.41 AP-41 PART OF LOT 22, CONCESSION 4 (NG);
PARTS 1, 2, AND 3, PLAN 65R-40210;
26118 WARDEN AVENUE**

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Single detached dwelling;
- Clinic, veterinary;
- Day care, private home;
- Home industry;
- Home occupation;
- Kennel; and,
- Short-term rental accommodation.

The minimum lot frontage for a non-residential use shall be 9 m.

**9.5.42 AP-42 PART OF LOT 5, CONCESSION 1 (G);
PART 2, PLAN 65R-1653; 6725 OLD SHILOH RD**

Notwithstanding any provision of this By-law to the contrary, two existing detached accommodation buildings as illustrated and dimensioned on Schedule C-18, one containing 3 guestrooms and the other containing 2 guestrooms, and both containing 1 kitchen, 1 full bathroom and 1 two-piece bathroom, accommodating a maximum of 10 guests on a temporary basis not to exceed three weeks, shall be permitted accessory uses.

Furthermore, the following provisions shall apply to the property:

- The two existing detached accommodation buildings are permitted to have a maximum height of 6 metres to the peak and 4.5 metres to the eaves, both measured from average finished grade;
- A minimum driveway width of 3 metres is permitted for both ingress and egress;
- The minimum front yard setback for a single detached dwelling shall be 8 metres; and,
- The minimum setback to the east interior lot line from the easterly detached accommodation building shall be 2 metres.

SECTION 10 – ENVIRONMENTAL PROTECTION (EP) ZONE

10.1 PERMITTED RESIDENTIAL USES

- Dwelling legally existing on the effective date of this By-law

10.2 PERMITTED NON-RESIDENTIAL USES

- Conservation use
- Day care, private home
- Existing agricultural use
- Home occupation
- Passive recreational uses, trails and walkways
- Short-term rental accommodation

10.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Legally existing dwelling in accordance with Section 6.

10.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

60 m

(b) Lot Area (Minimum)

8,000 m²

(c) Front Yard (Minimum)

15 m

(d) Exterior Side Yard (Minimum)

15 m

(e) Rear Yard (Minimum)

12 m

(f) Interior Side Yard (Minimum)

9 m

(g) Height (Maximum)

11 m

(h) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

10.5 SPECIAL PROVISIONS

10.5.1 EP-1 VARIOUS PROPERTIES

Notwithstanding any other provision in this By-law to the contrary, a single detached dwelling and accessory uses, buildings and structures shall be permitted in accordance with Sections 6.1 and 5.1, respectively.

10.5.1(a) EP-1(H) VARIOUS PROPERTIES

Notwithstanding any other provision of this By-law to the contrary, a single detached dwelling and accessory uses, buildings and structures shall be permitted in accordance with Sections 6.1 and 5.1, respectively.

Further, notwithstanding any other provision of this By-law to the contrary, while the '(H)' Holding symbol is in place, no buildings or structures shall be permitted to be erected, or uses established. Pursuant to Section 36 of the Planning Act, Council shall enact a by-law to remove the '(H)' Holding symbol from all or part of said lands under the following circumstances:

- Council approval of a Zoning By-law Amendment application, including the submission of an Environmental Impact Study that demonstrates to the satisfaction of the Town, in consultation with relevant agencies, that the proposed dwelling will not result in any negative impacts on any key natural heritage features or key hydrologic features or their ecological function. The Environmental Impact Study shall recommend a building envelope for the proposed dwelling, septic system and amenity area.

10.5.2 EP-2(H) PART OF LOT 5, CONCESSION 3 (G); S/S SMITH BOULEVARD

Notwithstanding any other provision of this By-law to the contrary, a single detached dwelling and accessory uses, buildings and structures shall be permitted in accordance with Sections 6.1 and 5.1, respectively.

Further, notwithstanding any other provision of this By-law to the contrary, while the '(H)' Holding symbol is in place, no buildings or structures shall be permitted to be erected, or uses established. Pursuant to Section 36 of the Planning Act, Council shall enact a by-law to remove the '(H)' Holding symbol from all or part of said lands under the following circumstances:

- Written confirmation from the Town's Development Services Department that tree compensation for the development of the property has been addressed in accordance with the Town's Tree Preservation and Compensation Policy.

10.5.3 EP-3 PART OF LOT 2, CONCESSION 8 (NG)

Notwithstanding any other provision of this By-law to the contrary, a manufacturing and industrial plant, conducted and contained within a building and which is not considered obnoxious or hazardous shall be a permitted use, provided that:

- The building and the accessory parking, shall be restricted to the northerly 20 m of the easterly 30 m of the lot;
- The storage of goods, materials, or machinery shall not be permitted other than in a wholly enclosed building; and,

- The minimum yards in respect to any new building permitted under this subsection will be 3 m.

10.5.4 EP-4 PART OF LOTS 11 & 12, CONCESSION 4 (G)

Notwithstanding any other provision of this By-law to the contrary, a mushroom farm operation shall be permitted. Further, any barn or structure to be used for mushroom cultivation shall not be located less than 30 m from any lot line. Mechanical manure composting shall be prohibited.

10.5.5 EP-5 PART OF LOT 23, CONCESSION 6 (NG)

Notwithstanding any other provision of this By-law to the contrary, a single detached dwelling and accessory buildings and structures and uses thereto and a studio, shall be the only permitted uses.

A minimum front yard setback of 30 m shall be required for all buildings and structures.

10.5.6 EP-6 PART OF LOT 1, CONCESSION 9 (NG)

Notwithstanding any other provision of this By-law to the contrary, a single detached dwelling and accessory buildings and structures and uses thereto shall be the only permitted uses.

A minimum front yard setback of 30 m shall be required for all buildings and structures.

A minimum southerly interior side yard setback of 10 m and a minimum northerly interior side yard setback of 25 m will be required for all buildings and structures.

And further, the location of the existing driveway entrance as indicated on Schedule 'C-8' attached must be maintained.

10.5.7 EP-7 PART OF LOT 6, CONCESSION 8 (NG)

Notwithstanding any other provision of this By-law to the contrary, a single detached dwelling may be erected on land shown in heavy outline and designated 'EP-7' on Schedule 'B' and further indicated on Schedule 'C-9'. Further, the minimum southerly interior side yard setback shall be 4 m and the minimum northerly interior side yard setback shall be 5.95 m.

10.5.8 EP-8 PART OF LOTS 1 AND 2, CONCESSION 2 (G)

Notwithstanding any other provision of this By-law to the contrary, a single detached dwelling and a home industry shall be permitted uses.

**10.5.9 EP-9 PART OF LOT 11, CONCESSION 5 (NG);
RP 65R-10899, PART 1; 3430 POLLOCK ROAD**

Notwithstanding any other provision of this By-law to the contrary, a garden suite shall be permitted as an accessory use to the existing single detached dwelling. The following provisions shall apply to the erection of a garden suite on the subject property:

Floor Area (Maximum)	108 m ²
Number of Garden Suites (Maximum)	1
Height (Maximum)	4.7 m
Front Yard Setback (Minimum)	50 m

Rear Yard Setback (Minimum)	310 m
West Interior Side Yard (Minimum)	25 m
East Interior Side Yard (Minimum)	25 m
Number of Parking Spaces (Minimum)	1

The garden suite shall not include a basement.

Pursuant to Section 39 of the Planning Act, this permission shall remain in full force and effect for the period between July 13, 2016 and July 13, 2036, subject to:

- The owners shall enter into an agreement with the Town, agreeing to satisfy all terms and conditions of the agreement including but not limited to the cost of registering the agreement on title, securities to guarantee removal of the garden suite at the expiration of the by-law and specifying the intended occupants of the garden suite; and,
- In the event that the ownership of the subject property changes, the by-law is no longer in force and effect.

**10.5.10 EP-10 PART OF LOT 11, CONCESSION 3 (G);
7729 SMITH BOULEVARD**

Notwithstanding any other provision of this By-law to the contrary, the minimum interior side yard setback for a single detached dwelling shall be 6 m.

**10.5.11 EP-11 PART OF LOT 11, CONCESSION 3;
7721 SMITH BOULEVARD**

Notwithstanding any other provision of this By-law to the contrary, the minimum interior side yard setback for a single detached dwelling shall be 3 m.

**10.5.12 EP-12 PART OF LOT 1, CONCESSION 9 (NG);
E/S WOODBINE AVENUE**

Notwithstanding any other provision of this By-law to the contrary, the minimum front yard setback for a single detached dwelling shall be of 8 m.

10.5.13 EP-13 PART OF LOT 15, CONCESSION 4 (NG)

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply:

- The minimum front yard setback for an accessory building shall be 15 m

The only permitted non-residential uses shall be the following:

- Agricultural use
- Conservation use
- Clinic, veterinary
- Day care, private home

- Farm produce storage area
- Home industry
- Home occupation
- Kennel
- Short-term rental accommodation
- Accessory uses, buildings or structures to any permitted use

10.5.14 EP-14 PART OF LOTS 22 & 23, CONCESSION 4 (NG)

Notwithstanding any other provision of this By-law to the contrary, a private park, and buildings, structures and uses accessory to a private park shall be the only permitted uses.

10.5.15 EP-15 PART OF LOT 15, CONCESSION 7 (NG)

Notwithstanding any other provision of this By-law to the contrary, conservation uses shall be the only permitted use, with the exception of uses accessory to the residential use of the property, which may take place within the existing frame barn as indicated on Schedule 'C-10'.

Further, no buildings or structures with the exception of the existing frame barn as indicated on Schedule 'C-10' shall be permitted.

Furthermore, Section 5.7 shall not apply to the existing barn as indicated on Schedule 'C-10'.

10.5.16 EP-16 PART OF LOT 17, CONCESSION 2 AND 3 (NG)

Notwithstanding any other provision of this By-law to the contrary, the only permitted uses shall be a single detached dwelling and those uses associated with conservation of the land. Buildings, structures and uses accessory to any permitted use shall also be permitted.

Two single detached dwellings shall be permitted.

Access shall be provided via a permanent driveway easement located on the abutting property to the west and on Lot 10, Plan 347.

10.5.17 EP-17 PART OF LOT 17, CONCESSION 2 AND 3 (NG)

Notwithstanding any other provision of this By-law to the contrary, the only permitted uses shall be a single detached dwelling and buildings and those uses associated with conservation of the land. Buildings, structures and uses accessory to any permitted use shall also be permitted.

10.5.18 EP-18 PART OF LOTS 20 AND 21, CONCESSION 2(G)

Notwithstanding any other provision of this By-law to the contrary, and as shown on Schedule 'C-11' the only permitted uses shall be as follows:

- One accessory dwelling
- Camp, private
- Clubhouse
- Conservation use

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- Dormitory
- Park
- Recreational cabin
- Recreational trails and activities
- Recreational vehicle
- Accessory uses, buildings or structures to any permitted use

Further, the following additional definitions shall apply for the purposes of this By-law:

- A 'clubhouse' shall be defined as "one existing building or structure not exceeding 340 m² in floor area, used exclusively by members and guests of a private camp for social, cultural, recreational and/or athletic activities. A clubhouse may contain culinary and sanitary facilities but shall not include overnight sleeping accommodations."
- A 'dormitory' shall be defined as "one existing building or structure not exceeding 65 m² in floor area, providing temporary overnight sleeping accommodations for guests of a private camp. A dormitory shall not contain culinary or sanitary facilities."
- A 'recreational cabin' shall be defined as "an existing building or structure not exceeding 45 m² in floor area, providing temporary overnight sleeping accommodations for members and guests of a private camp. A recreational cabin may contain culinary facilities but shall not include sanitary facilities, save and except where sanitary facilities are existing."
- 'Existing' shall be defined as a "building, structure or use existing as of March 27, 2006 and which has continued to exist to present."

Further, notwithstanding any provisions to the contrary, the following additional requirements shall apply to a private camp:

- A maximum of 127 campsites shall be permitted;
- Recreational vehicles and recreational cabins shall only be located on individual campsites;
- A maximum of one recreational vehicle or recreational cabin shall be permitted per individual campsite;
- No new recreational cabins shall be permitted and existing recreational cabins may only be replaced with recreational vehicles;
- Recreational cabins may be expanded to a maximum floor area of 45 m²; and,
- Save and except in the case of an accessory dwelling, overnight sleeping accommodations within a private camp shall only be permitted between April 15th and October 1st of any calendar year.

**10.5.19 EP-19 PART OF LOTS 20 AND 21, CONCESSION 2(G);
N/S OLD SHILOH ROAD**

Notwithstanding any other provision of this By-law to the contrary, the only permitted uses shall be the following uses associated with a private camp:

- Conservation use
- Dock
- Recreational trails and activities
- Sauna
- Shooting range
- Accessory uses, buildings or structures to any permitted use

Further, notwithstanding any provisions to the contrary, a shooting range shall only be permitted within the area indicated in Schedule 'C-11'.

**10.5.20 EP-20 PART OF LOT 15, CONCESSION 9 (NG);
4440 BASELINE ROAD**

Notwithstanding any other provision of this By-law to the contrary, an existing batching plant, accessory buildings or structures, access driveways and parking areas as illustrated on Schedule 'C-12' shall be permitted. No new buildings/structures or expansions to existing buildings, structures, and parking areas shall be permitted.

Further, the existing 14.6 m planting strip located along the front lot line, and interrupted by the existing driveway, as shown on Schedule 'C-12', shall be maintained and used for no other purpose.

Furthermore, with the exception of the existing buildings, structures, uses, driveways and parking areas permitted above, only conservation uses and a driveway shall be permitted.

For the purpose of the provisions contained herein, the term 'existing' means existing as of May 19, 2021, and the term 'new' means constructed after May 19, 2021.

**10.5.21 EP-21 PART OF LOT 5, CONCESSION 3 (G);
S/S SMITH BOULEVARD**

Notwithstanding any provision of this By-law to the contrary, a driveway and conservation uses shall be the only permitted uses. No buildings or structures shall be permitted.

Furthermore, a driveway shall not exceed 3 m in width.

**10.5.22 EP-22 PART OF LOT 27, LOTS 28, 29 & 30, RANGE II AND
PART OF LOT 27, LOTS 28, 29 & 30, RANGE III, TOWN
PLOT OF KESWICK**

Notwithstanding any provision of this By-law to the contrary, a single detached dwelling and accessory uses, buildings and structures shall be permitted in accordance with Section 6.1 and 5.1, respectively.

Further, access to the lot shall only be permitted from Bouchier Street.

10.5.23 EP-23 PART OF LOT 19, CONCESSION 1 (G)

Notwithstanding any provision of this By-law to the contrary, a private summer camp and an accessory dwelling shall be permitted.

The requirements of Section 13.2 shall apply to a private camp except that:

- Two beds in a dormitory shall be equated to one guest room in respect to Section 13.2(b); and,
- Section 13.2(j) shall not apply and in its place it shall be required that walls containing windows, where the window leads to a living, dining, sleeping or recreation room, shall be at least 6 m apart.

**10.5.24 EP-24 SOUTH HALF OF LOT 11, CONCESSION 9 (NG);
E/S KENNEDY ROAD**

Notwithstanding any provision of this By-law to the contrary, a single detached dwelling, additional dwelling unit in in a single detached dwelling, and accessory buildings and structures shall be permitted.

SECTION 11 – COMMERCIAL RECREATION (CR) ZONE

11.1 PERMITTED RESIDENTIAL USES

- One accessory dwelling for the owner, manager or caretaker of a permitted and established recreational use; or,
- One dwelling unit in a storey above the first storey or within the rear of a building containing a permitted and established commercial use

11.2 PERMITTED NON-RESIDENTIAL USES

- Bowling alley
- Day care, private home
- Golf ball driving range
- Golf course
- Golf course, miniature
- Hawker or pedlar use
- Hotel
- Leisure vehicle sales establishment
- Marina
- Motel or motor hotel
- Motor vehicle fuel bar
- Museum
- Park
- Place of amusement
- Existing recreational vehicle parks
- Refreshment vehicle, bicycle unit or cart
- Restaurant
- Retail store, convenience
- Short-term rental accommodation
- Tent campground
- Theatre
- Tourist information centre

11.3 ZONE REQUIREMENTS – RESIDENTIAL USES

One accessory dwelling for the owner, manager or caretaker of a permitted and established recreational use shall be in accordance with the provisions of Section 6.1 for a single detached dwelling the RU-C zone.

One dwelling unit in a storey above the first storey or within the rear of a building with a permitted and established commercial use shall be in accordance with the provisions of Section 6.4.

11.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

120 m

(b) Lot Area (Minimum)

4 ha

(c) Yards (Minimum)

15 m

Except that where a yard abuts a zone permitting a residential use, the minimum yard shall be 30 m.

(d) Lot Coverage (Maximum)

20%

(e) Height of Buildings (Maximum)

11 m

(f) Recreational Vehicle Site

Every recreational vehicle shall be placed on a recreational vehicle site with the minimum dimensions as follows:

Site Frontage	8 m
Site Area	185 m ²
Density	30 recreational vehicle sites per ha

The following provisions shall also apply to a recreational vehicle site:

- No recreational vehicle site shall be closer than 15 m to a service building;
- Every recreational vehicle site shall be accessible by a driveway which is at least 4 m wide if intended for one-way traffic or 8 m wide for two-way traffic; and,
- The storage of goods or materials shall not be permitted other than in a wholly enclosed building with the exception that not more than one boat of not more than 8 m in length may be stored per recreational vehicle site.

(g) Short-Term Rental Accommodation

Notwithstanding any provision of this By-law to the contrary, a short-term rental accommodation and accessory uses, buildings or structures thereto, shall be subject to the same lot frontage, lot area, and yard provision as a single detached dwelling in a RU-C zone pursuant to Section 6.1.

(h) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

11.5 SPECIAL PROVISIONS

11.5.1 CR-1 PART OF LOT 8, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, the following non-residential uses shall be permitted:

- Refreshment booth;
- Petting zoo;
- Arts and crafts centre;
- Pottery studio;
- Sale and use of amusement games;
- Accessory residential dwelling; and,
- Accessory uses, buildings or structures to any permitted use.

11.5.2 CR-2 PART OF LOT 7, CONCESSION 9 (NG)

Notwithstanding any provision of this By-law to the contrary, the following non-residential uses shall be permitted:

- Club, commercial;
- Commercial recreational uses which shall include hay ride, horseback riding and ski trails, outdoor ice skating facilities, a go-kart track, toboggan runs, miniature golf course, a petting zoo and a golf driving range and shall exclude an Adventure Game;
- Refreshment booth; and,
- Snowmobile trail which shall not be located closer than the intersected area of 50 m from the westerly property line and 120 m from the southerly property line.

11.5.3 CR-3 PART OF LOT 11, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, a maximum of one caretaker's/manager's residence in addition to a maximum of 28 hotel/motel units shall be permitted within an existing building as shown in Schedule 'C-13'.

Notwithstanding any provision of this By-law to the contrary, the individual hotel/motel units may contain cooking facilities. Furthermore, the individual hotel/motel units shall be restricted to a maximum floor area of 65 m².

11.5.4 CR-4 LOT 1, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, a golf ball driving range shall be a permitted use.

11.5.5 CR-5 PART OF LOTS 12 AND 13, CONCESSION 9 (NG)

Notwithstanding any provision of this By-law to the contrary, a golf ball driving range and a maximum of four recreational baseball batting cages shall also be permitted uses. Further, a dwelling unit shall be permitted in the second storey of the commercial building.

A golf ball barrier netting may be erected to a maximum height of 15 m.

A horse barn and paddock area for a maximum of four horses shall be permitted.

The minimum front yard setback shall be 55 m for a horse barn and 70 m for any manure storage facility and the minimum easterly interior side yard setback shall be 610 m.

**11.5.6 CR-6 PART OF LOT 15, CONCESSION 9 (NG);
1816 METRO ROAD NORTH**

Notwithstanding any provision of this By-law to the contrary, a private summer camp, an accessory dwelling and place of worship shall be permitted.

The requirements of Section 13.2 shall apply to a private camp except that:

- Two beds in a dormitory shall be equated to one guest room in respect to Section 13.2(b); and,
- Section 13.2(j) shall not apply and in its place it shall be required that walls containing windows, where the window leads to a living, dining, sleeping or recreation room, shall be at least 6 m apart.

**11.5.7 CR-7 LOT 57, REGISTERED PLAN 284;
E/S SINA STREET**

Notwithstanding any provision of this By-law to the contrary, only the following use shall be permitted:

- Indoor storage facility accessory to the abutting marina operation to the south.

The location of any building or structure shall be subject to the following provisions:

Interior Side Yard (Minimum-north side)	10 m
Interior Side Yard (Minimum-south side)	5 m
Lot Coverage (Maximum)	35%

Any buildings or structures shall have a minimum setback of 20 m from any river, waterbody, watercourse or man-made canal.

The open storage of leisure vehicles, including accessory trailers, shall not be permitted.

SECTION 12 – RURAL COMMERCIAL (RC) ZONE

12.1 PERMITTED RESIDENTIAL USES

- One dwelling unit in a storey above the first storey or within the rear of a building containing a permitted and established non-residential use, other than a mechanical garage

12.2 PERMITTED NON-RESIDENTIAL USES

- Bakery or bakeshop
- Bank
- Bowling alley
- Building supply and equipment establishment
- Business or professional office
- Catering establishment
- Clinic, health care
- Clinic, veterinary, but not including outdoor canine runs or animal containment areas
- Club, commercial or private
- Dry cleaning establishment
- Equipment sales establishment
- Garage, mechanical
- Garden centre
- Hawker or pedlar use
- Hotel
- Kennel
- Laundromat
- Leisure vehicle sales establishment
- Motel or motor hotel
- Motor vehicle cleaning establishment
- Motor vehicle fuel bar
- Motor vehicle sales and/or rental establishment – automobile, commercial and/or recreational vehicles
- Place of amusement
- Printing shop

- Refreshment vehicle, bicycle unit or cart
- Restaurant
- Retail store, convenience
- Service shop, heavy, light or personal
- Studio
- Terminal, bus or truck
- Theatre
- Tourist information centre
- Wholesale establishment within a building of which at least 25% is used for retail sales; retail sales area may not exceed 185 m²

12.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with Section 6.4.

12.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

Motor Vehicle Fuel Bar, Mechanical Garage, Hotel, Motel or Motor Hotel

In accordance with Section 13.

Other Uses

(a) Lot Frontage (Minimum)

30 m

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Lot Area (Minimum)

4,000 m²

(c) Front Yard (Minimum)

12 m

Except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 m.

(d) Exterior Side Yard (Minimum)

12 m

Except that in the case of a lot flanking on Highway 48, the minimum exterior side yard shall be 14 m.

(e) Rear Yard (Minimum)

8 m

(f) Interior Side Yard (Minimum)

6 m

Except that where said yard abuts an R zone, its minimum shall be 9 m.

(g) Lot Coverage (Maximum)

30%

(h) Height of Building (Maximum)

11 m

(i) Open Storage

Open storage of goods, materials, boats and vehicles shall be permitted in the RC zone subject to the following provisions:

- Such open storage is a permitted use or accessory to the use of the main building on the lot
- Such open storage is not located within the minimum yards required for a RC zone
- Such open storage does not cover more than 30% of the lot area

(j) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance Section 5.

12.5 SPECIAL PROVISIONS

12.5.1 RC-1 PART OF LOT 1, CONCESSION 2 (G)

Notwithstanding any provision of this By-law to the contrary, a church, a bowling alley and billiard parlour shall be permitted non-residential uses.

12.5.2 RC-2 PART OF LOT 5, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, open storage shall not be permitted beyond the easterly limit of the existing non-residential building and all open storage shall be completely screened from view from Highway 48.

12.5.3 RC-3 PART OF LOT 21, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, a motor vehicle sales and/or rental establishment – automobile, towing service and mechanical garage shall be permitted uses.

Further, the minimum interior side yard shall be 4 m.

In addition, the storage of vehicles under repair shall be restricted to an area which is screened from view of adjacent properties and Woodbine Avenue, and is located directly behind the existing garage. Said storage shall be allowed to extend to within 3 m of the east lot line.

Site Plan Control approval shall be required prior to any use being established or the erection of any buildings or structures within the rear 142 m of lands zoned 'RC-3'.

Notwithstanding any provision of this By-law to the contrary, a single detached dwelling and additional dwelling unit within the single detached dwelling legally existing as of the date of adoption of this By-law shall be permitted.

12.5.4 RC-4 PART OF LOT 2, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, only a motor vehicle sales and/or rental establishment – automobile, shall be permitted.

12.5.5 RC-5 PART OF LOT 4, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum rear yard requirement shall be 3.5 m. Further, a dwelling unit shall be permitted in the second storey of a mechanical garage.

12.5.6 RC-6 PART OF LOT 2, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, an existing single detached dwelling shall be a permitted use.

**12.5.7 RC-7 PART OF LOT 23, CONCESSION 4 (NG);
PART 1, PLAN 65R-14049**

Notwithstanding any provision of this By-law to the contrary, only the following non-residential uses shall be permitted:

- Hotel, motel or motor hotel

In addition to the above permitted uses, the following uses shall also be permitted:

- Clinic, health care
- Cub, commercial or private
- Golf course, miniature
- Restaurant
- Retail use accessory to a hotel or motel
- Service shop, personal
- Theatre
- Tourist information centre
- Accessory uses, buildings or structures to any permitted use

However, these additional uses shall not be permitted until such time as an occupancy permit has been issued for the hotel or motel uses.

In addition, no open storage shall be permitted.

12.5.8 RC-8 PART OF LOT 2, CONCESSION 5 (G)

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Antique shop or craft shop
- Building supply and equipment establishment

- Business or professional office
- Clinic, veterinary
- Club, commercial or private
- Garden centre
- Leisure vehicle sales establishment
- Motor vehicle sales and/or rental establishment – automobile
- Motor vehicle cleaning establishment
- Printing shop
- Restaurant
- Tourist information centre
- Accessory uses, buildings or structures to any permitted use

12.5.9 RC-9 PART OF LOT 1, CONCESSION 2 (G)

Notwithstanding any provision of this By-law to the contrary, the permitted residential uses shall be either one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage, or alternatively one single detached dwelling.

Furthermore, only the following non-residential uses shall be permitted:

- Building supply and equipment establishment
- Business or professional office
- Equipment sales establishment
- Garden centre
- Garage, mechanical
- Hawker or pedlar use
- Leisure vehicle sales establishment
- Motor vehicle cleaning establishment
- Motor vehicle fuel bar
- Motor vehicle sales and/or rental establishment
- Automobile, commercial and/or recreational vehicles
- Parking lot, commercial
- Printing shop
- Retail store, convenience
- Service shop, heavy, light or personal
- Terminal, bus or truck

- Wholesale establishment within a building of which at least 25% is used for retail sales; retail sales area may not exceed 185 m²
- Accessory uses, buildings or structures to any permitted use

12.5.10 RC-10 PART OF LOT 7, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Existing dwelling (as shown on Schedule 'C-14')
- Fruit/vegetable stand
- Parking lot, commercial
- Refreshment vehicle, bicycle unit or cart
- Buildings, structures and uses accessory to the residential use of the property

Further, the following shall be permitted upon issuance of a Certificate of Approval by the York Region Health Department:

- Dwelling unit within a non-residential building
- Bakery or bake shop
- Garden centre
- Motor vehicle sales and/or rental establishment – automobile
- Retail store, convenience
- Restaurant
- Service shop, light
- Studio
- Tourist information centre
- Wholesale establishment within a building of which at least 25% is used for retail sales and which is considered a dry industrial use as per Section 2.236
- Accessory uses, buildings or structures to any permitted use

For the purposes of this By-law a fruit/vegetable stand shall mean the retail sale of only fruits and vegetables. Such retail sale shall take place within the existing dwelling or in an unenclosed building or structure.

Furthermore, a mechanical garage and/or mechanical repairs shall not be permitted as an accessory use to any permitted use.

**12.5.11 RC-11 PART OF LOT 7, CONCESSION 6 (G);
26995 HIGHWAY 48**

Notwithstanding any provision of this By-law to the contrary, a day nursery shall also be a permitted use.

SECTION 13 – OTHER REQUIREMENTS FOR COMMERCIAL USES

13.1 MOTOR VEHICLE FUEL BAR AND MECHANICAL GARAGES

(a) Lot Frontage (Minimum)

40 m

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Lot Depth (Minimum)

40 m

(c) Front Yard (Minimum)

15 m

(d) Exterior Side Yard (Minimum)

15 m

(e) Rear Yard (Minimum)

8 m

Except where there are no openings, other than a door without windows, in the wall adjoining the yard, the yard may be reduced to 3 m.

(f) Interior Side Yard (Minimum)

8 m

(g) Lot Coverage (Maximum for all Buildings)

20%

(h) Driveways

Driveways will be governed by the provisions of Section 5.26(h), except that the minimum distance between an interior side lot line and the nearest driveway shall be 3 m.

(i) Fuel Pump Island

Fuel pump islands, accessory to a permitted use may be located within any front or exterior side yard, provided that the minimum distance between any part of the fuel pump island and any lot line or any sight triangle shall be 5 m.

(j) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

13.2 HOTEL, MOTEL OR MOTOR HOTEL

(a) Lot Frontage (Minimum)

45 m

Except that where served by municipal sanitary sewers, the minimum lot frontage shall be 25 m.

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Lot Area (Minimum)

Private Sewage Disposal System

4,000 m² plus an area of 280 m² for the first eight guest rooms and for each additional guest room thereafter.

Municipal Sanitary Sewers

900 m² plus an area of 95 m² for the first eight guest rooms and for each additional guest room thereafter.

(c) Front Yard (Minimum)

12 m

Except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 m.

(d) Exterior Side Yard (Minimum)

12 m

Except that in the case of a lot fronting on Highway 48, the minimum exterior side yard shall be 14 m.

(e) Rear Yard (Minimum)

8 m

(f) Interior Side Yard (Minimum)

8 m

(g) Dwelling Unit Area (Minimum)

18 m²

(h) Lot Coverage (Maximum)

35%

(i) Height of Building (Maximum)

11 m

(j) Walls Containing Habitable Room Windows

Walls containing habitable room windows and facing each other shall be a minimum distance apart of 15 m.

For the purpose of this subsection, walls with an angle of divergence of greater than 85 degrees are deemed not to face each other.

(k) Number of Buildings per Lot

Limited only by the other provisions of this Section.

(l) Landscaped Open Space (Minimum)

35%

(m) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

13.3 SPECIAL PROVISIONS

SECTION 14 – RESTRICTED INDUSTRIAL (M1) ZONE

14.1 PERMITTED RESIDENTIAL USES

- One accessory dwelling for the owner, manager or caretaker of a permitted and established non-residential use

14.2 PERMITTED NON-RESIDENTIAL USES

- Any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.43
- Cannabis production facility, designated
- Cannabis production facility, licensed
- Commercial use incidental to, and on the same site as, a permitted and established industrial use
- Contractor's or tradesman's shop
- Dry cleaning plant
- Equipment sales establishment
- Garage, mechanical
- Motor vehicle cleaning establishment
- Printing shop
- Public storage building
- Service shop, heavy or light
- Warehouse
- Wholesale establishment

14.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with Section 6.4.

14.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

Garage, Mechanical

In accordance with Section 13.

Other Uses

(a) Lot Frontage (Minimum)

Nil

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Lot Area (Minimum)

Private Sanitary Services	4,000 m ²
Municipal Sanitary Sewers	Nil

(c) Front Yard (Minimum)

15 m

(d) Exterior Side Yard (Minimum)

15 m

(e) Rear Yard (Minimum)

11 m

Except that where the rear yard abuts a zone that permits a residential use, the minimum rear yard shall be increased to 15 m.

(f) Interior Side Yard (Minimum)

6 m

Except that where the interior side yard abuts a zone that permits a residential use, the minimum interior side yard shall be increased to 15 m.

(g) Lot Coverage (Maximum)

20%

Except that where served by sanitary sewers, the maximum coverage maybe increased to 50%.

(h) Height of Building (Maximum)

11 m

(i) Open Storage

Not permitted.

(j) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

14.5 SPECIAL PROVISIONS

14.5.1 M1-1 PART OF LOT 16, CONCESSION 7 (NG)

Notwithstanding any provision of this By-law to the contrary, the following shall apply:

Lot Frontage (Minimum)	60 m
Lot Area (Minimum)	8,000 m ²
Rear Yard (Minimum)	15 m

Interior Side Yard (Minimum) 15 m

Further, a mechanical garage shall not be a permitted use.

14.5.2 M1-6 PART OF LOT 11, CONCESSION 6 (G)

Notwithstanding any provision of this By-law to the contrary, the following provisions shall apply:

Minimum number of loading spaces required 1

Minimum number of parking spaces required 17

Required parking spaces may be located in all yards.

14.5.3 M1-7 PART OF LOT 1, CONCESSION 4 (G)

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Machine shop operation for the purpose of manufacturing plastic injection moulds and other metal products.
- Accessory uses, buildings or structures to any permitted use.

14.5.4 M1-8 PART OF LOT 13, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, an autobody garage shall be a permitted non-residential use.

Further, the storage of goods, materials and automobiles associated with a public garage, autobody use shall not be permitted other than in a wholly enclosed building. The open storage or parking of motor vehicles to be rented or leased shall not be permitted within the southerly 40 m of the 'M1-8' zone.

14.5.5 M1-9 PART OF LOTS 1 AND 2, CONCESSION 2 (G)

Notwithstanding any provision of this By-law to the contrary, an accessory single detached dwelling shall be subject to the following:

Front Yard (Minimum) 14 m

Interior Side Yard (Minimum) 9 m

14.5.6 M1-12 PART OF LOT 16, CONCESSION 4 (G)

Notwithstanding any provision of this By-law to the contrary, the open storage of machinery and equipment accessory to a tradesman or contractor's yard shall be permitted provided that:

- Such open storage is not located within 30 m from the easterly limit of the 'M1-12' zone boundary and within 46 m from the north property line (Old Homestead Road). Further, open storage shall not be located within the minimum rear and westerly interior side yard pursuant to the yard requirements for an M1 zone.

14.5.7 M1-14 PART OF LOT 1, CONCESSION 5 (G)

Notwithstanding any provision of this By-law to the contrary, only the following non-residential uses shall be permitted:

- Any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.43
- Commercial use incidental to, and on the same site as, a permitted and established industrial use
- Contractor's or tradesman's yard
- Club, commercial or private
- Dry cleaning plant
- Garage, bus or truck
- Garden centre
- Garage, mechanical
- Hotel
- Motel or motor hotel
- Motor vehicle cleaning establishment
- Motor vehicle sales establishment and/or rental establishment – automobile
- Printing shop
- Retail store, convenience
- Service shop, heavy
- Terminal, bus or truck
- Warehouse
- Accessory uses, buildings or structures to any permitted use

14.5.8 M1-15 PART OF LOT 3, CONCESSION 3 (G)

Notwithstanding any provision of this By-law to the contrary, public storage buildings and an accessory dwelling unit shall be the only permitted uses. Further, the minimum front yard setback shall be 30 m.

14.5.9 M1-18 PART OF LOT 5, CONCESSION 9 (NG)

Notwithstanding any provision of this By-law to the contrary, only the following non-residential uses shall be permitted:

- Any dry industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.43
- A commercial use incidental to, and on the same site as, a permitted and established industrial use

- Dry industrial use (agriculture related)
- Service shop, light
- Warehouse
- Accessory uses, buildings or structures to any permitted use

In addition, a minimum of 25% of any industrial use shall be for agriculture related purposes.

Further, outside product display shall be permitted in accordance with the following:

- A product display area shall only be located in an interior side yard or a rear yard, and
- A product display area shall have a maximum area of 1,500 m².

For the purposes of this By-law, the following definition shall apply:

Use, industrial (agriculture related): means an industrial use as permitted herein, which is related to, or serves the agriculture industry.

For purposes of this By-law, the front lot line shall be deemed that which abuts Civic Centre Road.

**14.5.10 M1-21 PART OF LOT 14, CONCESSION 4 (G);
PART 3, R.P. 65R-9461**

Notwithstanding any provision in this By-law to the contrary, only the following uses shall be permitted:

Residential Uses:

- Single detached dwelling

Non-Residential Uses:

- Contractor or tradesman's shop
- Warehouse
- Wholesale establishment
- Accessory uses, buildings or structures to any permitted uses

Further, the minimum rear yard and minimum easterly interior side yard shall be 200 m and 30 m, respectively.

In addition, the required parking area for a permitted non-residential use shall be subject to a minimum rear yard setback of 200 m, and a minimum easterly interior side yard setback of 30 m.

14.5.11 M1-25 PART OF LOT 13, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, the minimum front yard setback shall be 8 m.

An establishment for the rental and leasing of motor vehicles and trucks shall be a permitted use in addition to those uses set forth therein. The open storage of rental cars and trucks shall be permitted subject to the following provisions:

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Zoning By-law 600 (November 2023)

- Such open storage shall only be permitted in the rear yard area between the projection of the north and south walls of the main building;
- Such open storage is not located within the minimum yards with the exception of the rear yard which may be reduced to 3 m; and,
- Such open storage shall not cover more than 10% of the lot area.

SECTION 15 – GENERAL INDUSTRIAL (M2) ZONE

15.1 PERMITTED RESIDENTIAL USES

- One accessory dwelling for the owner, manager or caretaker of a permitted and established non-residential use

15.2 PERMITTED NON-RESIDENTIAL USES

- All uses permitted in the M1 zone
- Building supply and equipment establishment
- Bulk fuel storage establishment
- Garage, autobody
- Garage, bus or truck
- Manufacturing or industrial establishment, not necessarily conducted and contained within a building, excluding a salvage yard
- Motor vehicle sales establishment – commercial and recreational vehicles
- Terminal, bus or truck
- Truck driving centre
- Welding shop

15.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with Section 6.4.

15.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

Auto Body Garages

In accordance with Section 13 for a mechanical garage.

Other Uses

(a) Lot Frontage (Minimum)

Nil

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Lot Area (Minimum)

4,000 m²

Except if served by sanitary sewers, no minimum lot area required.

(c) Front Yard (Minimum)

15 m

(d) Exterior Side Yard (Minimum)

15 m

(e) Rear Yard (Minimum)

11 m

Except that where the rear yard abuts a zone permitting a residential use, the minimum rear yard shall be increased to 15 m.

(f) Interior Side Yard (Minimum)

6 m

Except that where the rear yard abuts a zone permitting a residential use, the minimum side yard shall be increased to 15 m.

(g) Lot Coverage (Maximum)

20%

(h) Height of Building (Maximum)

11 m

(i) Gatehouse

Notwithstanding the yard and setback provisions of this By-law, a gatehouse shall be permitted in a front yard or exterior side yard a minimum of 1.5 m from any lot line.

(j) Open Storage

Open storage of goods, materials and vehicles shall be permitted in the M2 zone, subject to the following provisions:

- Such open storage is a permitted use or accessory to the use of the main building on the lot;
- Such open storage is not located within the minimum yards; and,
- Such open storage does not cover more than 30% of the lot area.

(k) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

15.5 SPECIAL PROVISIONS

15.5.1 M2-2 PARTS OF LOTS 1 & 2, CONCESSION 8 (NG)

Notwithstanding any provision of this By-law to the contrary, a recycling establishment limited to construction materials shall be a permitted use.

15.5.2 M2-3 PART OF PART 1, DEPOSITED PLAN 65R-3100

In the area designated 'M2-3' in Schedule 'A' hereto, the open storage of motor vehicles shall not be permitted closer to the front lot line than a line created by the projection of the rear wall of the existing steel clad building shown in Schedule 'C-15' hereto, and further, any such storage shall not be permitted unless completely screened from view from the adjacent streets by a fence, wall or trees.

15.5.3 M2-9 PART OF LOTS 2 & 3, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, the only permitted residential use shall be a single detached dwelling.

The following are the only permitted non-residential uses:

- Motor vehicle sales establishment
- Contractor's or tradesman's yard
- Warehouse
- Building supply and equipment establishment
- Accessory uses, buildings or structures to any permitted use

Further, a smelter, smelter related uses or bulk fuel storage establishment shall not be permitted.

15.5.4 M2-10 PART OF LOT 1, CONCESSION 5 (G); PART 3, PLAN 65R-1719; 2 ELLISVIEW ROAD

Notwithstanding any provision of this By-law to the contrary, the following provisions shall apply:

- a) The only permitted non-residential uses shall be:
- Manufacturing or industrial establishment for the purpose of woodchip, mulch, and animal bedding production; and,
 - Accessory buildings, structures and uses.

For the purpose of this provision, a trailer may be used as an office for the sale of the manufactured goods and materials, associated with the use.

For the purpose of this provision, the open storage of goods, materials, and vehicles shall only be permitted in the locations shown on Schedule 'C-16.'

**15.5.5 M2-11 PART OF LOT 15, CONCESSION 9 (NG);
4440 BASELINE ROAD**

Notwithstanding any provision of this By-law to the contrary, a batching plant shall be a permitted use. The location of the existing batching plant, accessory buildings/structures, weigh scale and concrete bays, shall be permitted as illustrated on Schedule 'C-12'.

Further, the following regulations shall apply to new buildings or structures and the expansion of existing buildings or structures:

Front Yard (Minimum): 15 m

Town of Georgina
Zoning By-law 600 (November 2023)

Rear Yard (Minimum):	15 m
Interior Side Yard (Minimum):	15 m
Lot Coverage (Maximum):	N/A
Height (Maximum):	N/A
Planting Strip (Minimum):	5 m wide along any portion of a lot line which abuts lands zoned R or RU-C

Until such time as Site Plan Control approval is obtained for the construction of new buildings or structures or the expansion of existing buildings or structures in accordance with Section 41 of the Planning Act, the accessory open storage of leftover concrete material shall only be permitted in the 20 m by 11 m area identified on Schedule 'C-12'. The maximum height of the leftover concrete material shall be 3 m.

Once Site Plan Control approval is obtained, new accessory open storage for leftover concrete material will be subject to the provisions as noted below without the need for further amendments to this By-law.

The following regulations shall apply to new accessory open storage, buildings, and structures:

Front Yard (Minimum):	10 m
Rear Yard (Minimum):	10 m
Interior Side Yard (Minimum):	10 m
Lot Coverage (Maximum):	N/A
Height (Maximum):	N/A

For the purpose of the provisions contained herein, the term 'existing' means existing as of May 19, 2021 and the term 'new' means constructed after May 19, 2021.

SECTION 16 – EXTRACTIVE INDUSTRIAL (M3) ZONE

16.1 PERMITTED RESIDENTIAL USES

- Prohibited

16.2 PERMITTED NON-RESIDENTIAL USES

- Aggregate crushing establishment
- Aggregate recycling establishment
- Aggregate screening establishment
- Aggregate washing establishment
- Asphalt plant
- Batching plant
- Manufacture of concrete products
- Pit
- Quarry

16.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Not applicable.

16.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

Nil

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Building, Structure or Product Stockpile Setback

No building, structure or product stockpile shall be located closer than 30 m to any boundary of the property upon which it is sited except that where the lands adjoining the said property or the opposite side of the street at the time the Ministry of Natural Resources and Forestry issues the pit license are zoned R, the setback shall be increased to provide a minimum distance of 90 m from such R zone.

(c) Pit or Quarry Excavation Setbacks

No pit or quarry excavation shall be closer than 30 m to a street and 15 m to a rear or side lot line, except where the abutting property is zoned M3 in which case the setback may be reduced to nil.

(d) Planting Strips

Notwithstanding any other requirements of this By-law, a planting strip 15 m in width shall be provided adjacent to the boundaries of an M3 zone and shall be used for no other purpose than a buffer of trees, unbroken except for entrances and exits, or a seeded earthen berm and trees.

(e) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowances and all Other General Provisions

In accordance with Section 5.

16.5 SPECIAL PROVISIONS

SECTION 17 – STORAGE INDUSTRIAL (M4) ZONE

17.1 PERMITTED RESIDENTIAL USES

- Prohibited

17.2 PERMITTED NON-RESIDENTIAL USES

- Recycling facility, motor vehicles
- Storage depot

17.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Not applicable.

17.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

30 m

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Front Yard (Minimum)

60 m

Including the fence mentioned in Section 17.4 (f).

(c) Exterior Side Yard (Minimum)

60 m

Including the fence mentioned in Section 17.4 (f).

(d) Rear Yard (Minimum)

9 m

(e) Interior Side Yard (Minimum)

60 m

(f) Open Storage or Processing of Motor Vehicles as part of Recycling Facility – Motor Vehicles

No storage or processing of salvage shall be permitted unless:

- It is enclosed on all sides by a fence or wall that is not less than 3 m in height and constructed of permanent opaque materials;
- Any area located between the fence mentioned above, and the lot lines, or limit of the zone is used for no other purpose than landscaping; and,
- The motor vehicle storage or processing is completely screened from view of the adjacent streets by the fence or wall mentioned above, or trees.

For the purpose of this subsection, a fence or wall shall not be considered a building or structure.

(g) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

17.5 SPECIAL PROVISIONS

17.5.1 M4-2 PART OF LOT 18, CONCESSION 3 (G)

Notwithstanding any provision of this By-law to the contrary, a motor vehicle recycling facility and storage depot shall be permitted within an existing building.

Further, the existing single detached dwelling shall be permitted as an accessory use to the permitted non-residential use. The yard setback requirements for the said single detached dwelling shall be in accordance with the provisions of Section 6.1.

17.5.2 M4-5 PART OF LOT 3, CONCESSION 6 (NG)

Notwithstanding any provision of this By-law to the contrary, a recycling facility and public garage, mechanical shall be permitted.

17.5.3 M4-6 PART OF LOTS 2 & 3, CONCESSION 4 (NG)

Notwithstanding any provision of this By-law to the contrary, the following are the only permitted non-residential uses:

- Recycling facility, motor vehicles
- Accessory uses, buildings or structures to any permitted use

Further, a smelter, smelter related uses or bulk fuel storage establishment shall not be permitted.

17.5.4 M4-7 PART OF LOT 3, CONCESSION 6 (NG)

Notwithstanding any provision of this By-law to the contrary, only the following uses shall be permitted:

- Recycling facility
- Storage depot
- Compost facility and accessory buildings, structures, and uses thereto

Further, notwithstanding any provision of this By-law to the contrary, the recycling and storage of soil and compost material will be permitted.

The main processing building(s), concrete curing pads(s) and water recycling storage pond(s) shall be setback a minimum of 100 m from any property line.

Further, for purposes of this By-law, the following definitions shall apply to the lands zoned M4-7:

‘Composting’ shall mean “a two phase aerobic biological process to be conducted under controlled, engineered conditions designed to decompose and stabilize the organic fraction of solid waste, excluding sewage sludge. Phase One involves the inactivation of all pathogens within the waste. Phase Two involves the further curing of the ‘pathogen free’ material. Simple exposure

of solid organic waste under non-engineered conditions resulting in uncontrolled decay is not considered to be composting and will not be permitted.”

‘Compost’ shall mean “the material produced by an aerobic composting process, which can be used as soil amendment, or for other similar uses.”

‘Compost facility’ shall mean “a facility consisting of a building(s), a curing pad(s), a water recycling storage pond(s), a screening area, a stockpile area and a storm water management pond, to be used for composting and preparing compost for sale. Phase one of the composting process shall only be permitted within a fully enclosed building. Phase two of the composting process shall only be permitted on an impermeable concrete pad, which may be located outdoors.”

SECTION 18 – DISPOSAL INDUSTRIAL (M5) ZONE

18.1 PERMITTED RESIDENTIAL USES

- Prohibited

18.2 PERMITTED NON-RESIDENTIAL USES

- Recycling facility
- Sewage treatment facility
- Waste disposal site

18.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Not applicable.

18.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Yards (Minimum)

30 m

(b) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

18.5 SPECIAL PROVISIONS

SECTION 19 – AIRFIELD (A) ZONE

19.1 PERMITTED RESIDENTIAL USES

- One single detached dwelling

19.2 PERMITTED NON-RESIDENTIAL USES

- Aerodrome (private)
- Airport
- Club, private
- Day care, private home
- Home occupation

19.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with Section 6.1.

19.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

180 m

(b) Lot Area (Minimum)

20 ha

(c) Yards (Minimum)

60 m

(d) Aerodrome

No person shall use any land or erect, alter or use any building or structure for the purpose of an aerodrome as defined in this By-law, except in accordance with the following provisions:

- No lot having less area than 20 ha shall be used for a private aerodrome;
- No person shall maintain or store more than two aircraft on any lot;
- One accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be located not less than 3 m from any building used for residential purposes;
- No runway, hangar, or parking/storage of aircraft shall be located closer than 180 m to any residential dwelling located on an adjacent lot, nor 100 m to any lot line; and,
- No person shall use any land or erect, alter or use any building or structure for the purposes of facilitating or permitting the arrival, departure, movement, servicing, or storage of ultra-light aircraft.

(e) Airport

In accordance with the provisions for an aerodrome.

(f) Exceptions to Non-Residential Provisions

Notwithstanding Sections 19.4(a), (b), and (c) a home occupation and private home day care shall be subject to the same lot area, lot frontage and yard provisions as the single detached dwelling in which the use is located.

(g) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

19.5 SPECIAL PROVISIONS

SECTION 20 – OPEN SPACE (OS) ZONE

20.1 PERMITTED RESIDENTIAL USES

- Prohibited

20.2 PERMITTED NON-RESIDENTIAL USES

- Conservation use
- Existing cemetery
- Golf course
- Park
- Refreshment booth

20.3 ZONE REQUIREMENTS – RESIDENTIAL USES

Not applicable

20.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

Nil

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Yards (Minimum)

9 m

Except that in the case of a lot fronting on or flanking Highway 48, the minimum front yard and exterior side yard shall be 14 m.

(c) Lot Coverage (Maximum)

20%

(d) Height of Building (Maximum)

11 m

(e) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

20.5 SPECIAL PROVISIONS

SECTION 21 – INSTITUTIONAL (I) ZONE

21.1 PERMITTED RESIDENTIAL USES

- One accessory dwelling or dwelling unit for the owner, manager or caretaker of a permitted and established non-residential use

21.2 PERMITTED NON-RESIDENTIAL USES

- Auditorium
- Church
- Clinic, health care
- Club, private
- Day care, private home
- Day nursery
- Existing cemetery
- Hospital, private or public
- Nursing home
- School, private or commercial
- School, public

21.3 ZONE REQUIREMENTS – RESIDENTIAL USES

In accordance with Section 21.4.

21.4 ZONE REQUIREMENTS – NON-RESIDENTIAL USES

(a) Lot Frontage (Minimum)

Nursing Home 45 m

Except that where served by municipal sanitary sewers, the minimum lot frontage shall be 30 m

Other Uses 30 m

Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 m.

(b) Lot Area (Minimum)

Private Sewage Disposal System

All Uses 4,000 m²

Plus an area of 280 m² for the first eight beds and for each additional bed thereafter, in a nursing home.

Municipal Sanitary Sewers

Nursing Home 900 m²

Plus an area of 95 m² for the first eight beds and for each additional bed.

Other Uses 1,800 m²

(c) Front Yard (Minimum)

15 m

Except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 m.

(d) Exterior Side Yard (Minimum)

11 m

Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 14 m.

(e) Rear Yard (Minimum)

12 m

Except that where the rear yard abuts a zone that permits a residential use, the minimum rear yard shall be 15 m.

(f) Interior Side Yard (Minimum)

5 m

Except that where the interior side yard abuts a zone that permits a residential use, the minimum interior side yard shall be 8 m.

(g) Dwelling Unit Area (Minimum)

18 m²

(h) Lot Coverage (Maximum)

35%

(i) Height of Building (Maximum)

12 m

(j) Walls Containing Habitable Room Windows – Nursing Home

Walls containing habitable room windows and facing each other shall be a minimum distance apart of 15 m.

For the purpose of this subsection, walls with an angle of divergence of greater than 85 degrees are deemed not to face each other.

(k) Number of Buildings per Lot

Limited only by the other provisions of this Section.

(l) Landscaped Open Space (Minimum)

School, Public	Nil
Other Uses	35%

(m) Open Storage

The storage of goods or material shall only be permitted in a wholly enclosed building.

(n) Accessory Uses, Buildings or Structures, Parking, Planned Width of Street Allowance and all Other General Provisions

In accordance with Section 5.

21.5 SPECIAL PROVISIONS

SECTION 22 – ADMINISTRATION

22.1 ADMINISTRATOR

This By-law shall be administered by the By-law Enforcement Officer.

22.2 REMEDIES

In case any building or structure is to be erected, altered, reconstructed, extended or part thereof is to be used, or if any lot is to be used in contravention of any requirements of this By-law, such contravention may be restrained by action at the instance of any ratepayer or of the Town, pursuant to the provisions of the Planning Act or the Municipal Act in that behalf.

22.3 VALIDITY

If any section, clause or provision of this By-law, including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

22.4 PENALTY

Every person who contravenes any provision or part of this By-law, upon conviction is guilty of an offence and is liable to a fine as prescribed pursuant to the Planning Act.

22.5 TRANSITION

A building permit submitted prior to the passage of this By-law may be reviewed and a permit issued in conformity with the existing provisions of Zoning By-law 500 for a period of one year from the date of passage of this By-law.

22.6 OFFICIAL PLAN AMENDMENT NO. 148

Section 6.2 of this By-law as it relates to permitting two additional dwelling units on a lot that contains a single detached dwelling, shall only take effect at such time as Official Plan Amendment No. 148 has come into force and effect.

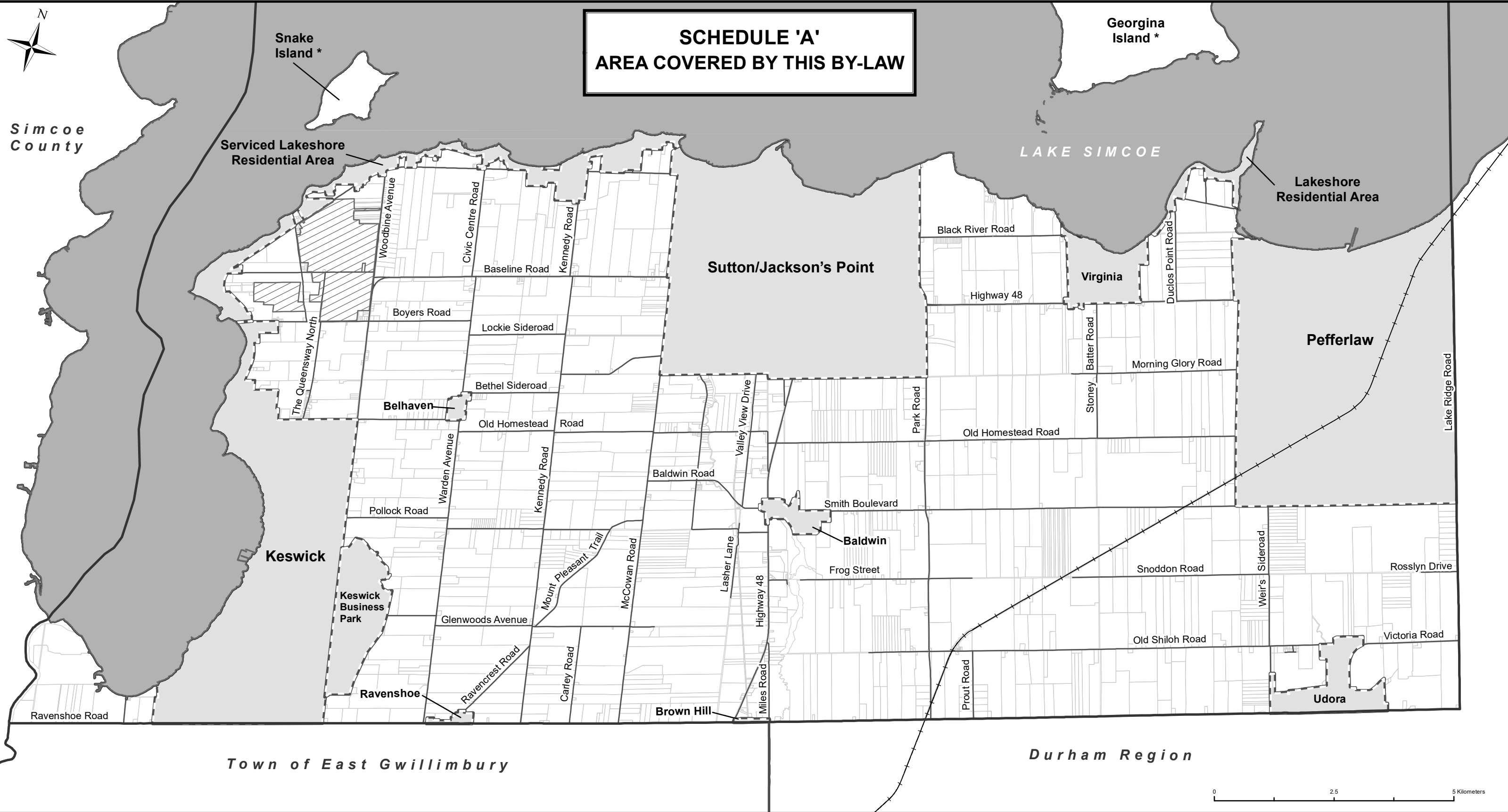
READ and enacted this 15th day of November, 2023.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

SCHEDULE 'A'

AREA COVERED BY THIS BY-LAW



**SCHEDULE 'A'
AREA COVERED BY THIS BY-LAW**

LEGEND

- Lake Simcoe
- Lands Subject to Minister's Zoning Order (O. Reg. 251/22)
- Lands Subject to Zoning By-Law 500
- Lands Subject to Countryside Zoning By-law
- Roads
- Railway
- Municipal Boundary

* Chippewas of Georgina Island First Nation.
Lands not subject to Town of Georgina Zoning By-laws.



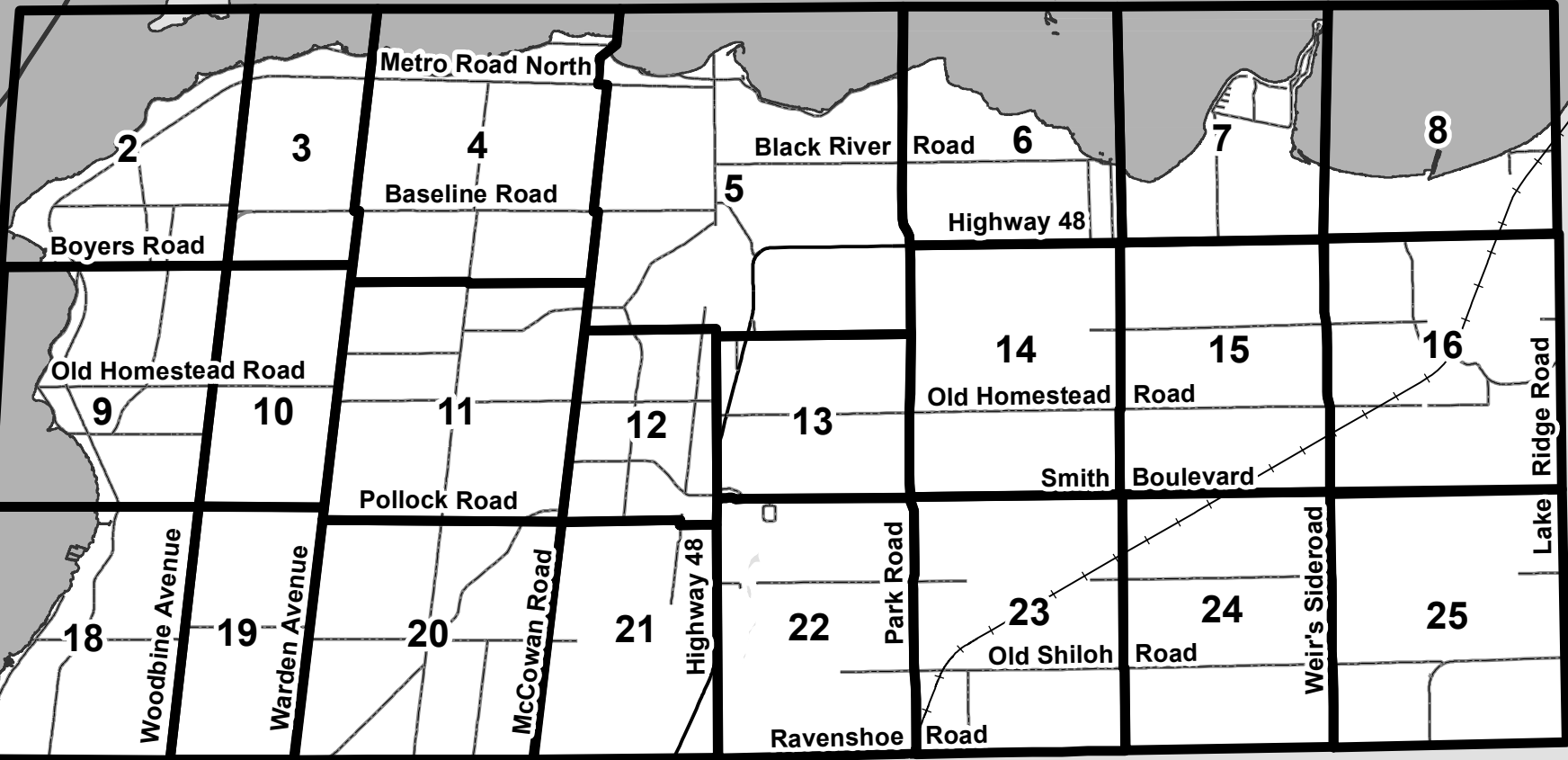
Town of Georgina
Countryside Zoning By-law
Map Scale = 1:75,000
Revised: Oct. 06. 2023



SCHEDULE 'B1'
INDEX MAP FOR ZONING SCHEDULES

Simcoe County

LAKE SIMCOE



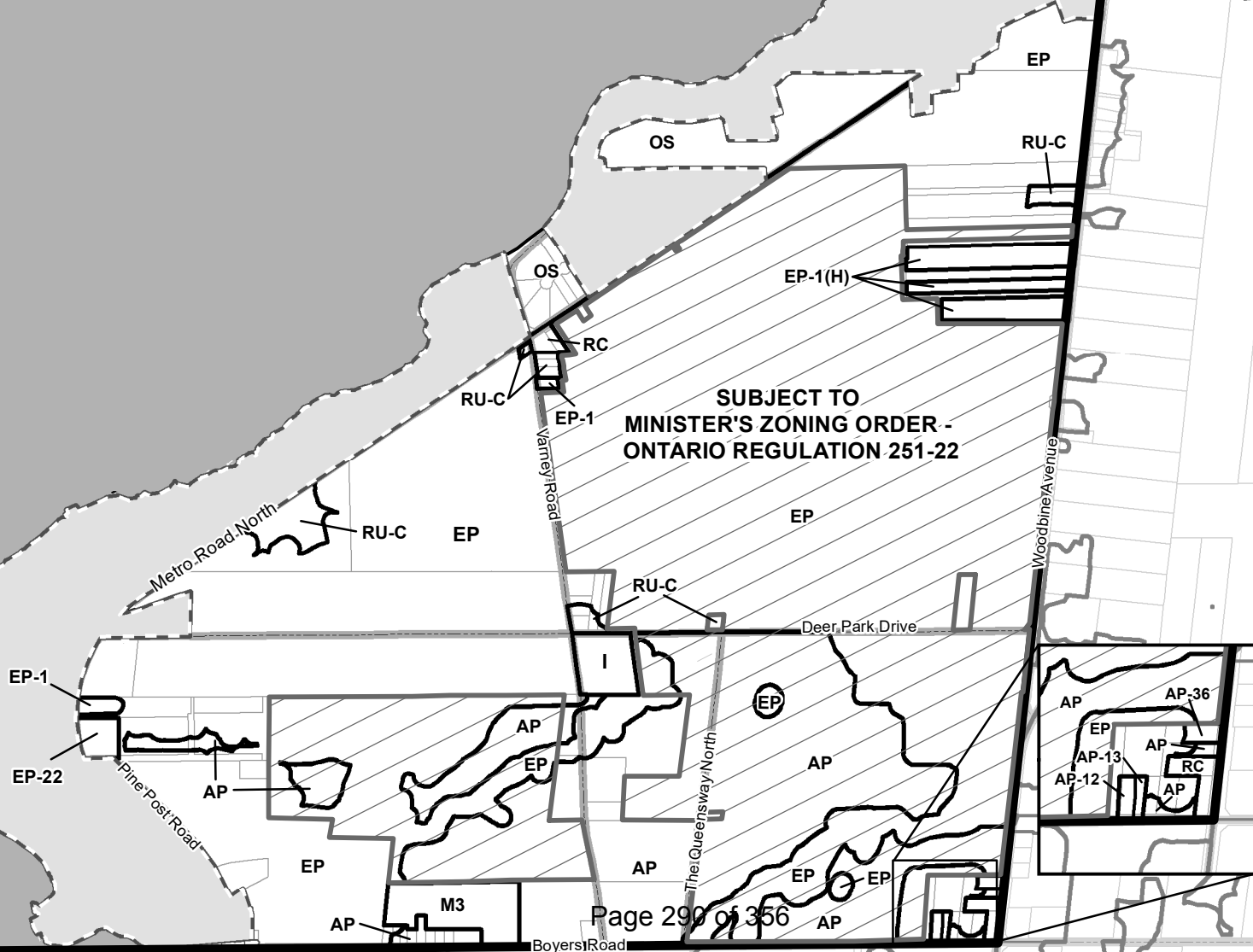
Town of East Gwillimbury

Region of Durham



LAKE SIMCOE

**SUBJECT TO
MINISTER'S ZONING ORDER -
ONTARIO REGULATION 251-22**







SCHEDULE 'B2'

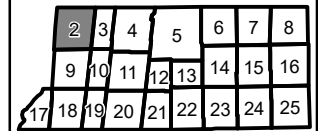
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- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
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- RURAL COMMERCIAL (RC)
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- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

-  Lands Subject to Zoning By-Law 500
-  Lands Subject to Minister's Zoning Order
-  Parcel Fabric
-  Roads

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Countryside Zoning By-law
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SCHEDULE 'B3'

ZONE CATEGORIES

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- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

- Lands Subject to Zoning By-Law 500
- Parcel Fabric
- Roads

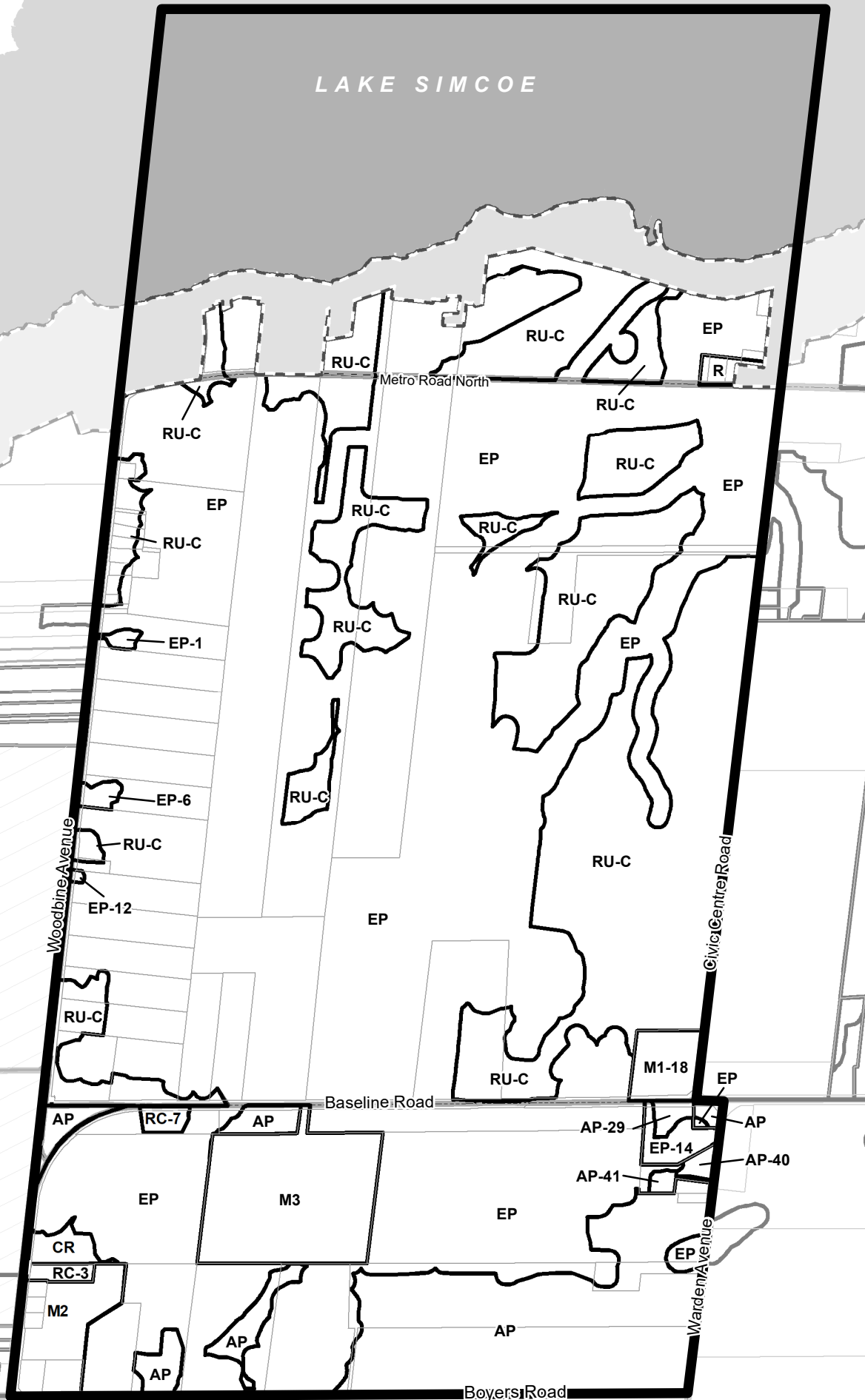
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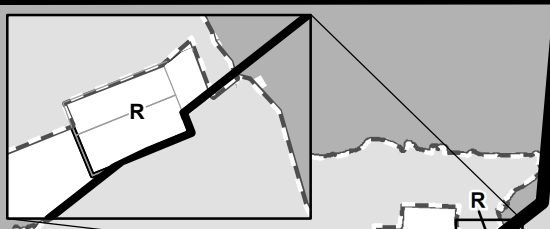
Town of Georgina
Countryside Zoning By-Law
Revised: Nov. 06. 2023

0 250 500 Meters





LAKE SIMCOE



SCHEDULE 'B4'

ZONE CATEGORIES

- RESIDENTIAL (R)
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BASE MAP

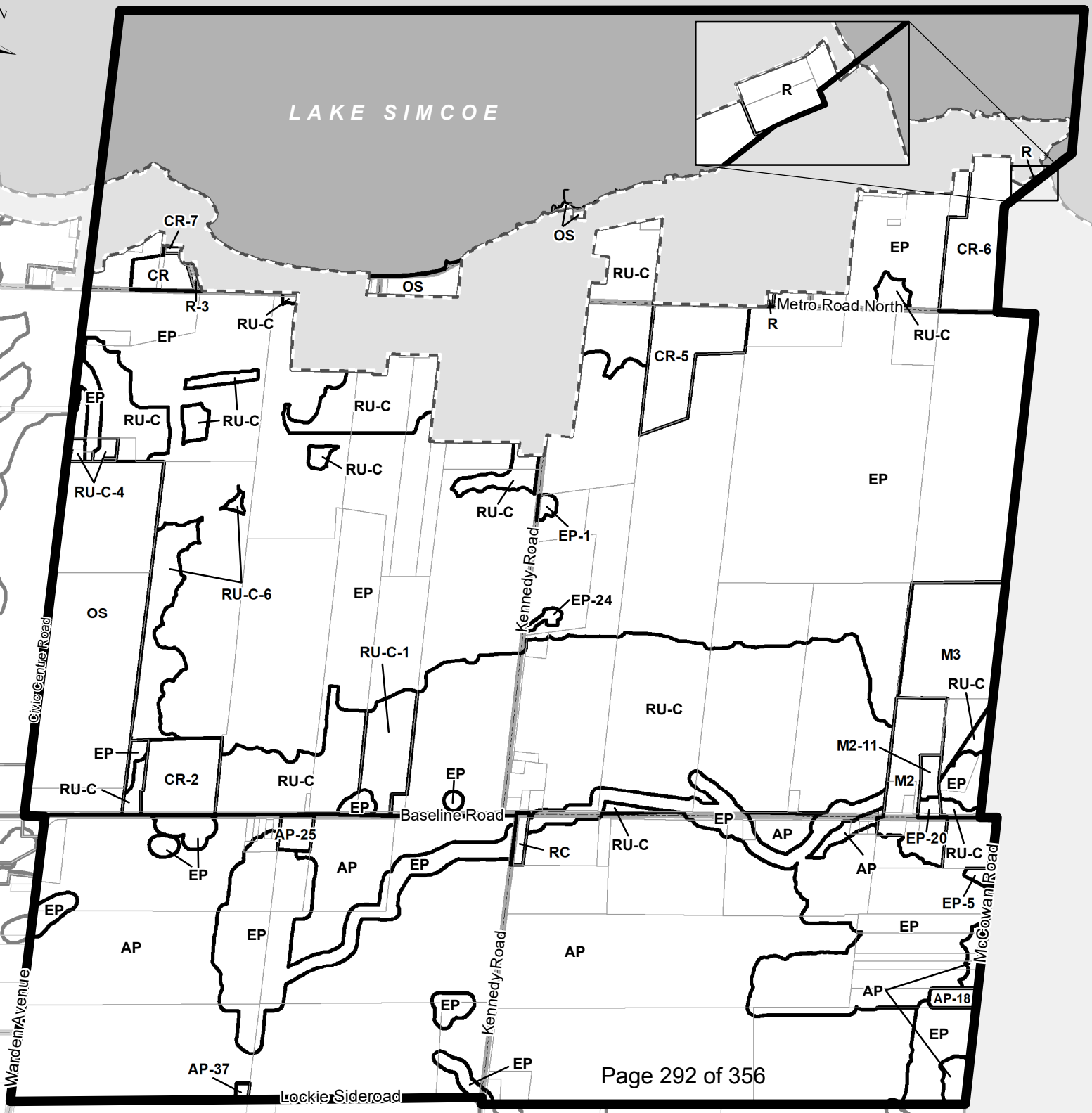
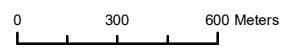
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SCHEDULE 'B5'

ZONE CATEGORIES

- RESIDENTIAL (R)
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LAKE SIMCOE

REFER TO ZONING BY-LAW 500

McCowan Road

Patik Road



SCHEDULE 'B6'

ZONE CATEGORIES

- RESIDENTIAL (R)
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BASE MAP

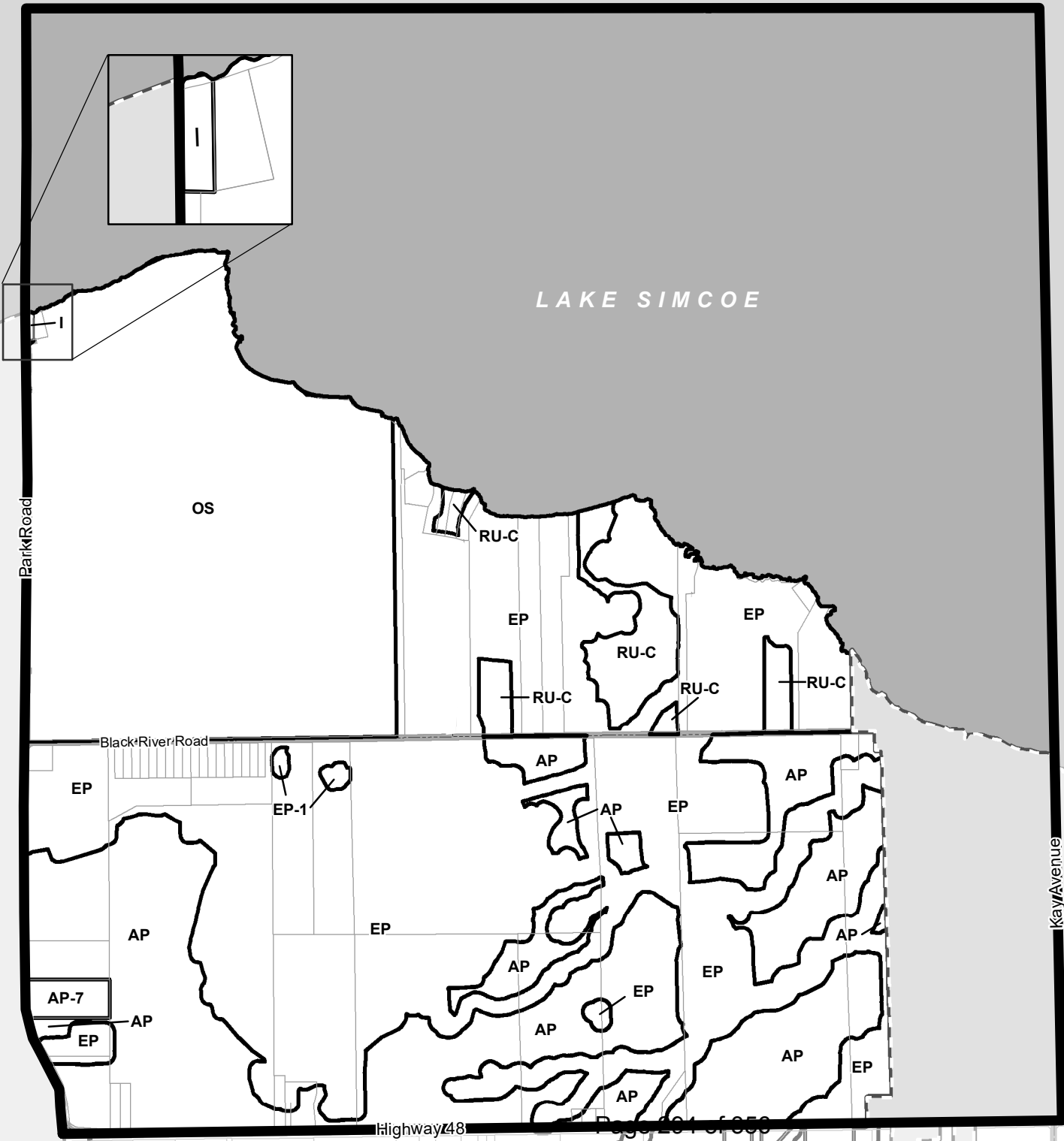
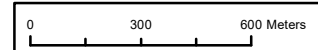
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LAKE SIMCOE

Park Road

Black River Road

Kay Avenue

Highway 48



LAKE SIMCOE

Kay Avenue

Duclos Point Road

Moore's Beach Road

RU-C

EP

RU-C

EP

RU-C

RU-C

CR

RU-C

EP

RU-C




EP

SCHEDULE 'B7'

ZONE CATEGORIES

- RESIDENTIAL (R)
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SCHEDULE 'B8'

ZONE CATEGORIES

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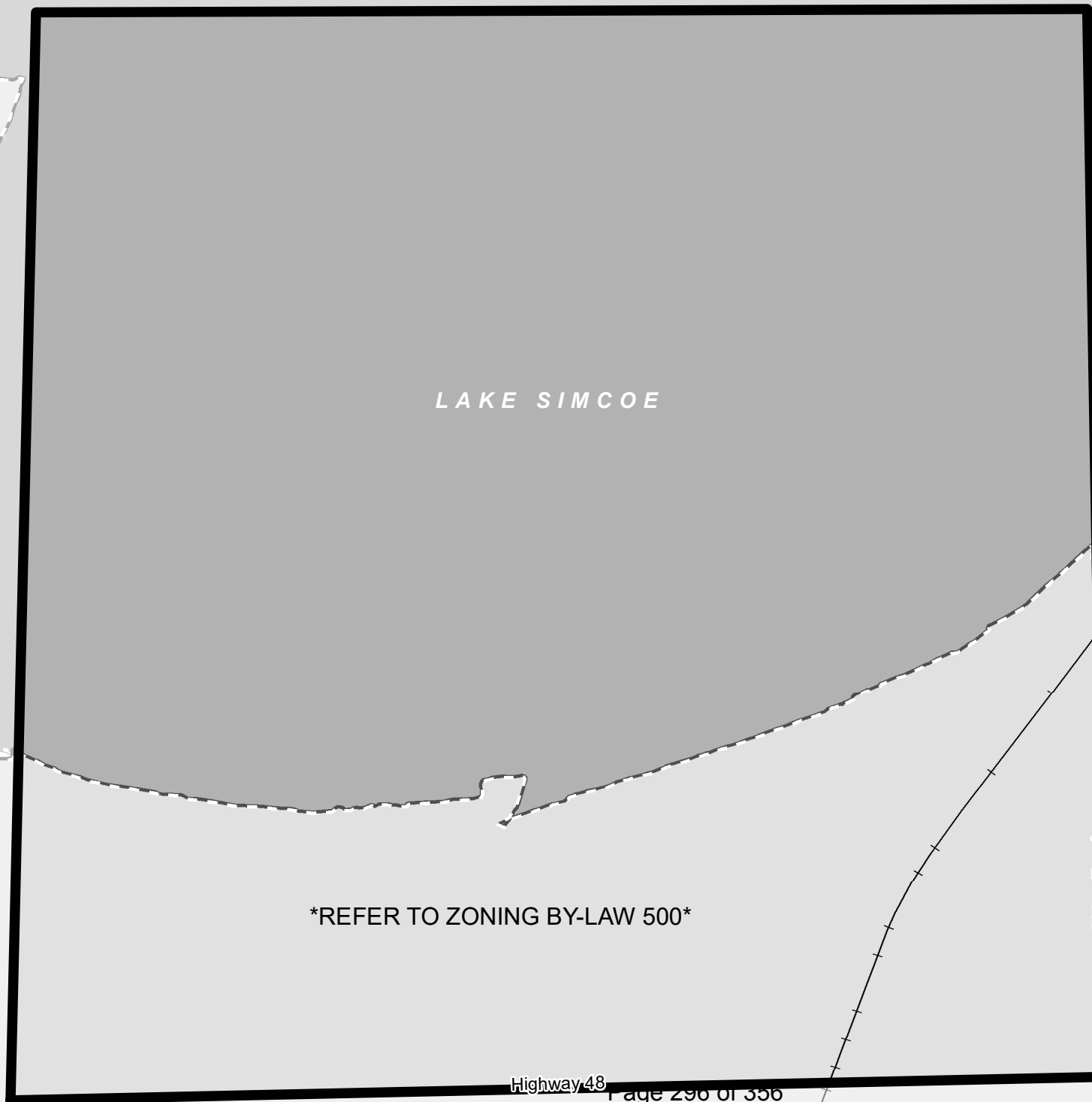
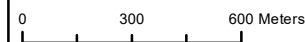
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LAKE SIMCOE

Township of Brock

Lakeridge Road

REFER TO ZONING BY-LAW 500



Boyers Road

R

AP

AP

Metro Road North

EP

EP

EP

R

CR

EP

EP

EP

AP-11

EP-17

EP-16

EP

R

AP

EP

EP

EP

EP

R

Old Homestead Road

Woodbine Avenue

LAKE SIMCOE

Morton Avenue

Pollock Road

SCHEDULE 'B9'

ZONE CATEGORIES

- RESIDENTIAL (R)
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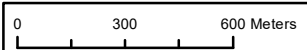
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SCHEDULE 'B10'

ZONE CATEGORIES

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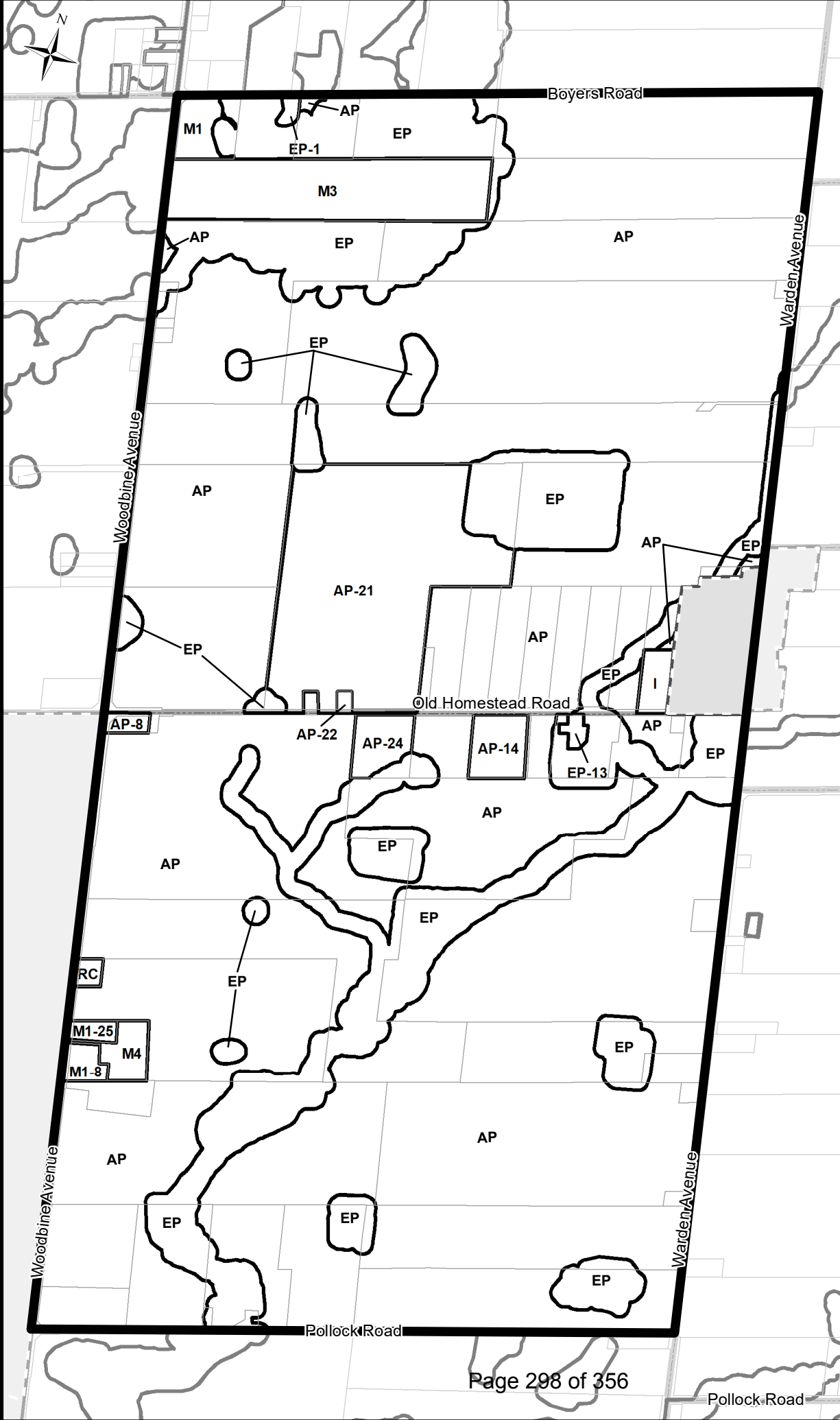
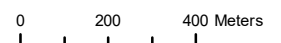
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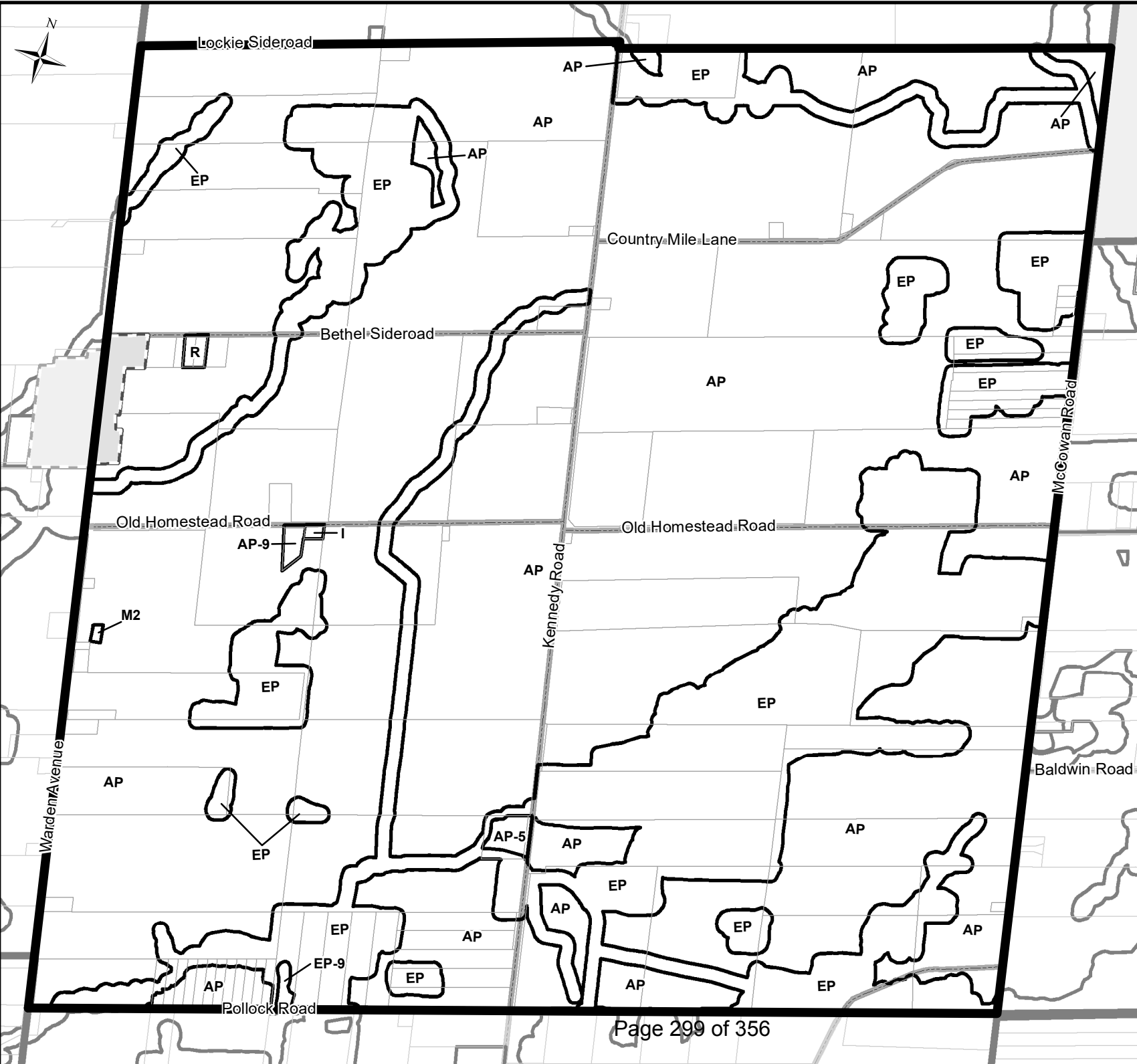
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SCHEDULE 'B11'

ZONE CATEGORIES

- RESIDENTIAL (R)
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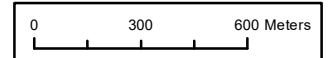
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SCHEDULE 'B12'

ZONE CATEGORIES

- RESIDENTIAL (R)
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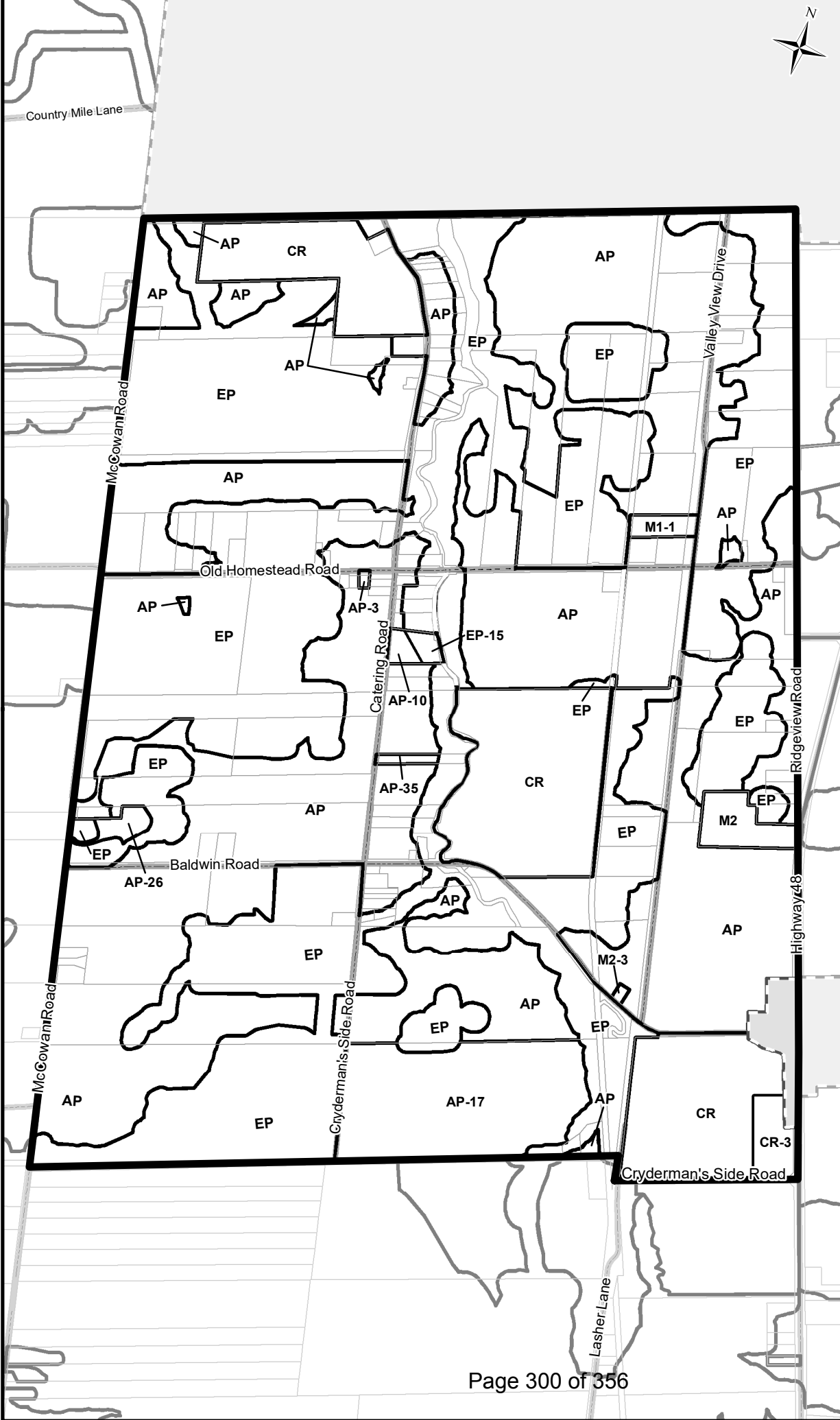
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0 250 500 Meters






SCHEDULE 'B13'

ZONE CATEGORIES

- RESIDENTIAL (R)
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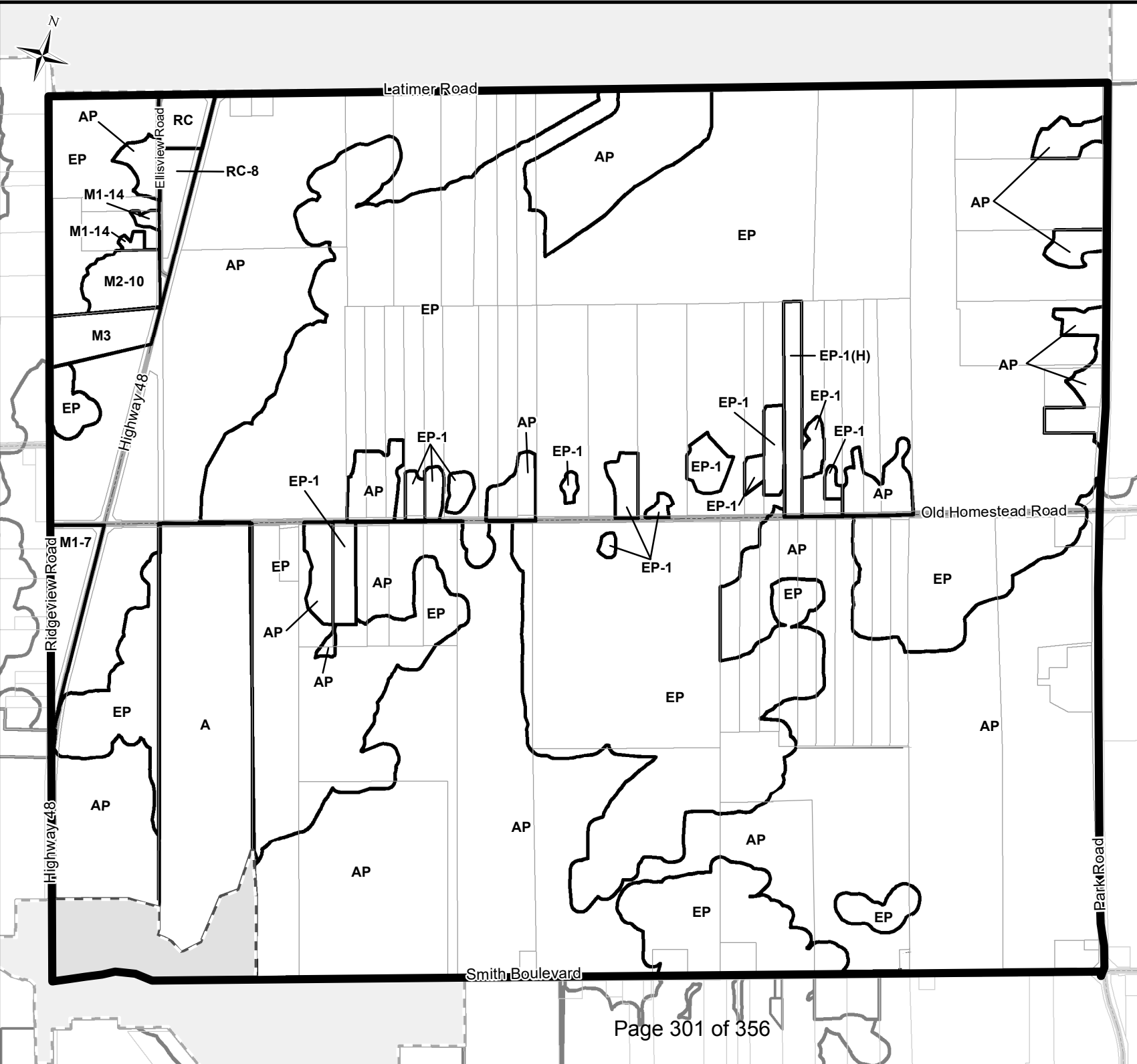
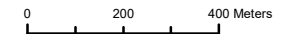
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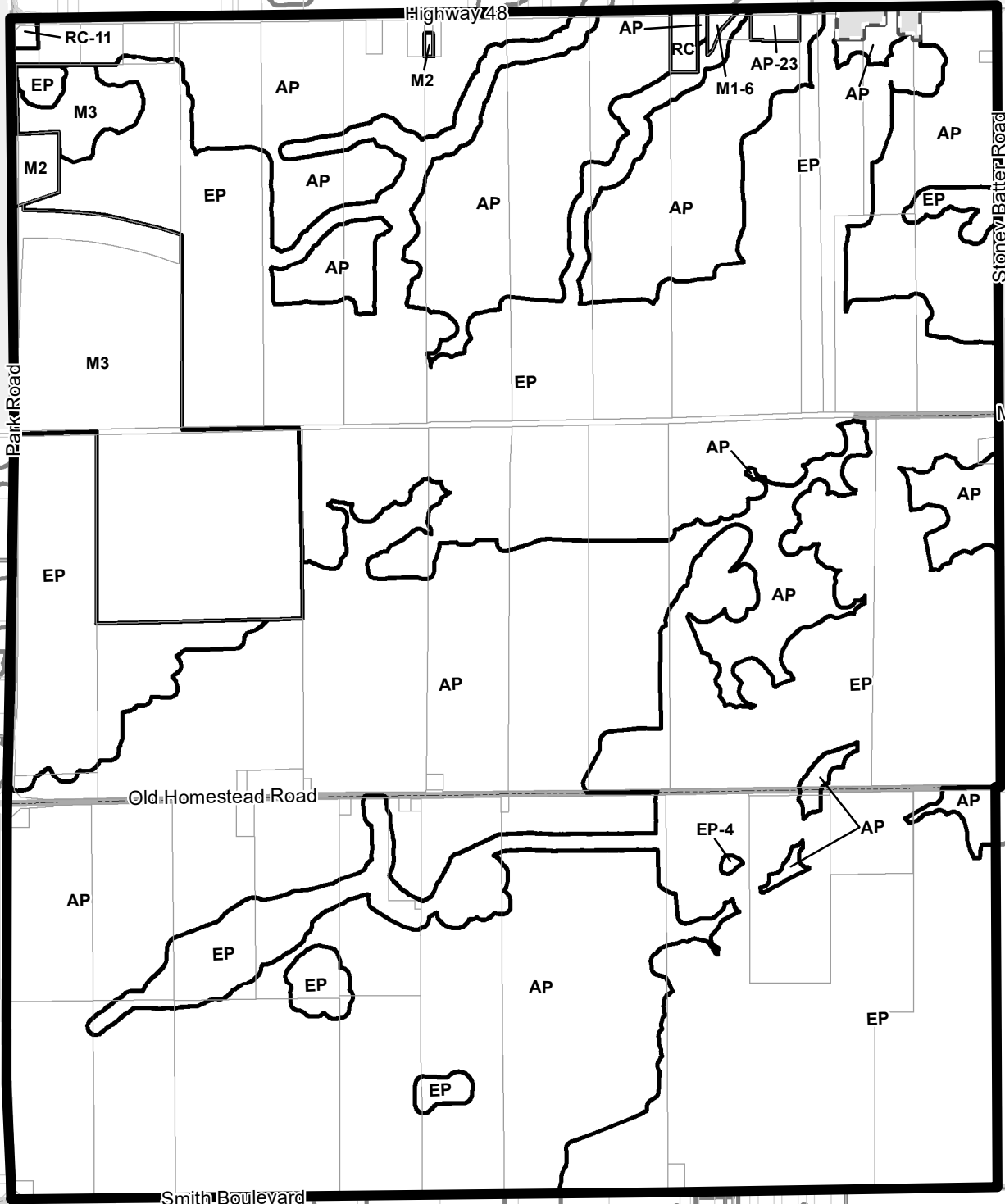
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SCHEDULE 'B14'

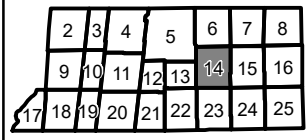
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- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

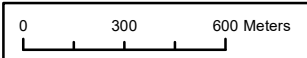
BASE MAP

-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads

Index Map



Town of Georgina
 Countryside Zoning By-Law
 Revised: Nov, 06, 2023







SCHEDULE 'B15'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

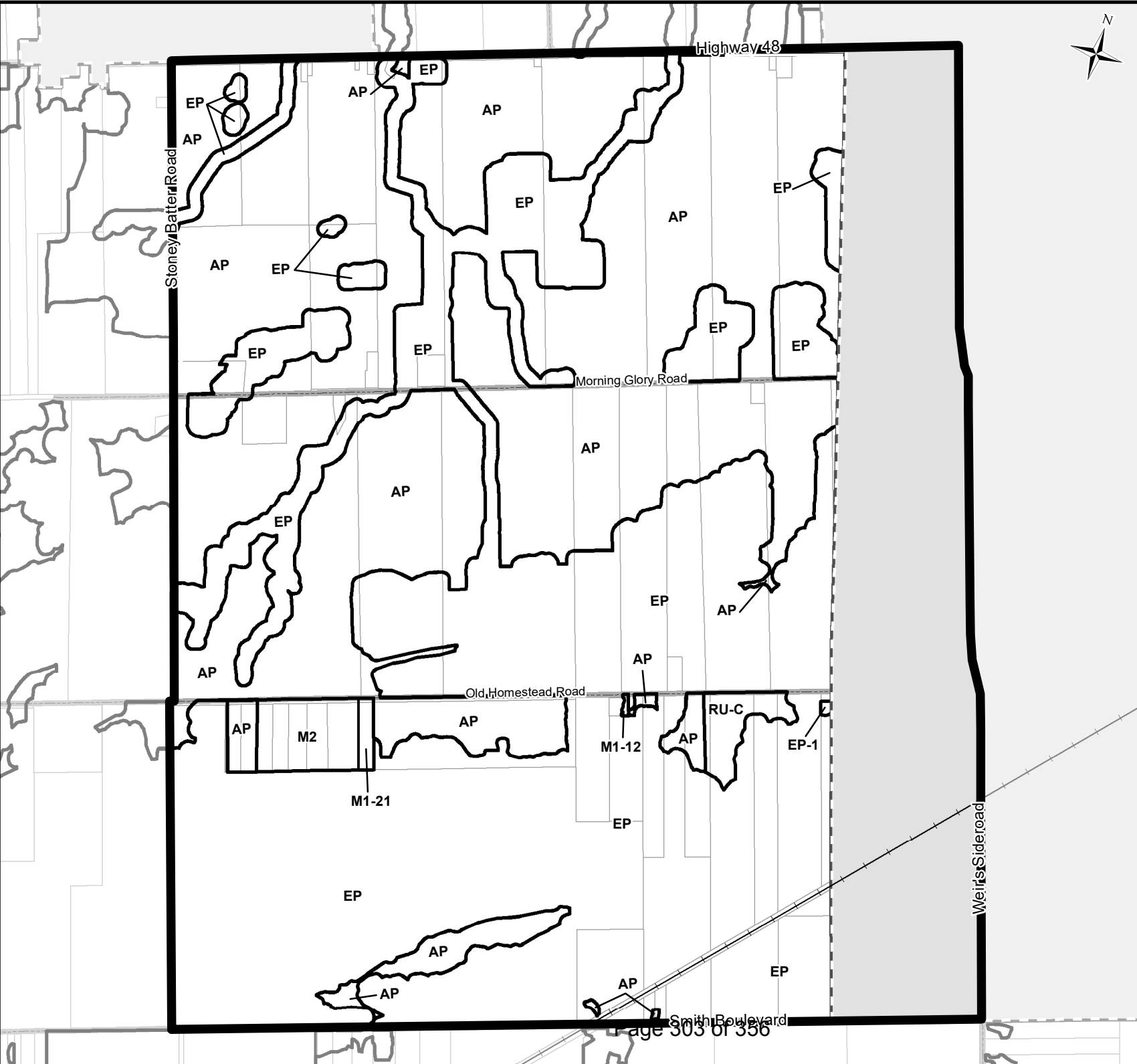
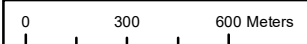
-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Railway

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Town of Georgina
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Highway 48

SCHEDULE 'B16'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

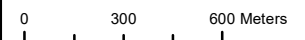
-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Railway

Index Map

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Town of Georgina
 Countryside Zoning By-Law
 Revised: Sept, 26, 2023



Weirs Sideroad

Lake Ridge Road

Township of Brock

REFER TO ZONING BY-LAW 500

Smith Boulevard



Town of Innisfil

*Town of Bradford-
West Gwillimbury*

LAKE SIMCOE

EP

AP

EP

EP

AP-33

AP

Canal Street





Ravenshoei Road

SCHEDULE 'B17'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Municipal Boundary

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Town of Georgina
Countryside Zoning By-Law
Revised: Sept. 26, 2023





LAKE SIMCOE

Morton Avenue

Pollock Road

Woodbine Avenue

Canal Street

Ravenshoe Road





REFER TO ZONING BY-LAW 500

SCHEDULE 'B18'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

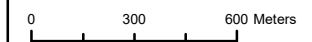
-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Municipal Boundary

Index Map

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Town of Georgina
 Countryside Zoning By-Law
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SCHEDULE 'B19'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

- Lands Subject to Zoning By-Law 500
- Parcel Fabric
- Roads
- Municipal Boundary

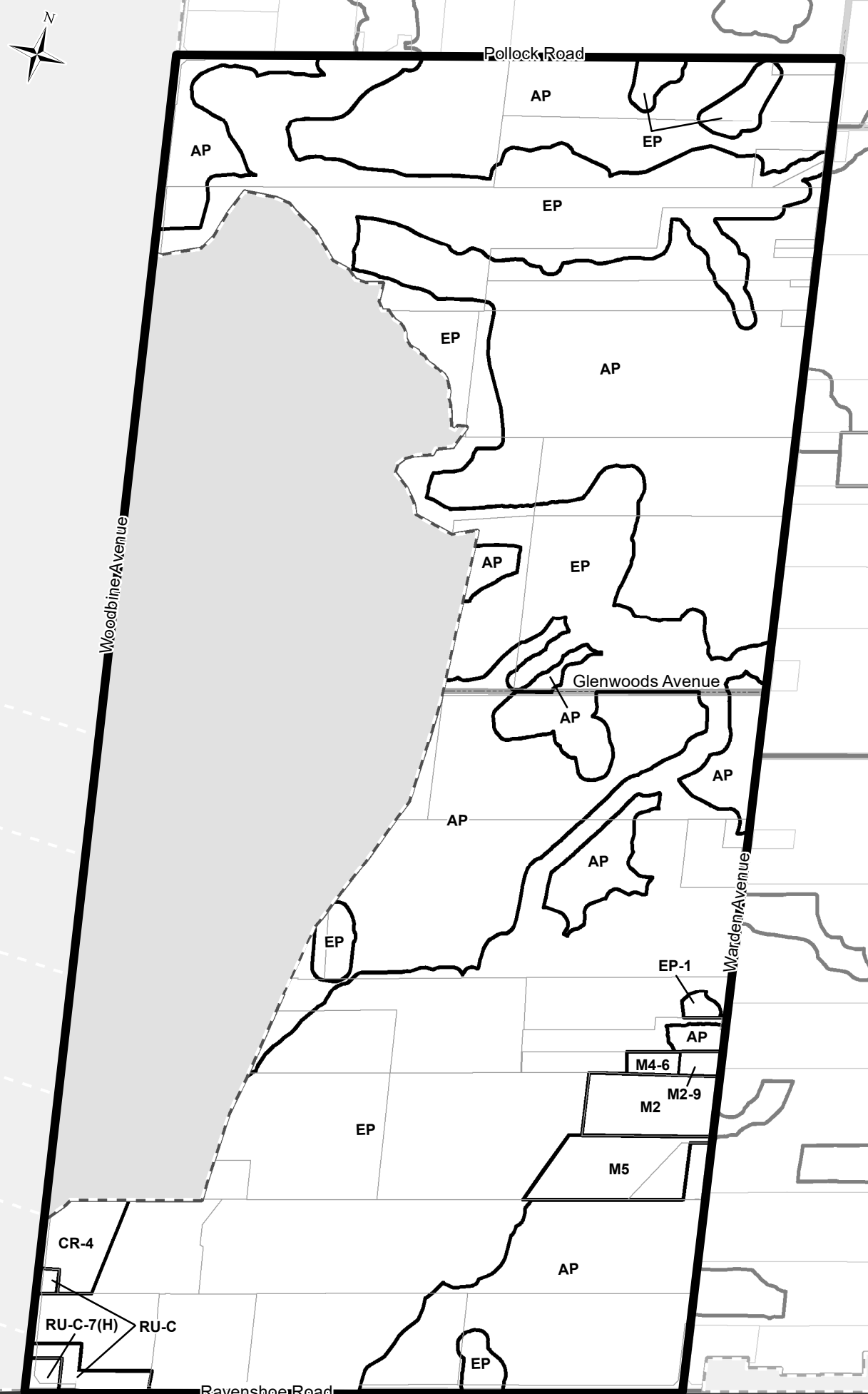
Index Map

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Town of Georgina
 Countryside Zoning By-Law
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0 250 500 Meters







SCHEDULE 'B20'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

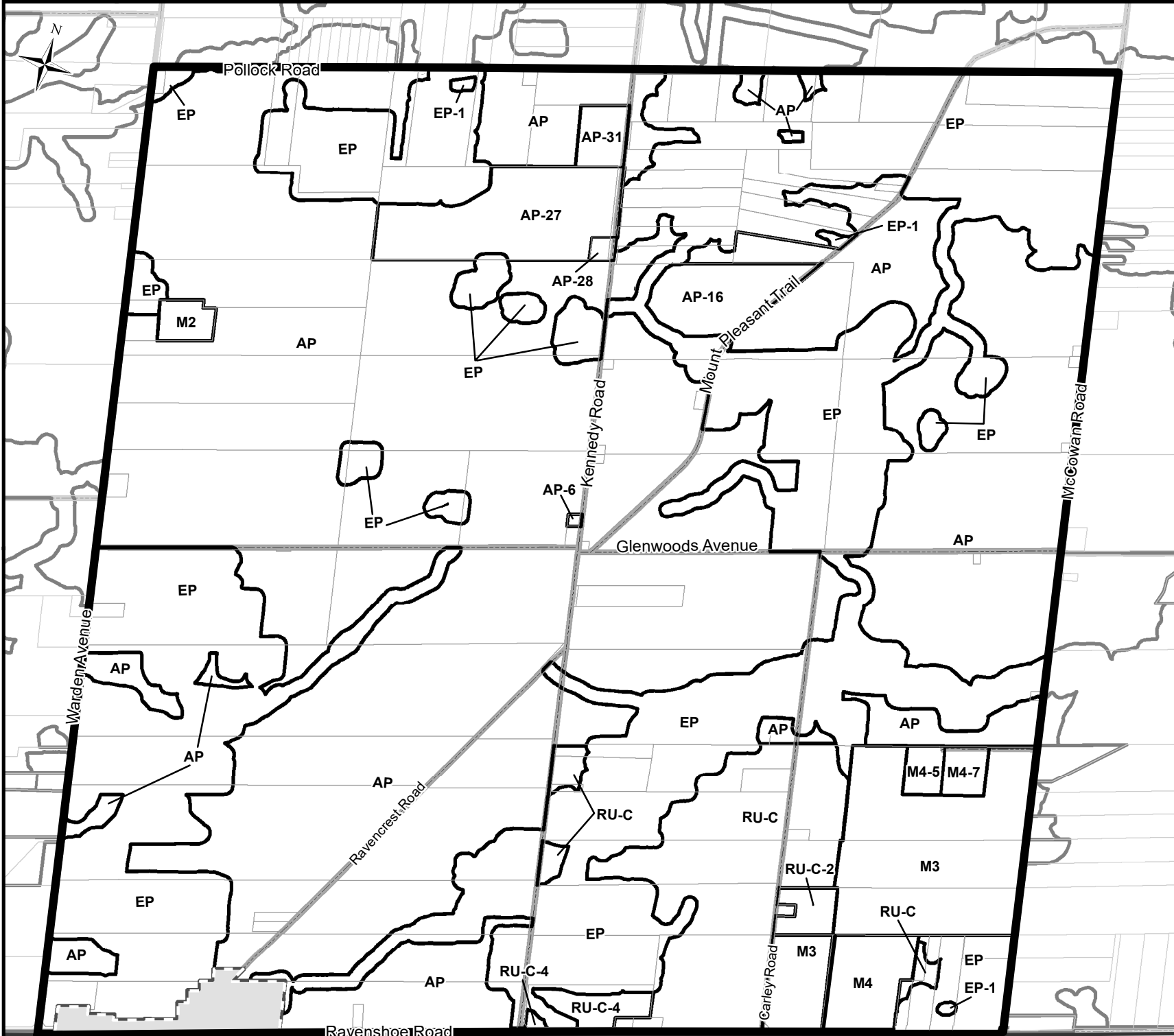
-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Municipal Boundary

Index Map

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SCHEDULE 'B21'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

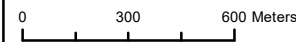
- Lands Subject to Zoning By-Law 500
- Parcel Fabric
- Roads
- Municipal Boundary

Index Map

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SCHEDULE 'B22'

ZONES CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
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- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

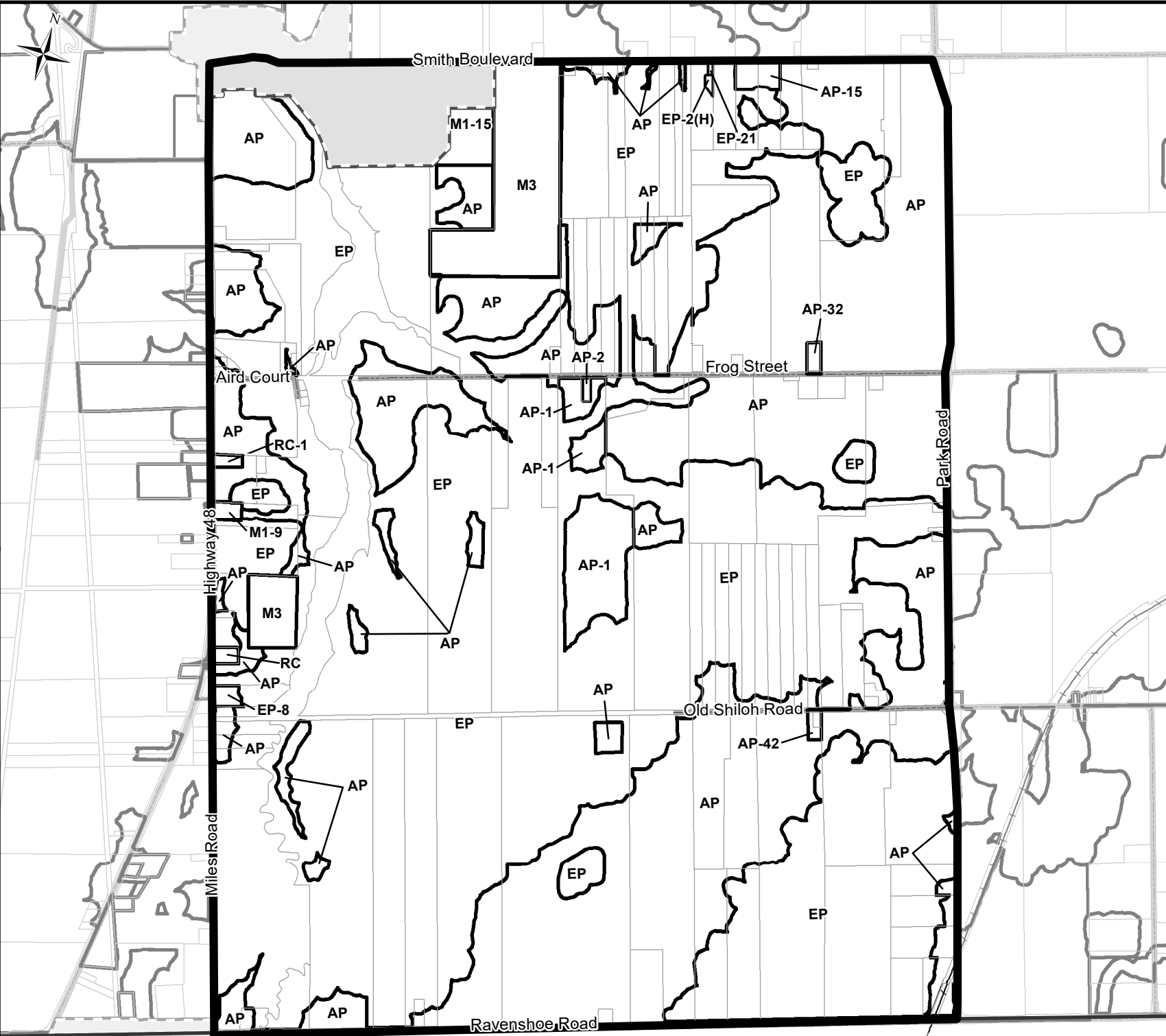
-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Municipal Boundary
-  Railway

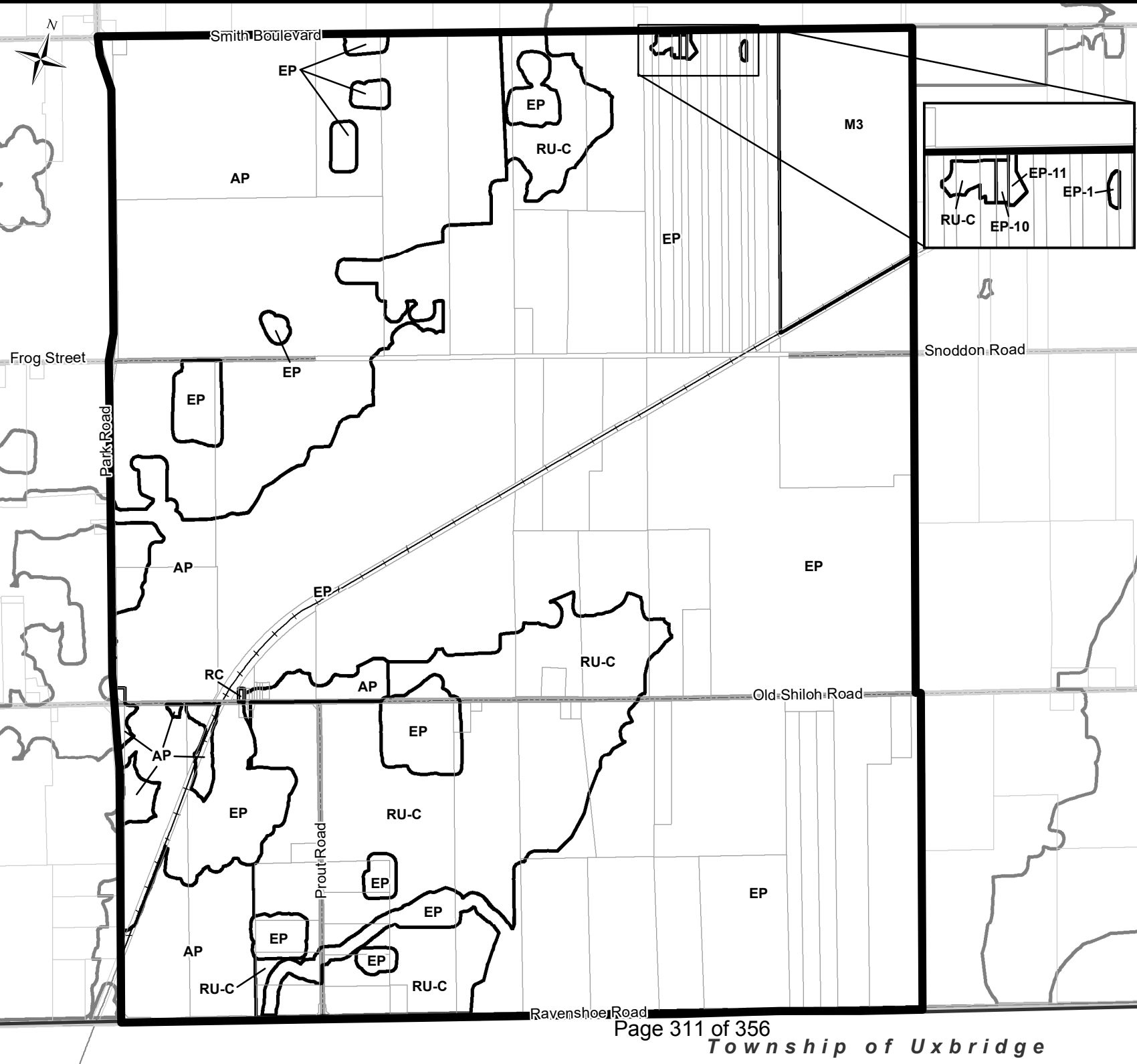
Index Map

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Town of Georgina
 Countryside Zoning By-Law
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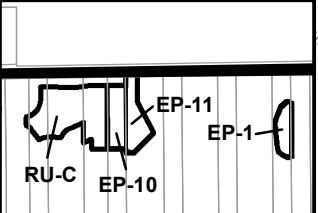
SCHEDULE 'B23'

ZONE CATEGORIES

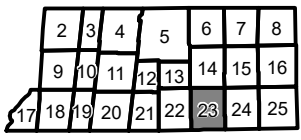
- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
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- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

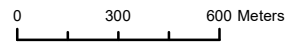
- Lands Subject to Zoning By-Law 500
- Parcel Fabric
- Roads
- Municipal Boundary
- Railway

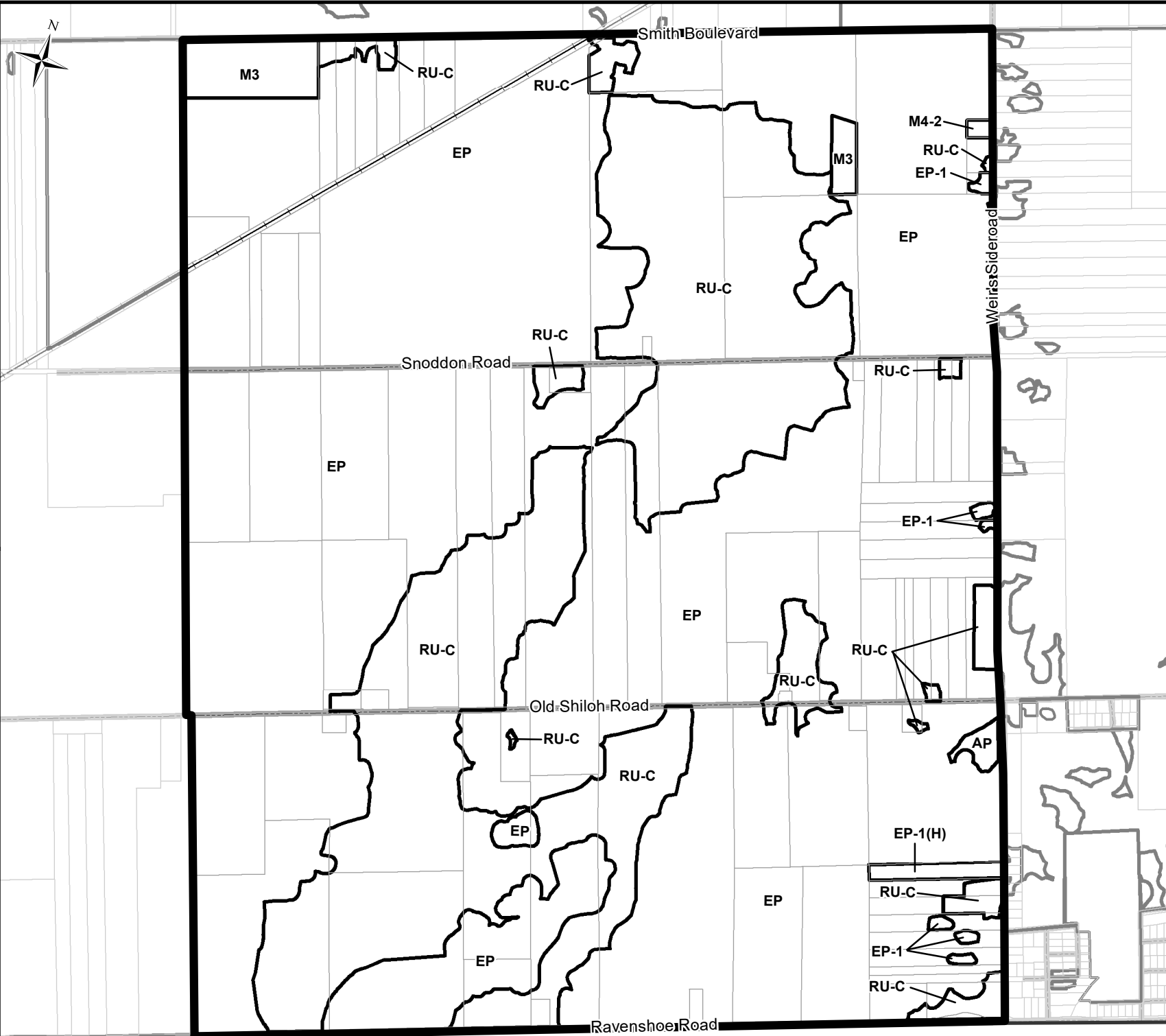


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Town of Georgina
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SCHEDULE 'B24'

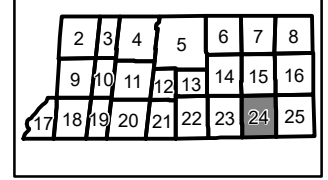

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
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- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

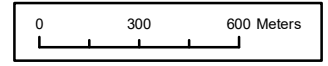
BASE MAP

- Lands Subject to Zoning By-Law 500
- Parcel Fabric
- Roads
- Municipal Boundary
- Railway

Index Map

Town of Georgina
Countryside Zoning By-Law
Revised: Sept. 27, 2023









SCHEDULE 'B25'

ZONE CATEGORIES

- RESIDENTIAL (R)
- RURAL-COUNTRYSIDE (RU-C)
- AGRICULTURAL PROTECTION (AP)
- ENVIRONMENTAL PROTECTION (EP)
- COMMERCIAL RECREATION (CR)
- RURAL COMMERCIAL (RC)
- RESTRICTED INDUSTRIAL (M1)
- GENERAL INDUSTRIAL (M2)
- EXTRACTIVE INDUSTRIAL (M3)
- STORAGE INDUSTRIAL (M4)
- DISPOSAL INDUSTRIAL (M5)
- AIRFIELD (A)
- OPEN SPACE (OS)
- INSTITUTIONAL (I)

BASE MAP

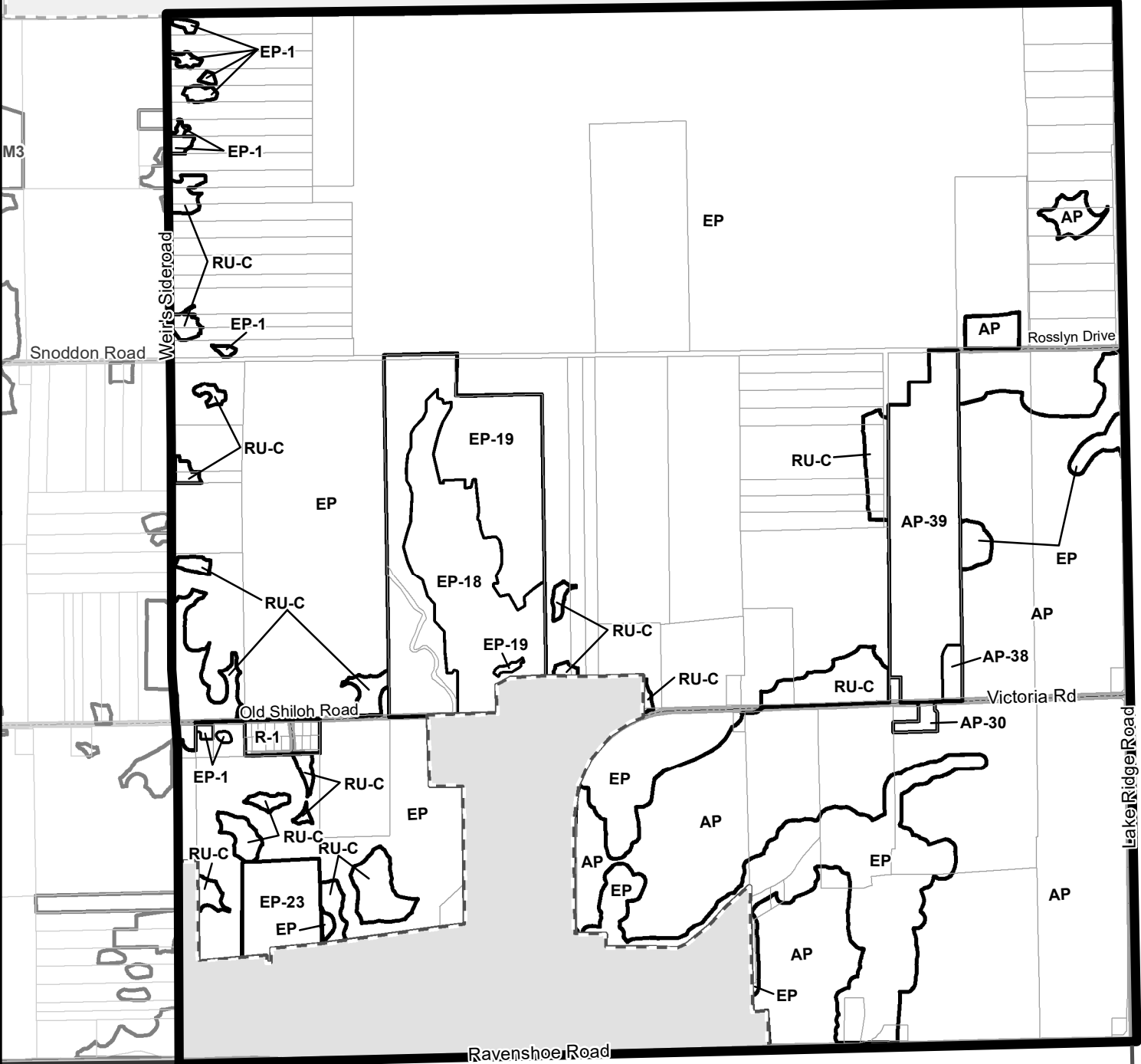
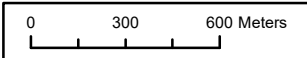
-  Lands Subject to Zoning By-Law 500
-  Parcel Fabric
-  Roads
-  Municipal Boundary

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Town of Georgina
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 Revised: Nov. 06. 2023



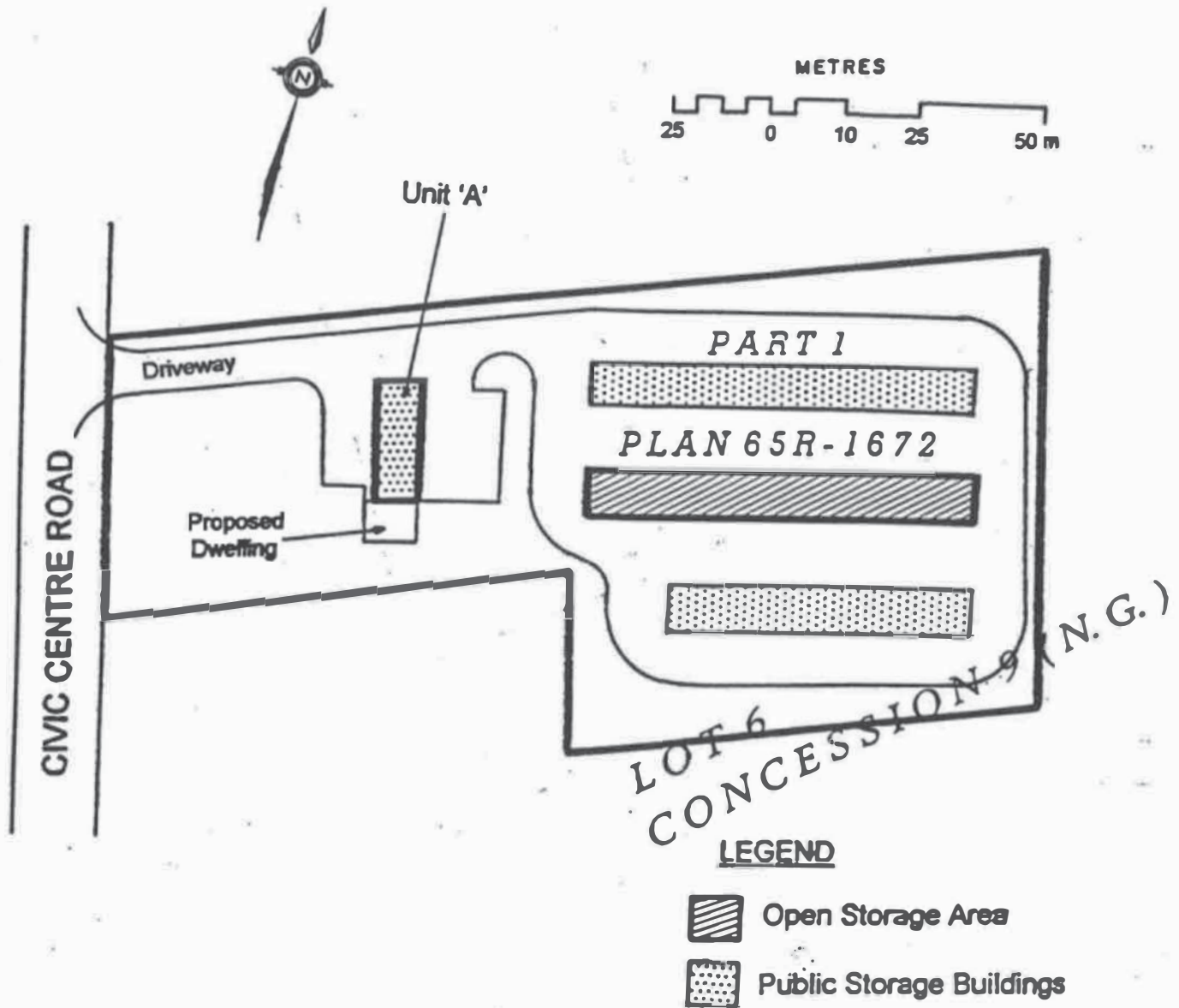
Township of Brock

SCHEDULE 'C'

DETAILED ILLUSTRATIONS

PART 1, PLAN 65R-1672
PART OF LOT 6, CONCESSION 9 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK



SCHEDULE 'C-1'

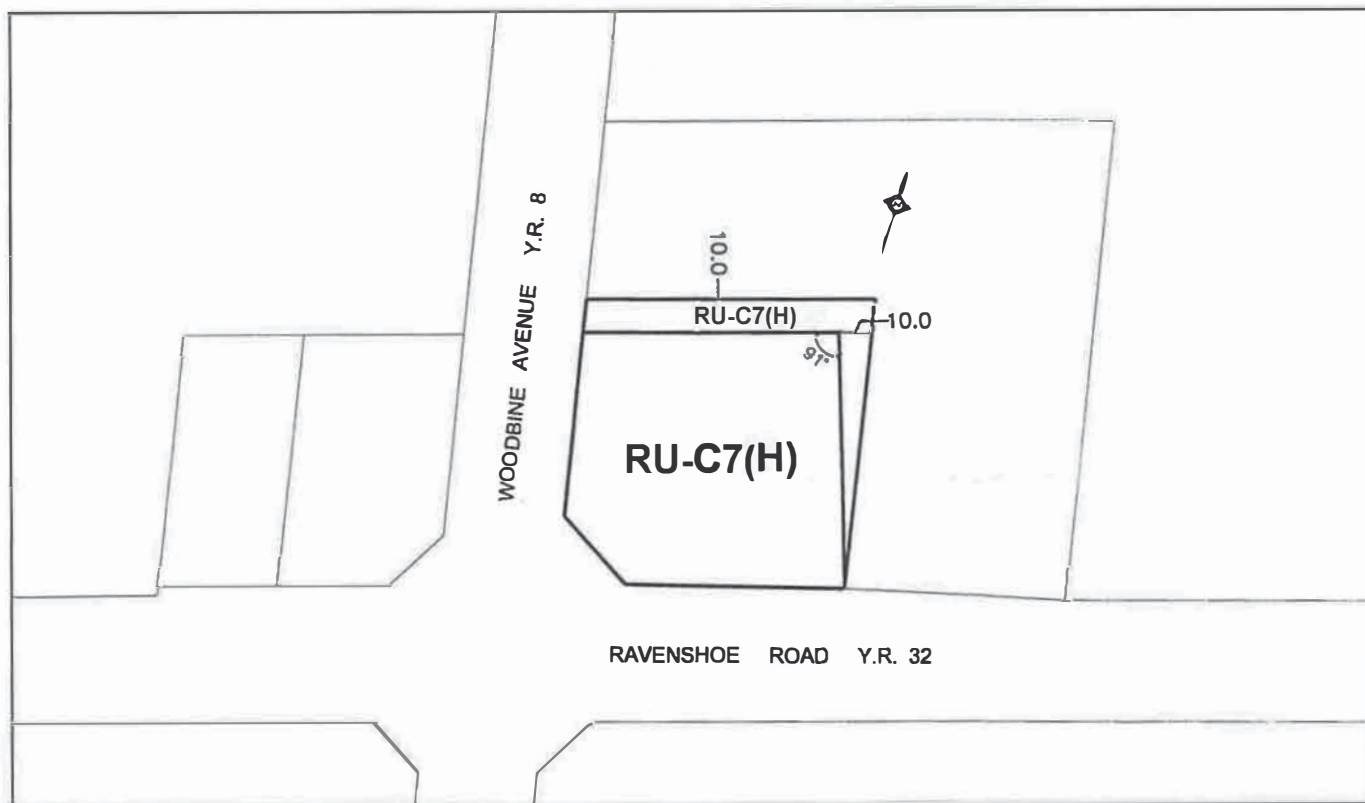
PART OF LOT 1, CONCESSION 4 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'C' TO
BYLAW 500-2010-0009
PASSED THIS 19th DAY OF
July, 2010


CLERK


MAYOR

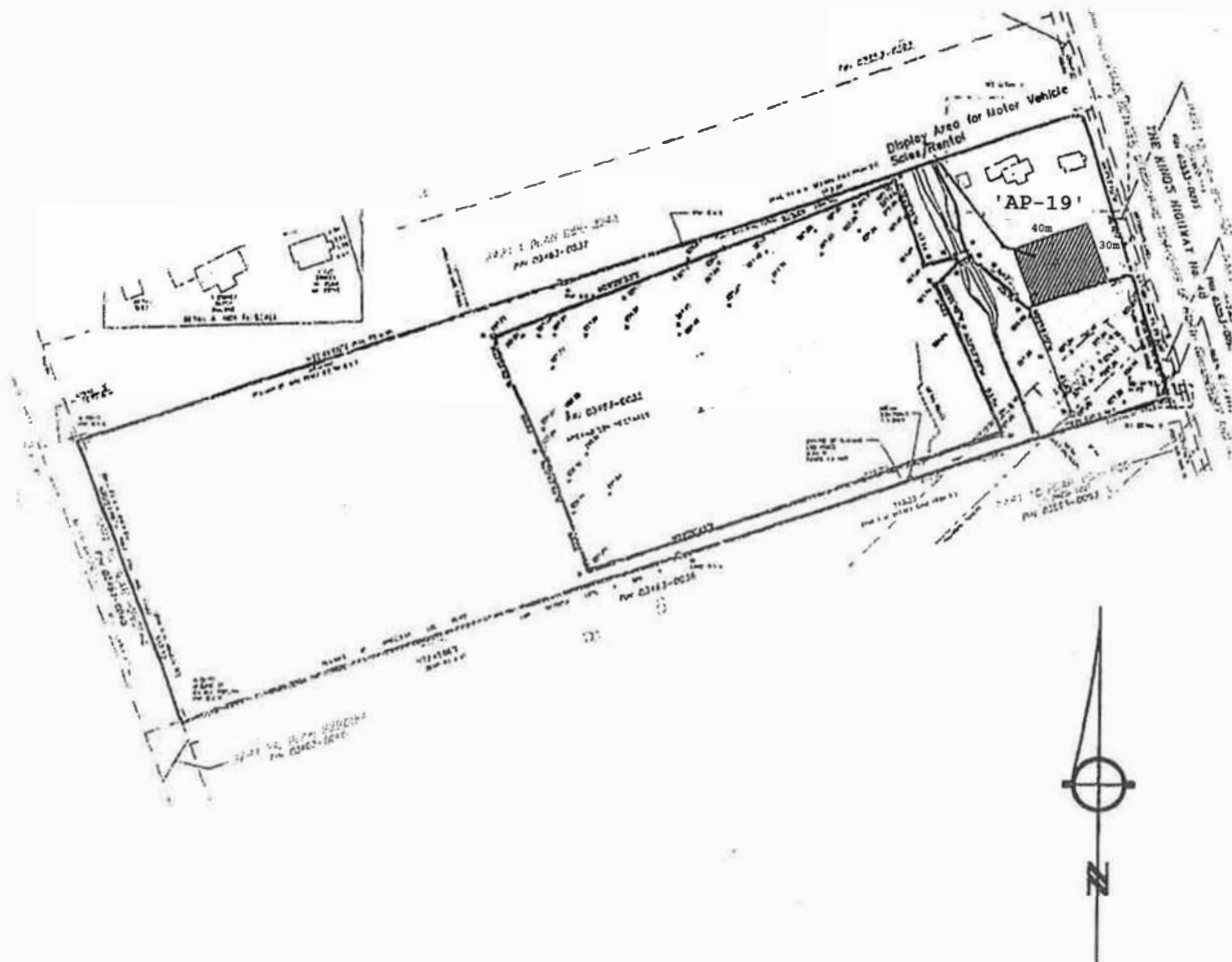
FORMERLY IN THE TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK



SCHEDULE 'C-2'

PART OF LOT 7 CONCESSION 8(NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

*FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK*



NOTE:
This Schedule "B-61" is based
on a Plan bearing date of July 31, 2007,
prepared by Perling Survey Inc.
File 06-6308

SCHEDULE 'C-3'



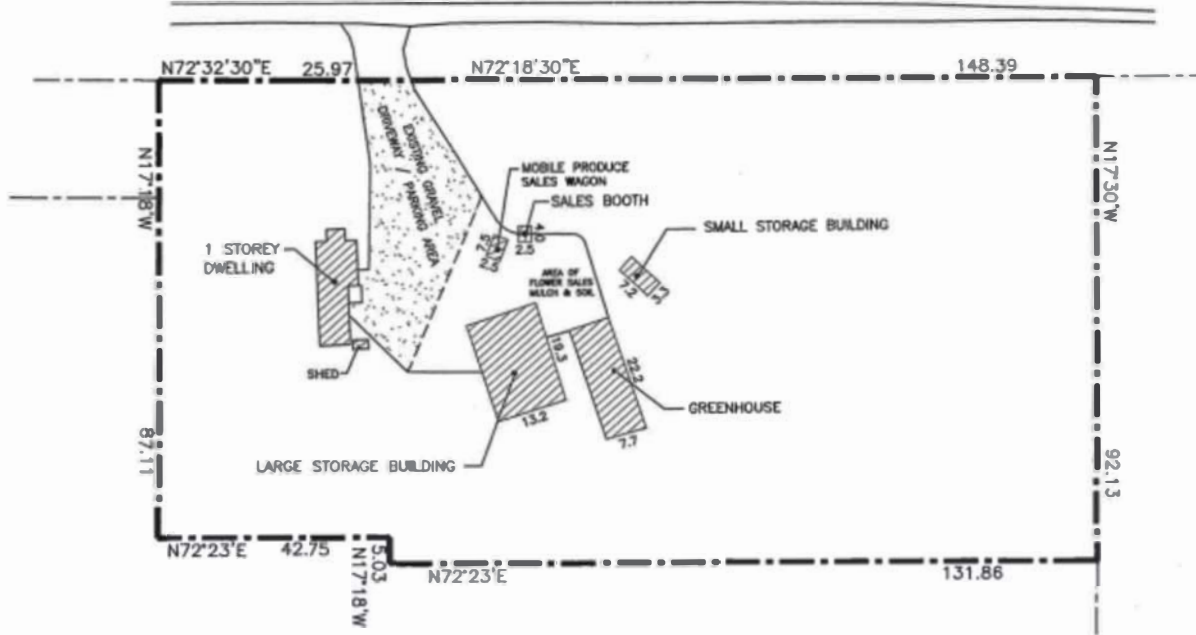
PART OF LOT 11, CONCESSION 6 (G)
 TOWN OF GEORGINA
 THE REGIONAL MUNICIPALITY OF YORK

FORMERLY IN THE TOWNSHIP OF GEORGINA
 COUNTY OF YORK

LEGEND

-  EXISTING BUILDINGS AND STRUCTURES
-  EXISTING GRAVEL DRIVEWAY / PARKING AREA

HIGHWAY 48



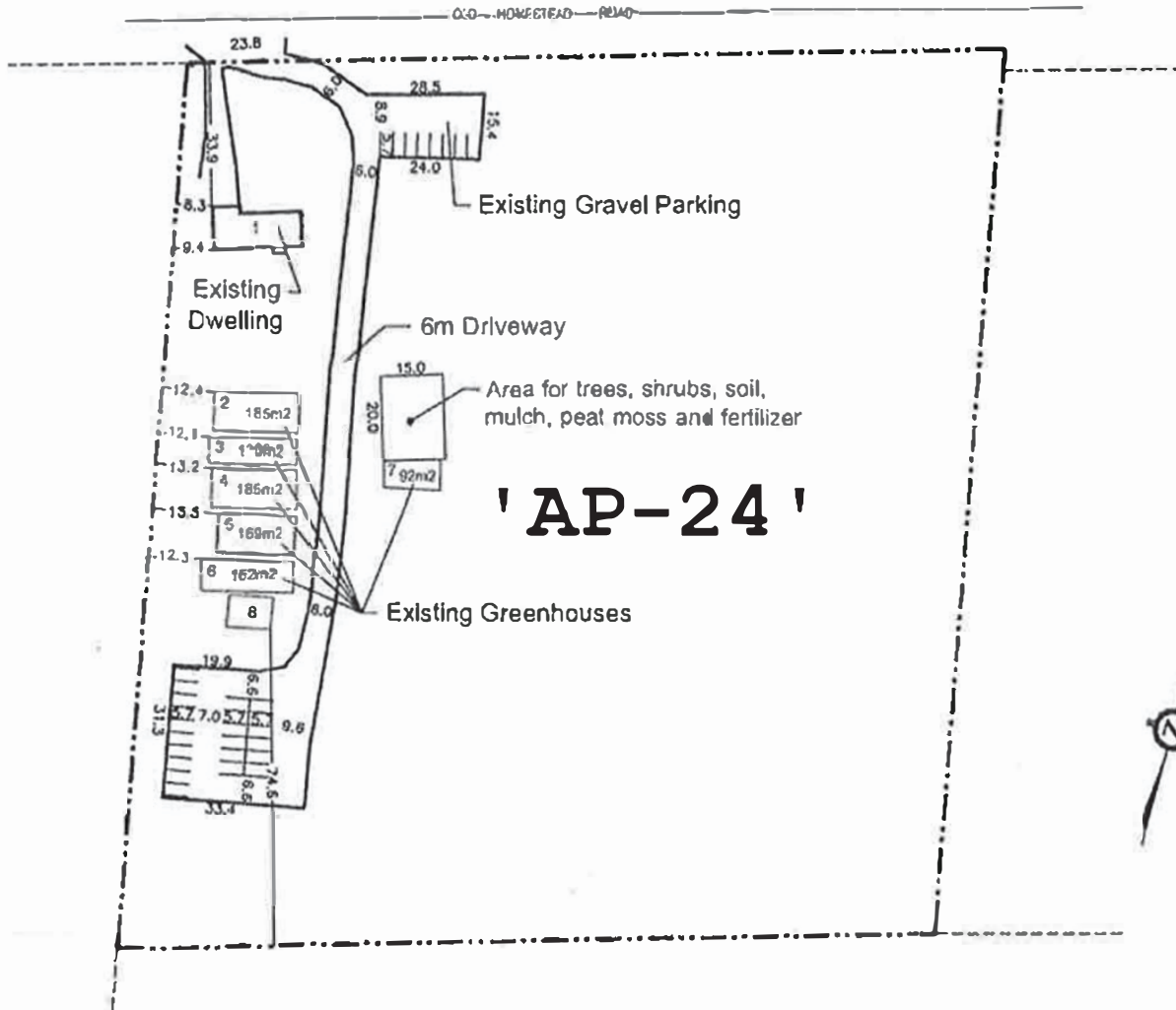
SCHEDULE 'C-4'



2563 OLD HOMESTEAD ROAD
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'B' TO
 BY-LAW 500-2018-0001
 PASSED THIS 10th DAY OF
JANUARY 2018

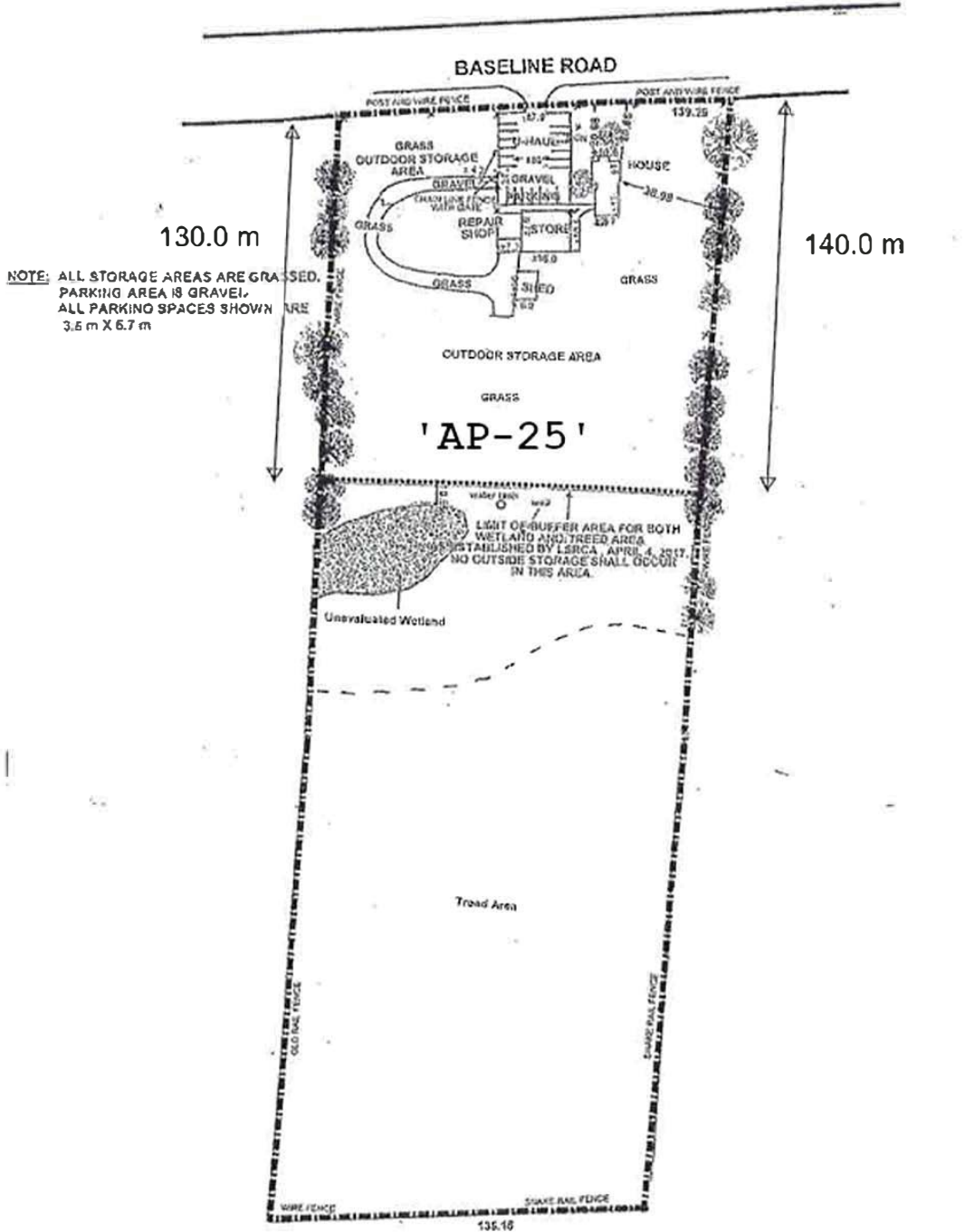
John Espinosa
 CLEAR
Michael D'Amico
 MAYOR



SCHEDULE 'C-5'

CONCESSION 5, PART LOT 23 (NG)
 TOWN OF GEORGINA
 THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
 COUNTY OF YORK

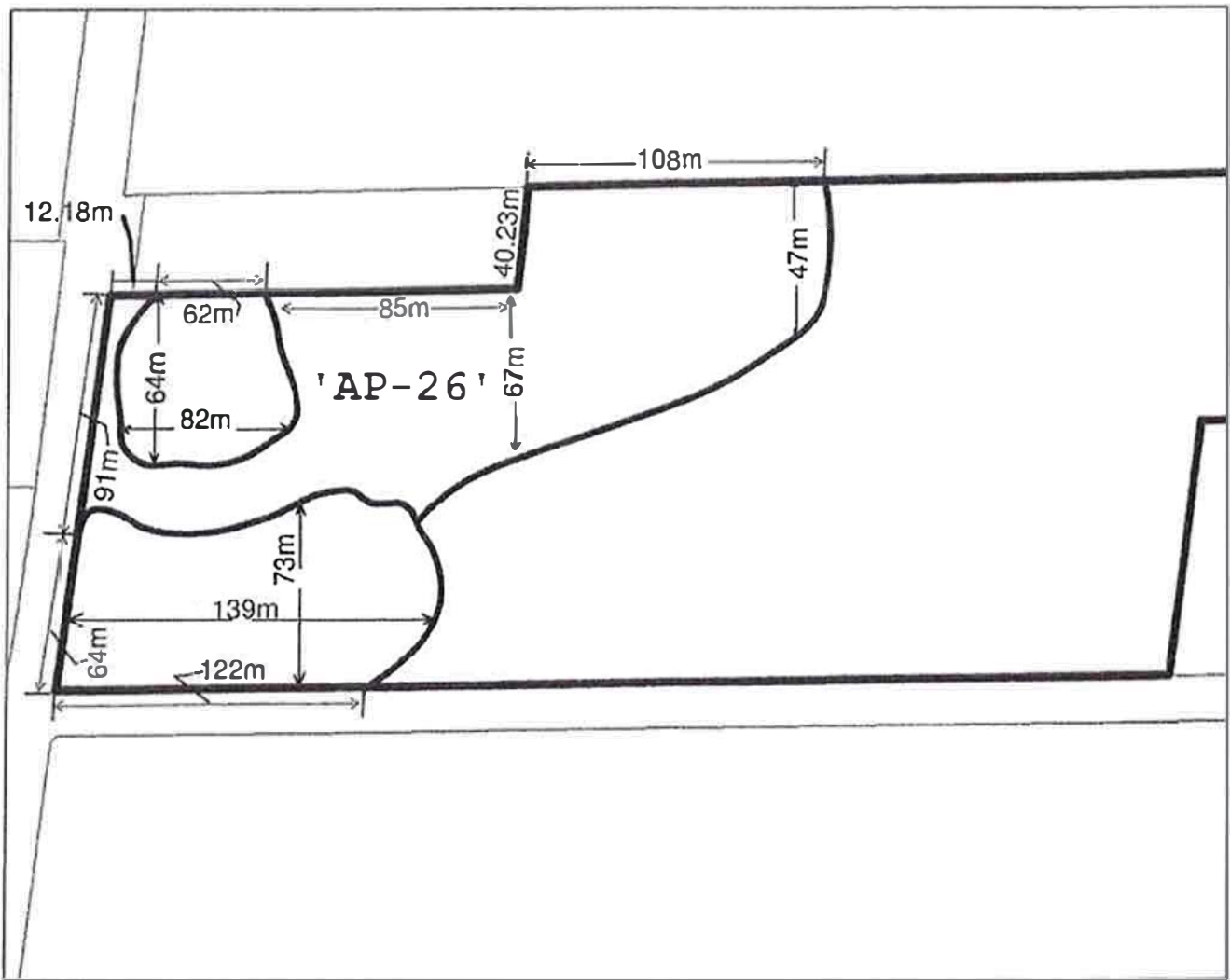


SCALE 1:1000 NOR PLANNING CENTRES

SCHEDULE 'C-6'

PART OF LOTS 13 AND 14 , CONCESSION 7(NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK

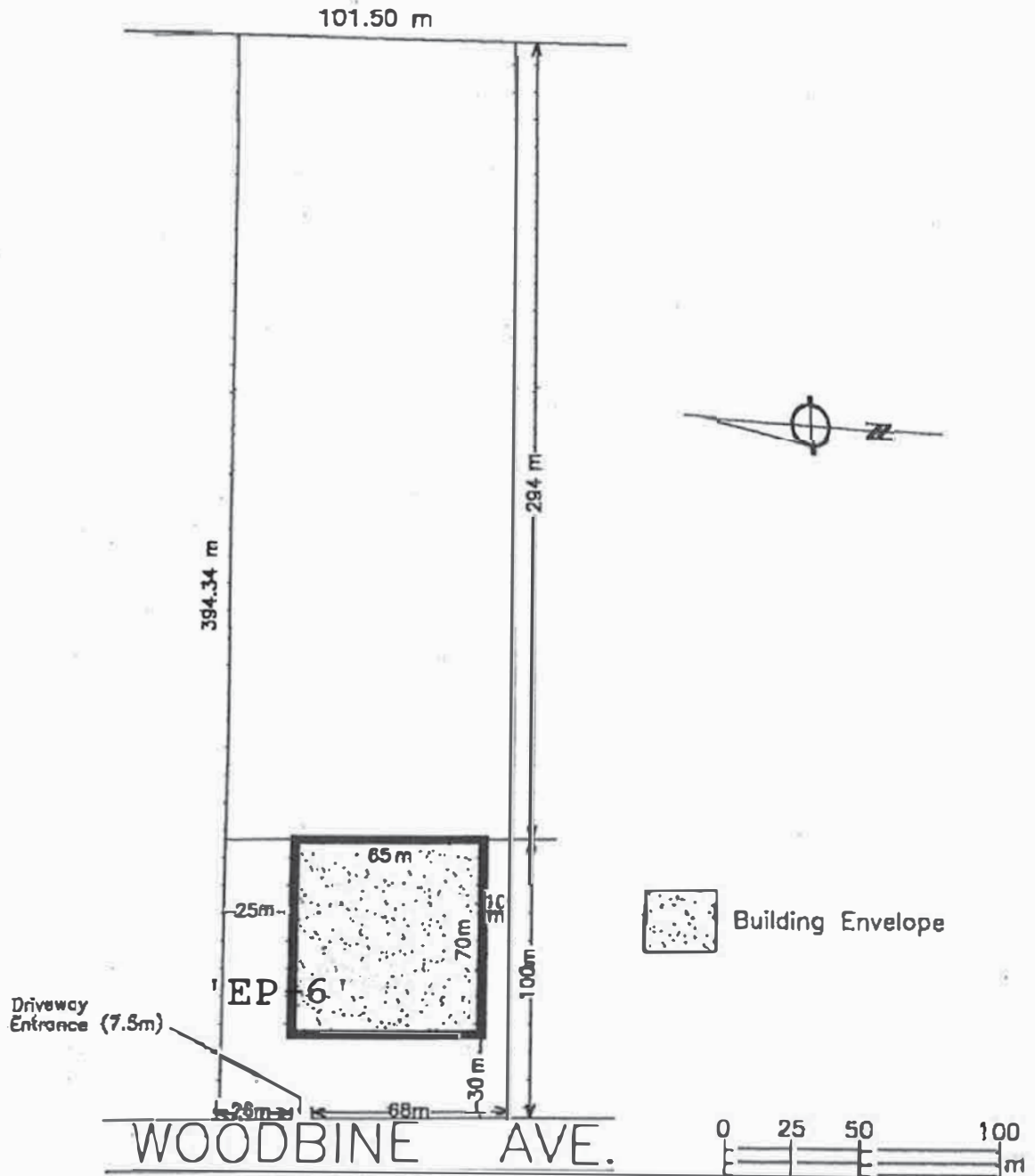


SCHEDULE 'C-7'



PART OF LOT 1 CONCESSION 9(NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

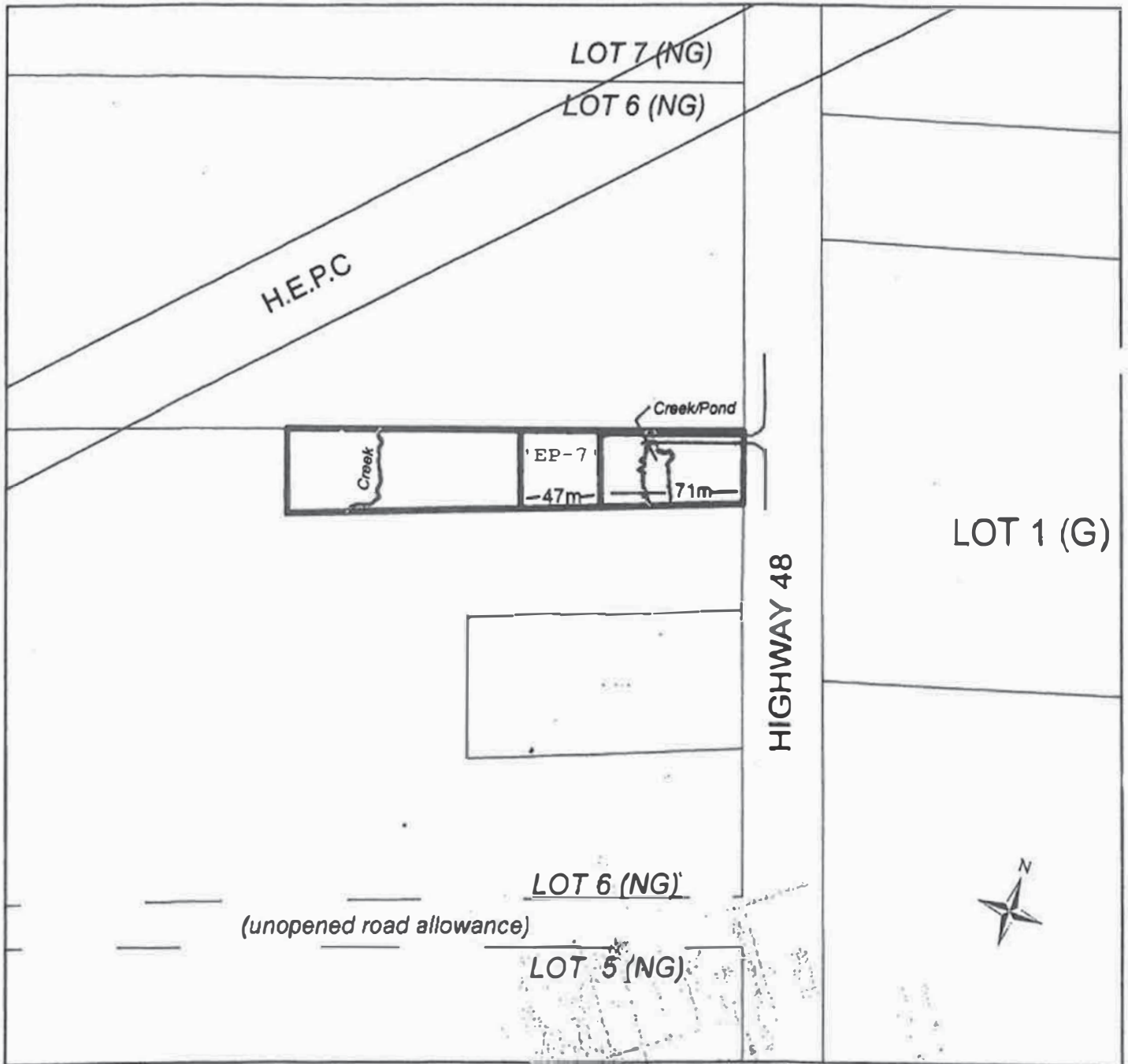
FORMERLY TOWNSHIP OF GEORGINA
COUNTY OF YORK



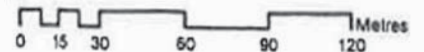
SCHEDULE 'C-8'

PART OF LOT 6 CONCESSION 8 (NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK

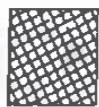
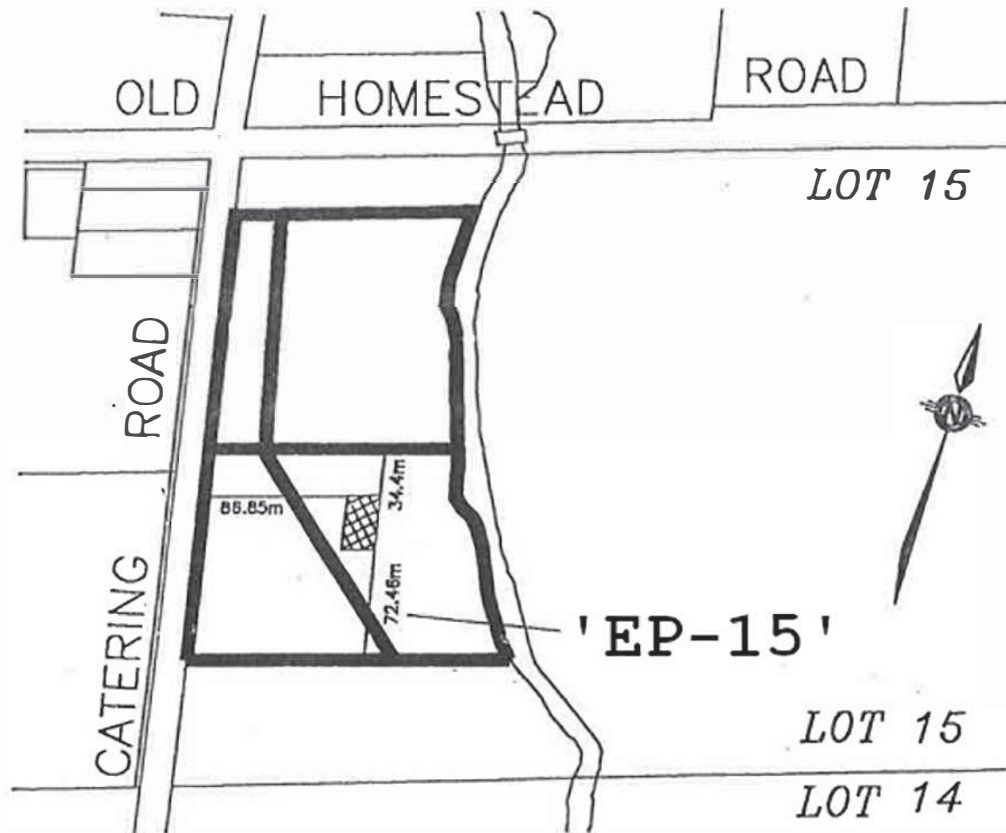


SCHEDULE 'C-9'

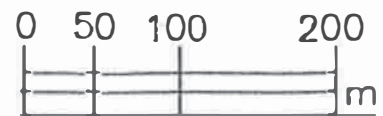


PART OF LOT 15 CONCESSION 7(NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

*FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK*



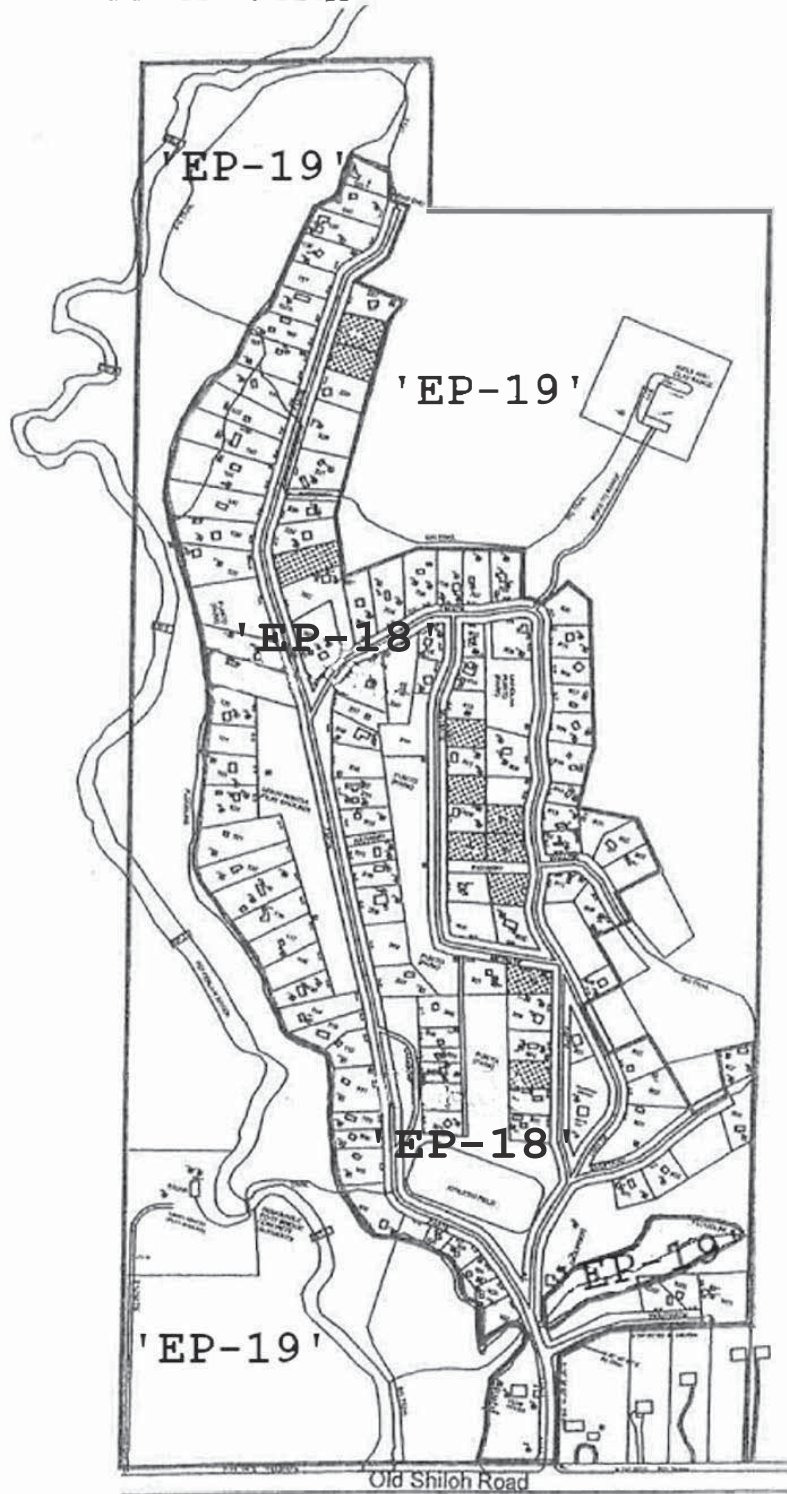
Frame Barn



SCHEDULE 'C-10'

PART OF LOTS 20 AND 21 CONCESSION 2 (G)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

*FORMERLY THE TOWNSHIP OF GEORGINA
COUNTY OF YORK*



SCHEDULE 'C-11'



SCHEDULE 'C-12'

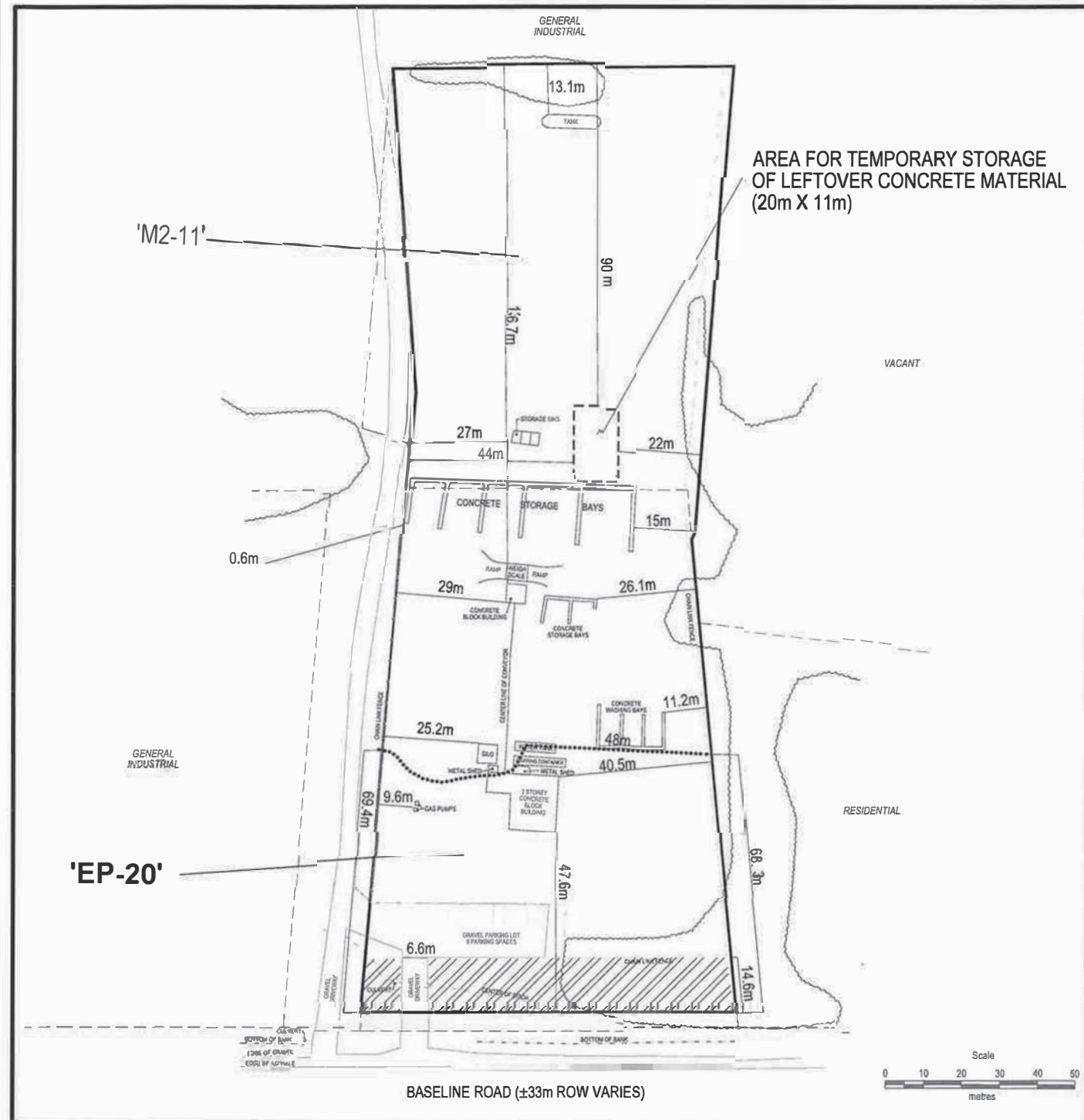
4440 BASELINE ROAD, PART OF LOT 15, CONCESSION 9

TOWN OF GEORGINA

REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY

COUNTY OF YORK



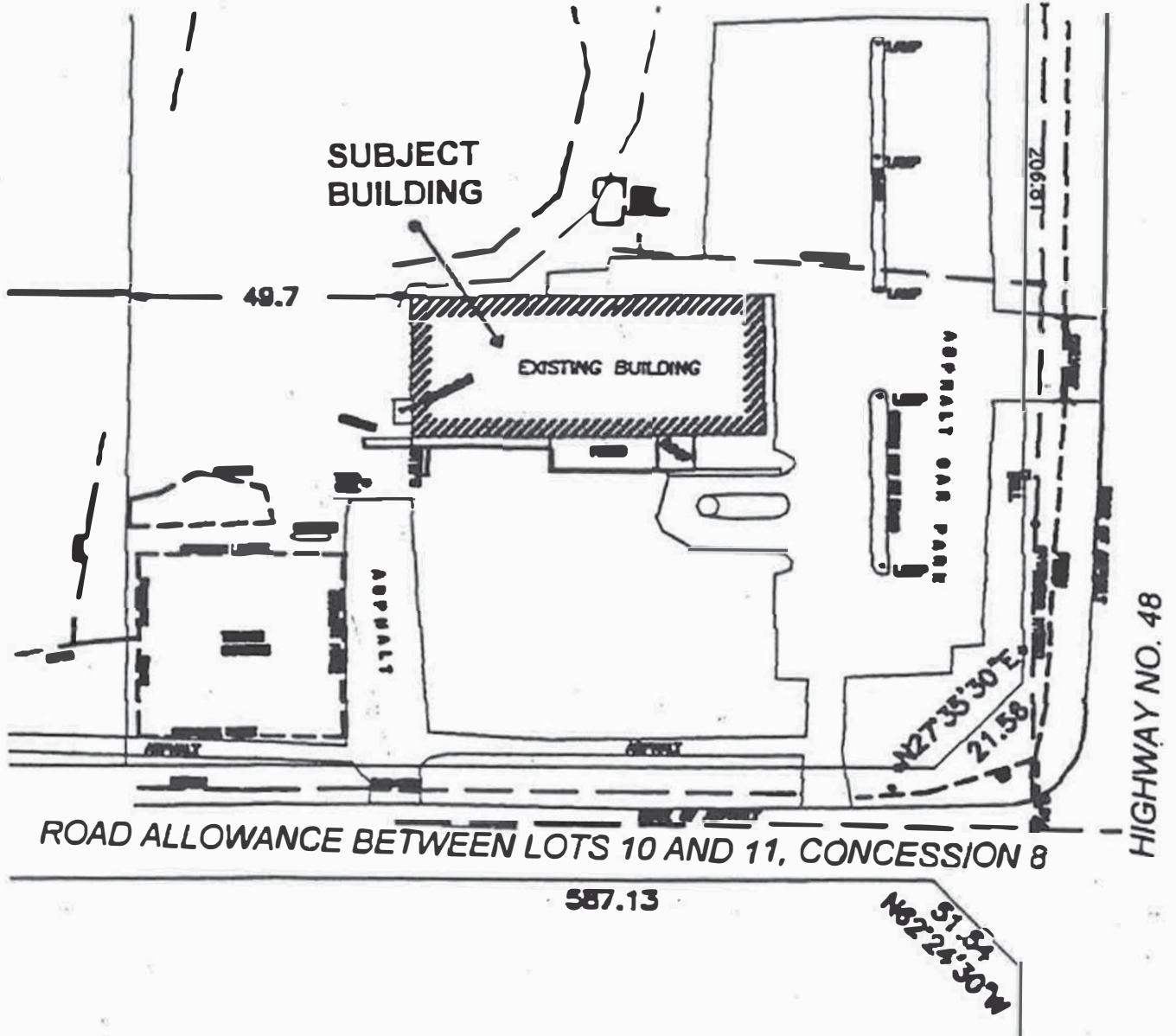
AREA FOR TEMPORARY STORAGE OF LEFTOVER CONCRETE MATERIAL (20m X 11m)

Subject Property

Existing Planting Strip (14.6m wide)

LOT 11, CONCESSION 8 (NG)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK



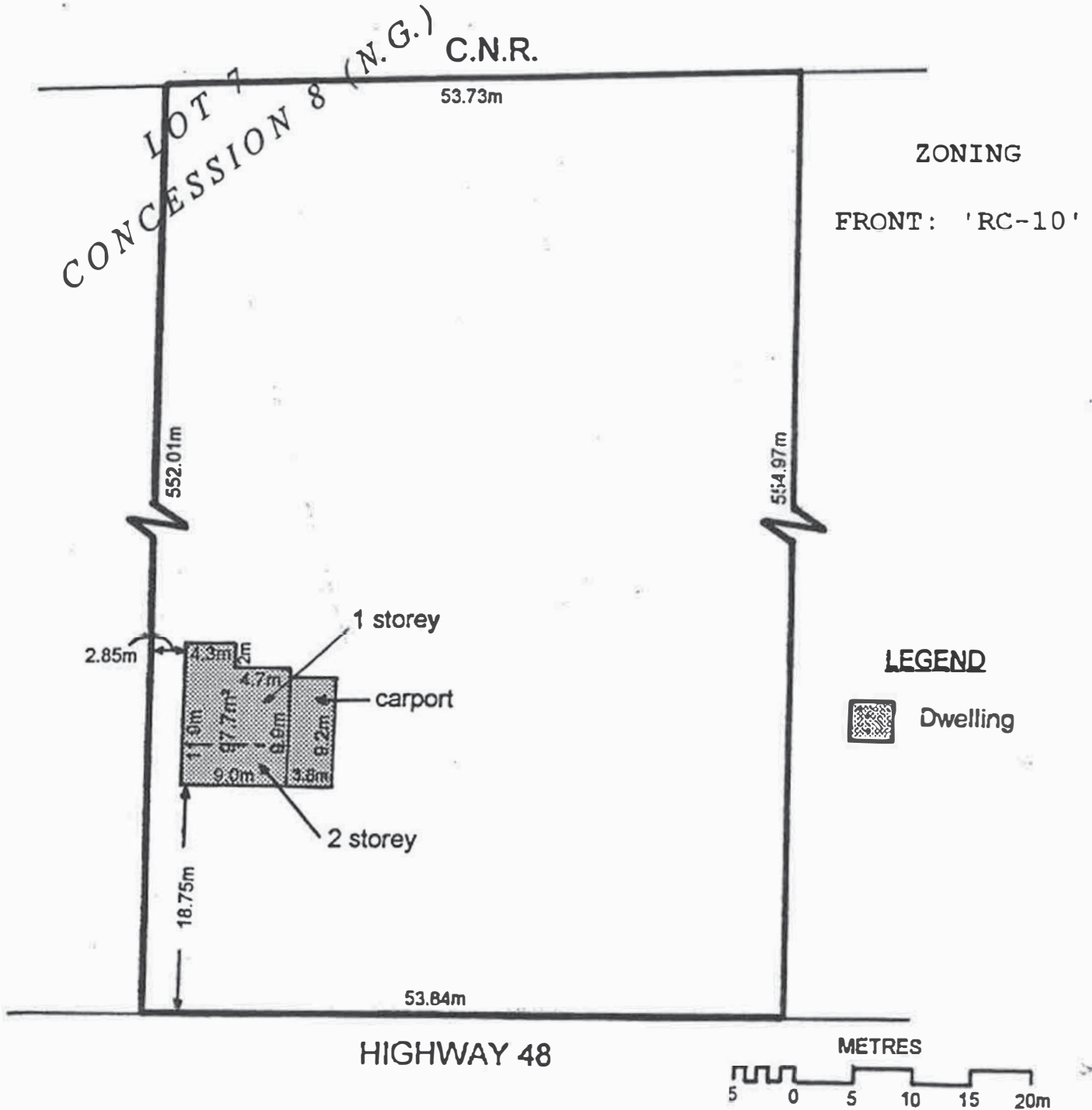
REDUCED PHOTOCOPY: NOT TO SCALE.

SCHEDULE 'C-13'

**ZONING
CR-3**

PART OF LOT 7, CONCESSION 8 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK

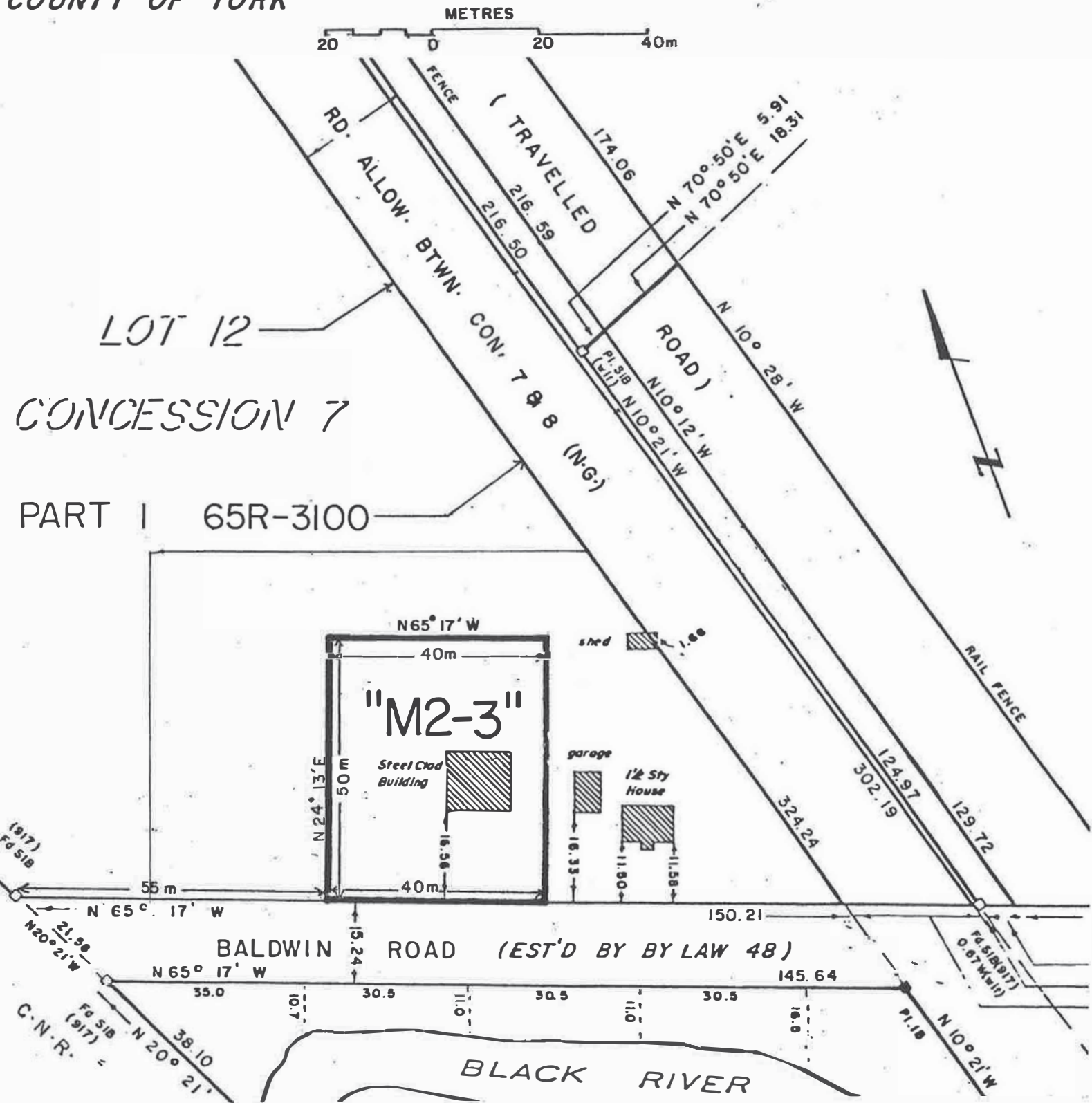
FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK



SCHEDULE 'C-14'

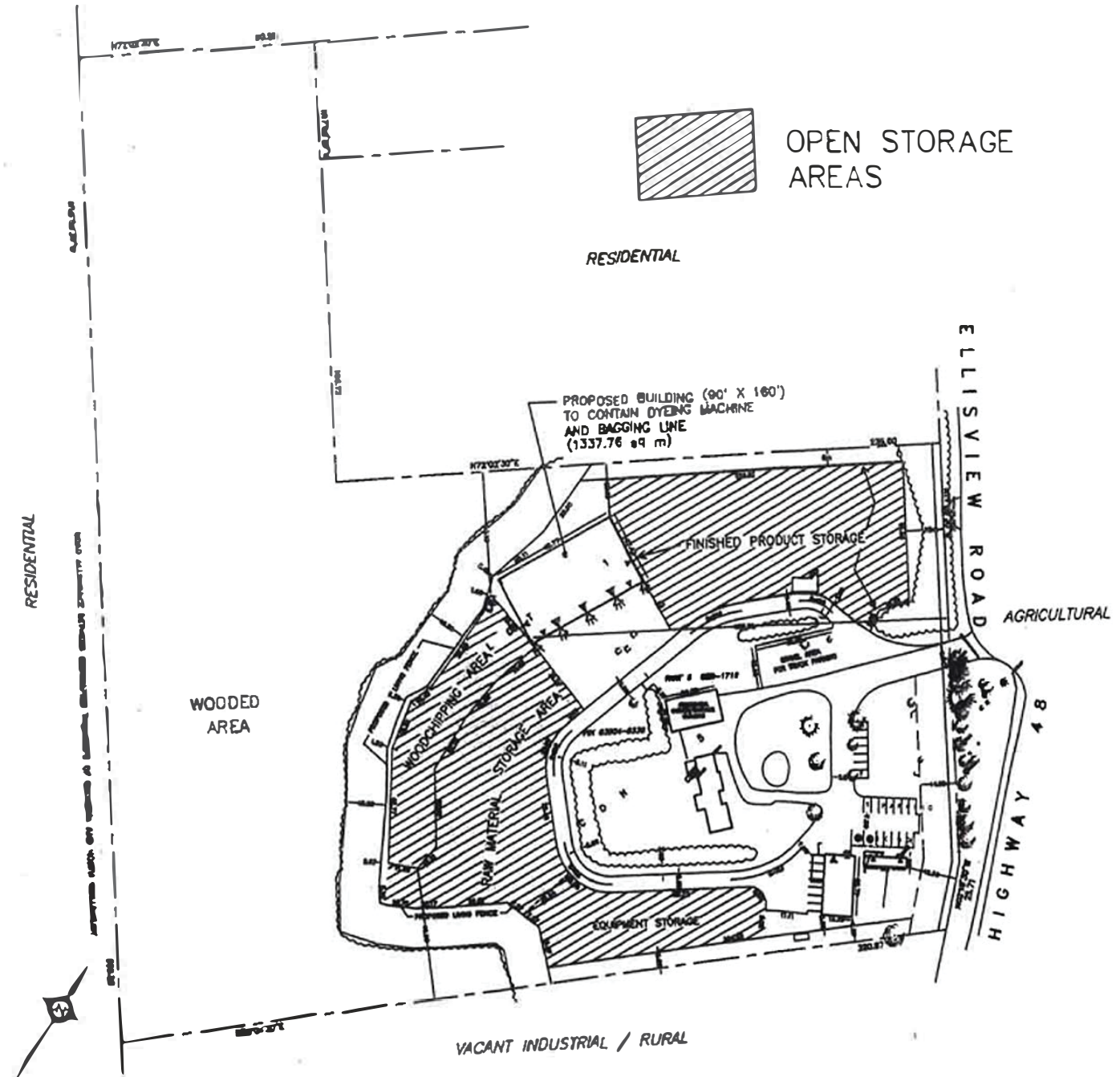
PART OF LOT 12 CONCESSION 7
 TOWN OF GEORGINA
 THE REGIONAL MUNICIPALITY OF YORK

FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
 COUNTY OF YORK



PART OF LOT 1, CONCESSION 5 (G)
 TOWN OF GEORGINA
 THE REGIONAL MUNICIPALITY OF YORK

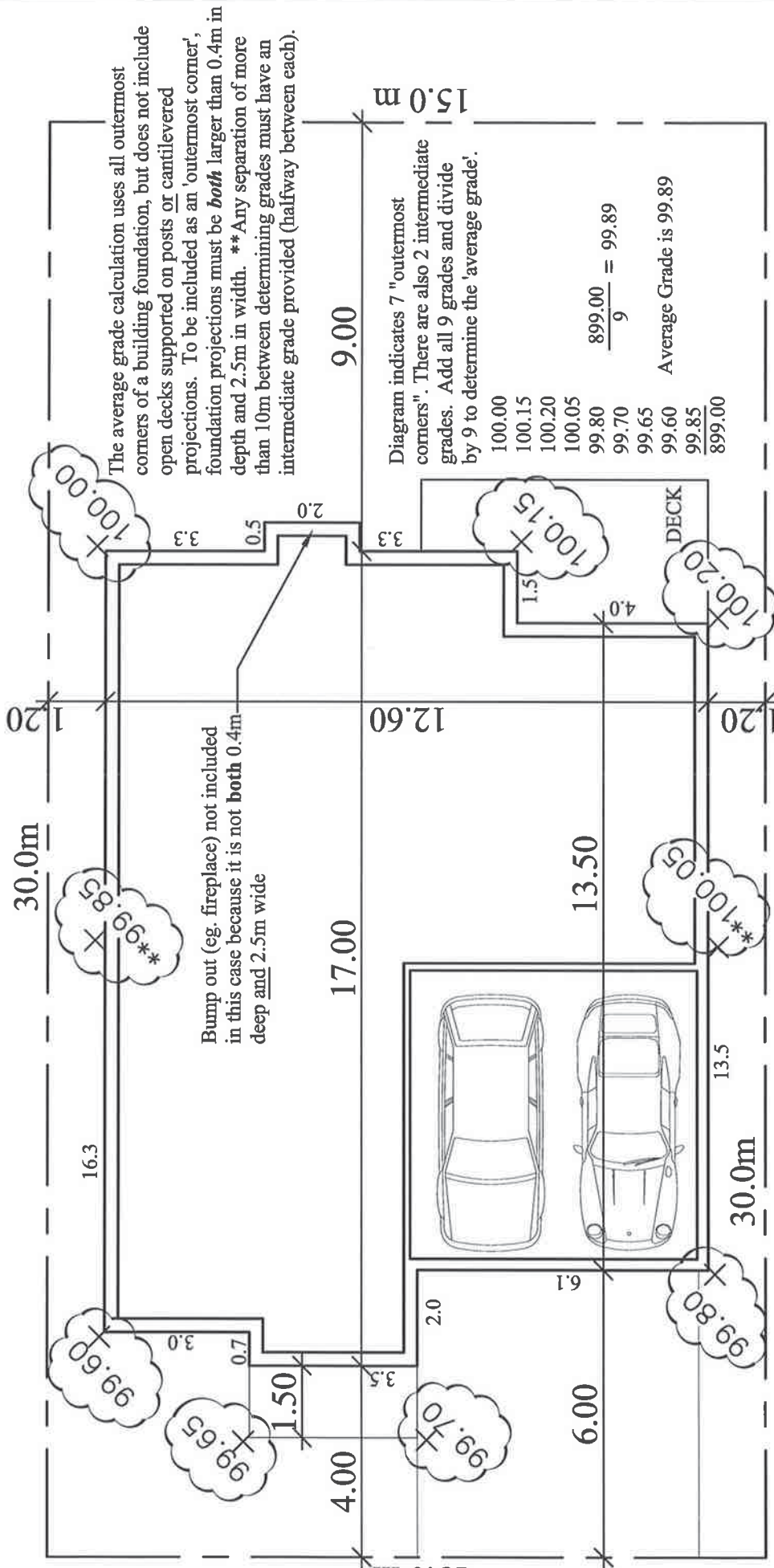
FORMERLY TOWNSHIP OF GEORGINA
 COUNTY OF YORK



SCHEDULE 'C-16'



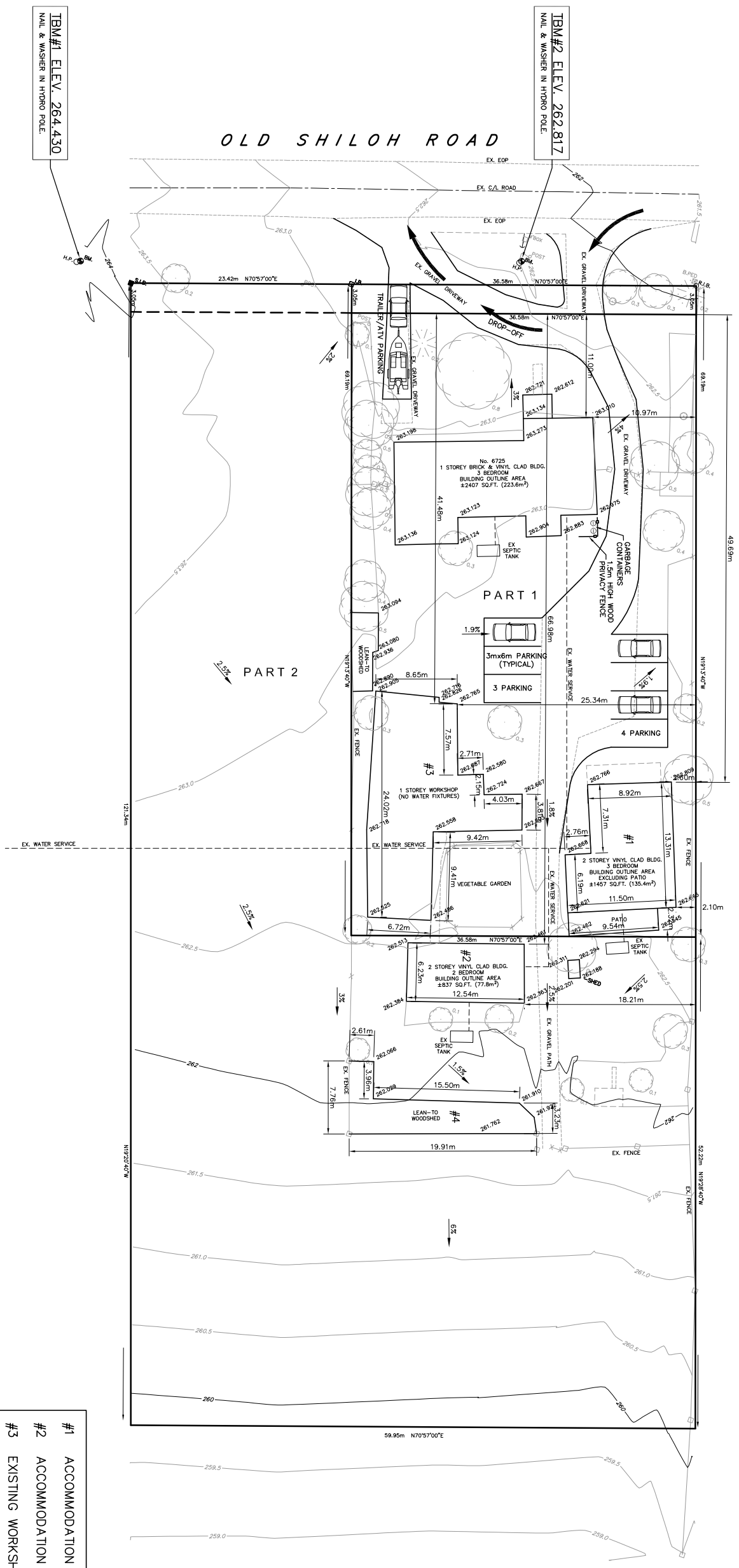
Illustration of Average Finished Grade





SCHEDULE 'C-18'

- #1 ACCOMMODATION BUILDING: 3 BEDROOMS
- #2 ACCOMMODATION BUILDING: 2 BEDROOMS
- #3 EXISTING WORKSHOP
- #4 WOODSHED/LEAN-TO



6/2/14

NOTES:
DIMENSIONS SHOWN ARE EXISTING ELEVATIONS.
DIRECTION OF DRAINAGE ARROWS AND % GRADE ARE EXISTING.

CONTRACTOR'S RESPONSIBILITIES:
The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall ensure that all work is completed in accordance with the approved plans and specifications. The Contractor shall be responsible for the safety of all workers and the public during the construction process. The Contractor shall be responsible for the removal and disposal of all waste materials in accordance with applicable regulations. The Contractor shall be responsible for the protection of all existing utilities and structures on the site. The Contractor shall be responsible for the completion of all work within the specified time frame and budget. The Contractor shall be responsible for the maintenance of the site during and after construction. The Contractor shall be responsible for the provision of all necessary services and materials for the construction process. The Contractor shall be responsible for the coordination of all construction activities with the other trades on the site. The Contractor shall be responsible for the communication of all progress and issues to the project manager and the client. The Contractor shall be responsible for the final inspection and handover of the completed project.

NO.	REVISIONS	DATE	INITIAL
1.	PARKING HIGHLIGHTING	NOV/14	S.L.F.
2.	REVISED FLOOR AREAS	FEB/15	S.L.F.
3.	REVISED REAR PROPERTY LINE	APR/15	S.L.F.
4.	ADDED BUILDING DIMENSIONS	APR/15	S.L.F.

SCALE:	DATE:
1:250	SEPT. 2014
1:250	

TOWN OF GEORGINA
6725 OLD SHILOH ROAD
PART 1 & 2 - 65R-1653
SITE PLAN

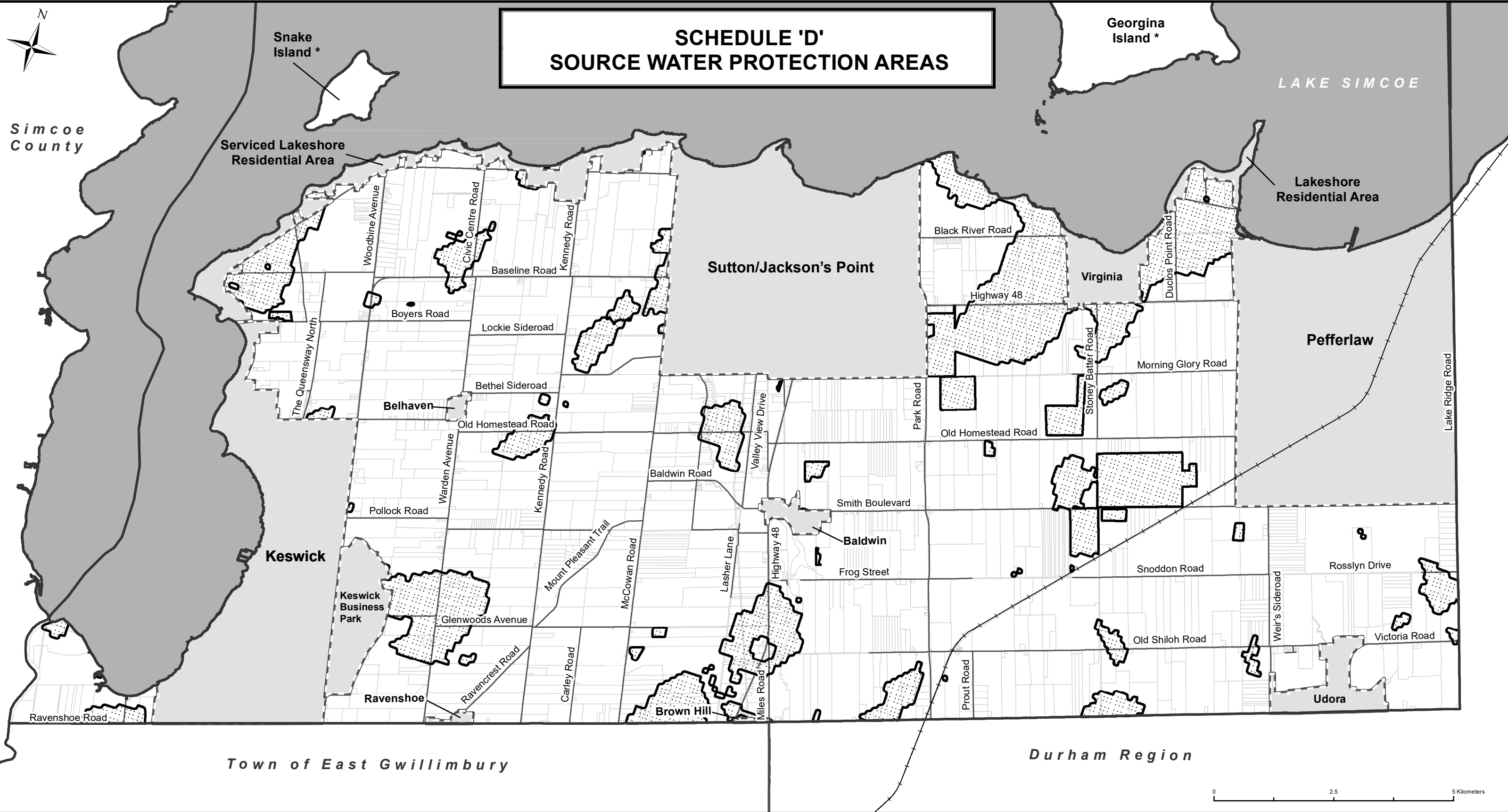
SITE PLAN DESIGNER:
ANILEY GROUP
550 WELHAM ROAD,
BARRIE, ON.,
L4N 8Z7
Tel. 705-726-3371



CONTRACT NO. DWG. No. 214084-SF1

SCHEDULE 'D'

SOURCE WATER PROTECTION AREAS



LEGEND

Lake Simcoe
 Parcel Fabric
 Lands Subject to Zoning By-Law 500
 Highly Vulnerable Aquifer

Roads
 Railway
 Municipal Boundary

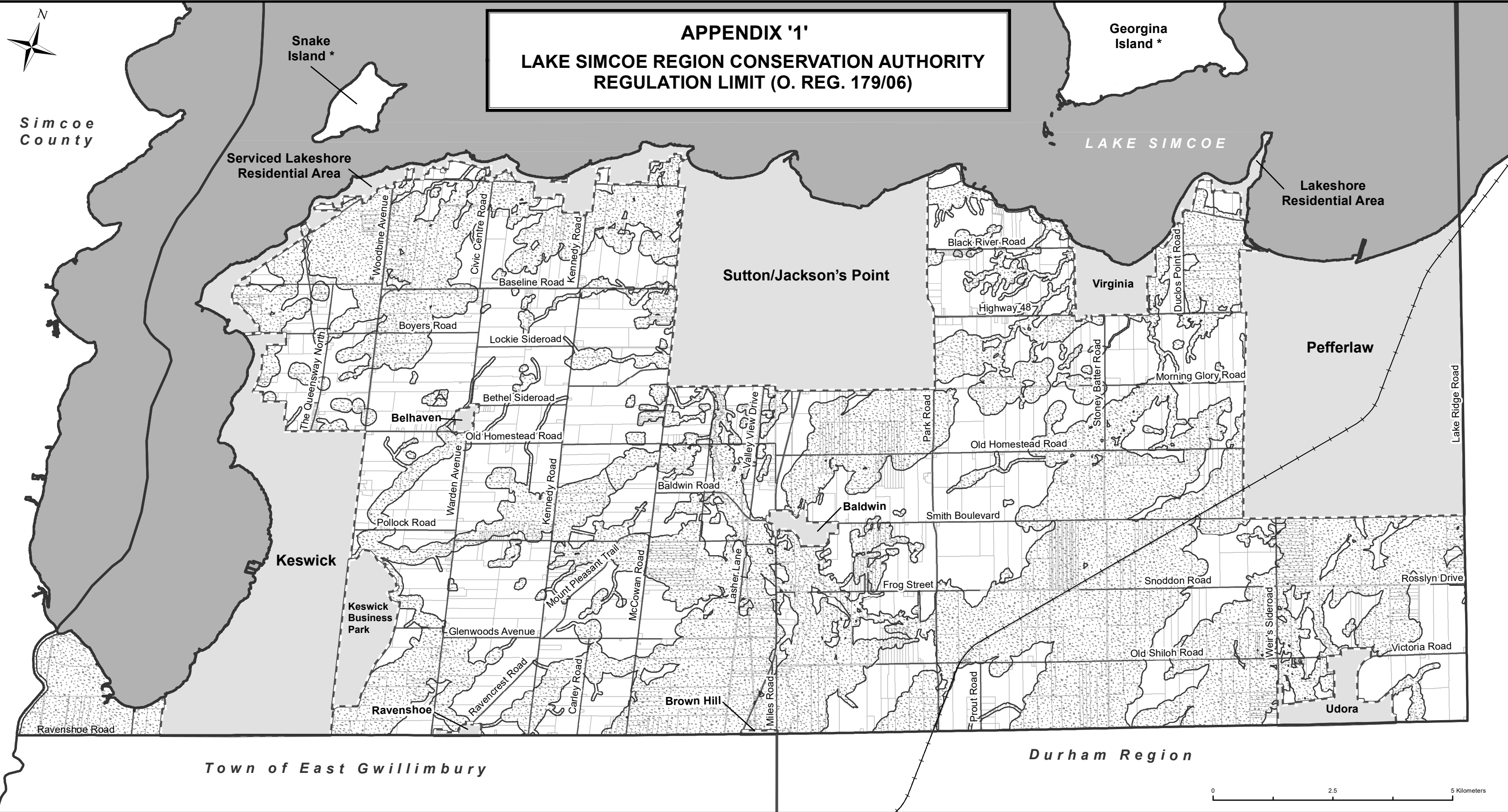
* Chippewas of Georgina Island First Nation
Lands not subject to Town of
Georgina Zoning By-laws.





Town of Georgina
Countryside Zoning By-law
Map Scale = 1:75,000
Revised: Sept. 25, 2023


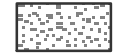
APPENDIX '1'




**LAKE SIMCOE REGION CONSERVATION
AUTHORITY REGULATION LIMIT
(O. REG. 179/06)**



LEGEND

 Lake Simcoe
 Parcel Fabric

 Lands Subject to Zoning By-law 500
 Lake Simcoe Region Conservation Authority Regulation Limit (O. Reg. 179/06)

 Roads
 Railway
 Municipal Boundary

* Chippewas of Georgina Island First Nation.
 Lands not subject to Town of Georgina Zoning By-laws.



APPENDIX '2'

MINISTER'S ZONING ORDER

(O. REG. 251/22)

APPENDIX '2'
MINISTER'S ZONING ORDER
(O. Reg. 251/22)

ONTARIO REGULATION 251/22

made under the

PLANNING ACT

Made: April 1, 2022

Filed: April 1, 2022

Published on e-Laws: April 1, 2022

Printed in *The Ontario Gazette*: April 16, 2022

ZONING ORDER - TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK

Application

1. This Order applies to lands in the Town of Georgina, Regional Municipality of York, being the lands identified as Environmental Protection Area and marked with hatching lines on a map numbered 257 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Use of land

2. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 1, except,

- (a) forest, fish and wildlife management;
- (b) conservation and flood or erosion control projects;
- (c) infrastructure;
- (d) passive recreation uses; and
- (e) buildings and structures associated with the uses set out in clauses (a) to (d).

Terms of use

3. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Commencement

4. **This Regulation comes into force on the day it is filed.**

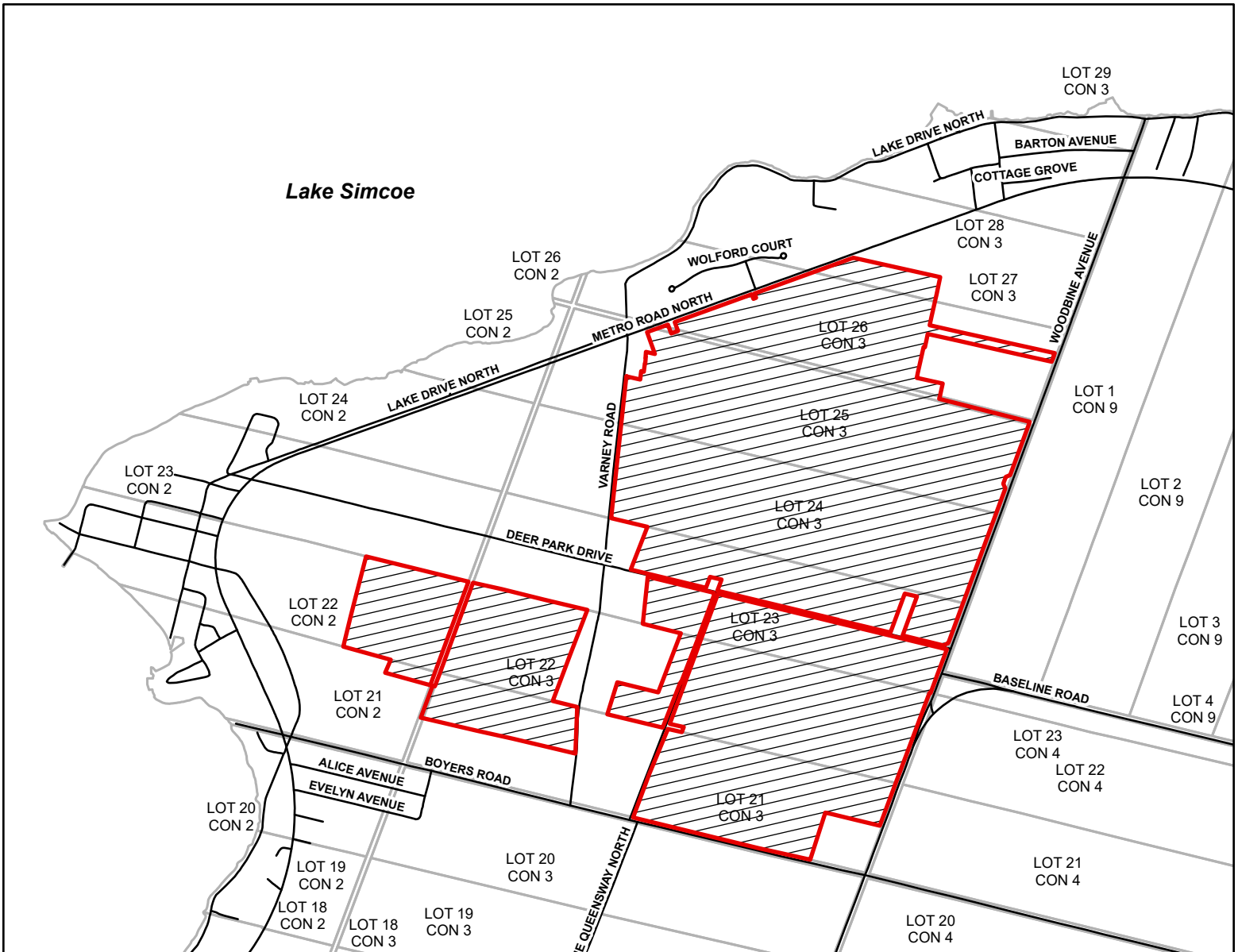
Made by:

STEVE CLARK
Minister of Municipal Affairs and Housing

Date made: April 1, 2022





Back to top

Part of Lots 21 and 22, Concession 2, and Part of Lots 21- 27, Concession 3, Town of Georgina, Regional Municipality of York





MAP No. 257
 Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act
 Ontario Regulation: 251/22
 Date: April 1, 2022
 Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

-  Environmental Protection Area
-  Lands Subject to Zoning Order
-  Lot & Concession
-  Roads

0 300 600 1,200
 Metres
 1 cm equals 256 metres

Ontario 

Map North (Degrees): 32°E 

THIS IS NOT A PLAN OF SURVEY
 Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources.
 © 2022, Queen's Printer for Ontario.

Map Description: This is map no. 257 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 21 and 22, Concession 2, and Part of Lots 21-27, Concession 3, Town of Georgina, Regional Municipality of York. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible format communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

APPENDIX '3'

PLANNED WIDTH OF STREET ALLOWANCE

APPENDIX '3'
PLANNED WIDTH OF STREET ALLOWANCE

York Region Roads	
Road Name and Description	Planned Street Width
Kennedy Road (YR 3) - Ravenshoe Rd. (YR 32) to Mahoney Ave. - Mahoney Ave. to Metro Rd. N.	36 m 30 m
Warden Avenue (YR 65) - Ravenshoe Rd. (YR 32) to Baseline Rd. (YR 88)	36 m
Woodbine Avenue (YR 8) - Ravenshoe Rd. (YR 32) to Metro Rd. (YR 78)	36 m
Baseline Road (YR 88) - Woodbine Ave. (YR 8) to Elizabeth Dr.	36 m
Park Road (YR 18) - Ravenshoe Rd. (YR 32) to a point 264 m north of Black River Rd. - From a point 264 m north of Black River Rd. to Hedge Rd.	36 m 30 m
Ravenshoe Road (Y.R. 32) - West Town limit to 660 m west of Victoria Road (YR 82) - 660 m west of Victoria Road (YR 82) to Lake Ridge Road (DR 23)	36 m 30 m
Metro Road (YR 78) - The Queensway (YR 12) to Dalton Rd. (YR 9)	36 m
Old Homestead Road (YR 79) - Metro Rd. (YR 78) to Station Rd.	36 m
Weir's Sideroad (YR 81) - Ravenshoe Rd. (YR 32) to Old Homestead Rd. (YR 79)	36 m
Victoria Road (YR 82) - Ravenshoe Rd. (YR 32) to Lake Ridge Rd. (DR 23)	36 m

Town of Georgina Roads	
Road Name and Description	Planned Street Width
Boyer's Sideroad - Metro Rd. to Warden Ave.	25 m
Glenwoods Avenue - Woodbine Ave. to Hwy. 48	25 m
Pollock Road - Woodbine Ave. to Cryderman's Side Road	25 m
Baldwin Road - McCowan Rd. to Hwy. 48	25 m
Black River Road - Park Rd. to Virginia Blvd.	25 m
Stoney Batter Road - Hwy. 48 to Ravenshoe Rd.	25 m

Weir Sideroad - Hwy. 48 to Old Homestead Rd.	25 m
Valley View Road/Lasher Lane - Burke St. to Ravenshoe Rd.	25 m
McCowan Road - Metro Rd. to Ravenshoe Rd.	25 m
Latimer Road/Morning Glory Road/Cedarbrook Road - Hwy. 48 to Lake Ridge Rd.	25 m
Smith Boulevard - Hwy. 48 to Weir's Sideroad	25 m
Frog Street/Snodden Road/Thomas Drive/Rosslyn Drive - Hwy. 48 to Lake Ridge Rd.	25 m
2nd Concession Road - Lake Simcoe to Ravenshoe Rd.	25 m
Old Shiloh Road - Victoria Rd. to west limit	25 m
1st Concession Road - Lake Simcoe to Ravenshoe Rd.	25 m
Civic Centre Road - Baseline Rd. to Metro Rd.	25 m

If not individually listed, the planned street width for local Town of Georgina roads shall be 20 m.

Additional width may be required for sight triangles, cuts, fills, additional turning lanes at intersections, high-occupancy vehicle lanes and for accommodating bicycles, sidewalks and landscaping where appropriate.

Further, street names may be changed by By-law passed by either the Councils of York Region or Town of Georgina. Where a street name is changed, the planned width of street allowance shall apply to the respective street, notwithstanding the name change.

Certificate of Approval

AMENDMENT NO. 148

TO THE

OFFICIAL PLAN OF THE

TOWN OF GEORGINA PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on _____, 2023.

Date: _____

**Denis Beaulieu MCIP, RPP
Director of Development Services
Corporation of the Town of Georgina**

AMENDMENT NO. 148
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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SCHEDULE 'A' - LOCATION MAP		

PART A - THE CERTIFICATION
AMENDMENT NO. 148
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 148 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2023 – 0085 (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 15th day of November, 2023.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

NOTE: This amendment is exempt from York Region approval. In this regard, the Town of Georgina is the approval authority.

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 2023 – 0085 (PL-2)

BEING A BY-LAW TO ADOPT AMENDMENT NO. 148 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA.

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. 148 to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.

Read and enacted this 15th day of November, 2023.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 148
to the Official Plan of the
Town of Georgina

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text and Schedule A - Location Map, constitutes Amendment No. 148 to the Official Plan of the Town of Georgina.

3. PURPOSE

The purpose of Amendment No. 148 is to amend a policy in the Official Plan concerning the permissibility of additional residential units on lots associated with a single detached dwelling in the Agricultural Protection Area and Rural Area designations. The Amendment permits an additional residential unit in a detached building on the same lot as a single detached dwelling irrespective of whether the single detached dwelling contains an additional residential unit. Combined with other policies in Section 8.1.11, the Amendment would allow the zoning by-law to permit up to three dwelling units on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations (i.e. up to two dwelling units in the single detached dwelling and one dwelling unit in a detached building).

4. LOCATION

This Amendment applies to all of the lands in the Town of Georgina designated Agricultural Protection Area and Rural Area in the Official Plan and as shown on Schedule "A" - Location Map, to this Amendment.

5. BASIS

The Town of Georgina Official Plan currently permits an accessory apartment in a detached accessory building or structure to the primary dwelling in the Rural Area and Agricultural Protection Area designations provided that there is only one dwelling unit within the primary dwelling. The proposed Amendment would remove the requirement that the primary dwelling only contain one dwelling unit.

The proposed Amendment is consistent with the direction of Planning Act provisions which override existing zoning provisions to provide for up to three dwelling units in a single detached dwelling, semi-detached dwelling or rowhouse or related detached building on a parcel of urban residential land that do not apply to the Rural Area and Agricultural Protection Area. The proposed Amendment provides for reasonable and appropriate intensification of residential uses within the Rural Area and Agricultural Protection Area by allowing for up to three dwelling units on a lot that permits a single detached dwelling. Specific regulations ensure that this is implemented by Zoning By-law provisions which ensure that the character and context of the Rural Area and Agricultural Protection Area is recognized and protected.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 148 to be appropriate.

PART C - THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and Schedule 'A' - Location Map constitutes Amendment No. 148 to the Official Plan of the Town of Georgina.

2. ACTUAL AMENDMENT

The Official Plan of the Town of Georgina is hereby amended as follows:

That Section 8.1.12 is hereby amended as follows:

By deleting the existing Section 8.1.12 and replacing it with a new Section 8.1.12 as follows:

“8.1.12 One additional residential unit is permitted in a detached building on the same lot as a single detached dwelling in the Rural Area and Agricultural Protection Area designations. For the purpose of this Plan, an additional residential unit shall be considered to be an accessory apartment and vice versa.

In the Hamlet Area designation, an accessory apartment is permitted in a detached accessory building or structure to the primary dwelling provided there is only one dwelling unit within the primary dwelling. An accessory apartment in a detached accessory building or structure in the Hamlet Area designation shall comply with Section 8.1.13 and/or 8.1.14.”

3. IMPLEMENTATION

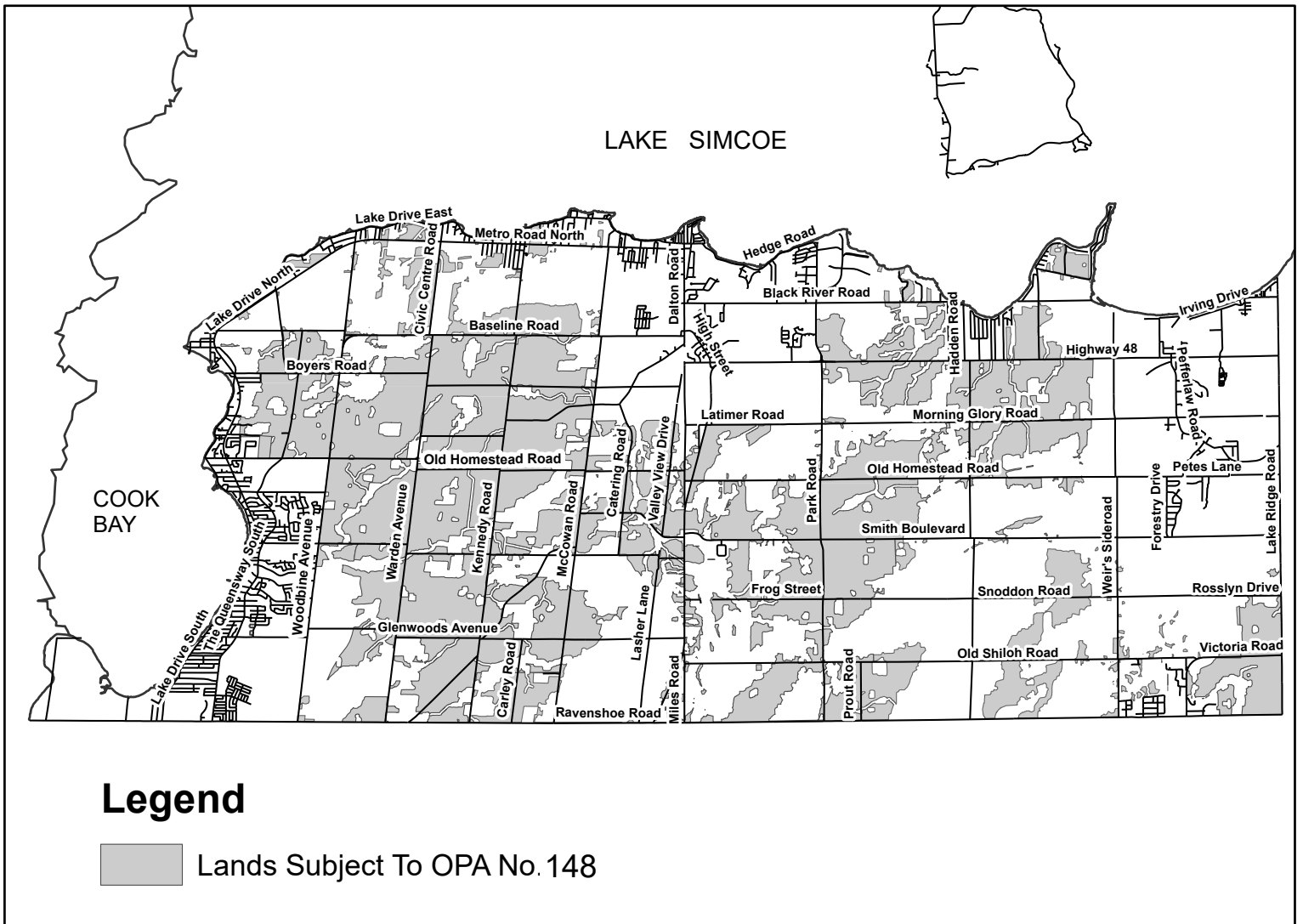
The provisions in Section 11, Implementation, shall apply in regard to this Amendment.

4. INTERPRETATION

The provisions in Section 12, Interpretation, shall apply in regard to this Amendment.

SCHEDULE 'A' LOCATION MAP

Official Plan Amendment No. 148



PROPERTY DESCRIPTION : Town of Georgina Formerly Township of Georgina and Township of North Gwillimbury

LAND USE DESIGNATION : Agricultural Protection Area and Rural Area



**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK**

BY-LAW NUMBER 500-2023-0006 (PL-5)

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE
THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF
BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Council of the Corporation of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by deleting from Schedule 'A' the lands identified as "lands to be removed from Zoning By-law 500" as shown on Schedule 'A' attached hereto.

2. That Schedule 'B' to Zoning By-law Number 500, as amended, is hereby further amended by deleting the following Schedules: B-12, B-15, B-16, B-17, B-18, B-23, B-27, B-32, B-34, B-38, B-44, B-45, B-46, B-53, B-61, B-66, B-68, B-71, B-72, B-73, B-74, B-80, B-81, B-83, B-84, B-85, B-87, B-88, and B-X.

3. That Zoning By-law Number 500, as amended is further amended by deleting the following Site Specific Provisions: 7.5.15, 7.5.19, 10.5.1, 10.5.2, 10.5.28, 10.5.37, 15.5.2, 15.5.11, 15.5.12, 15.5.14, 15.5.16, 15.5.17, 15.5.20, 15.5.21, 15.5.30, 15.5.33, 15.5.40, 15.5.48, 18.5.8, 18.5.9, 18.5.17, 19.5.1, 20.5.1, 20.5.6, 20.5.7, 20.5.8, 20.5.9, 20.5.12, 20.5.14, 20.5.15, 20.5.18, 20.5.21, 20.5.25, 21.5.2, 21.5.3, 21.5.4, 21.5.5, 21.5.6, 21.5.7, 21.5.8, 23.5.2, 23.5.4, 23.5.5, 23.5.6, 27.5.1, 27.5.3, 27.5.6, 27.5.7, 27.5.9, 27.5.12, 27.5.13, 27.5.14, 27.5.16, 27.5.18, 27.5.19, 27.5.21, 27.5.22, 27.5.24, 27.5.26, 27.5.27,

27.5.29, 27.5.30, 27.5.32, 27.5.33, 27.5.35, 27.5.37, 27.5.38, 27.5.39, 27.5.40, 27.5.41, 27.5.43, 27.5.44, 27.5.46, 27.5.47, 27.5.54, 27.5.58, 27.5.59, 27.5.67, 27.5.77, 27.5.78, 27.5.80, 27.5.81, 27.5.82, 27.5.83, 27.5.84, 27.5.88, 27.5.93, 27.5.96, 27.5.97, 27.5.98, 27.5.100, 27.5.102, 27.5.104, 27.5.107, 27.5.109, 27.5.115, 27.5.119, 27.5.123, 27.5.124, 28.5.1, 28.5.6, 28.5.8, 28.5.11, 28.5.12, 28.5.14, 28.5.15, 28.5.16, 28.5.17, 28.5.18, 28.5.19, 28.5.20, 28.5.21, 28.5.25, 28.5.26, 28.5.27, 28.5.29, 28.5.30, 28.5.32, 28.5.34, 28.5.35, 28.5.36, 28.5.38, 28.5.39, 28.5.40, 28.5.41, 28.5.43, 28.5.44, 28.5.46, 28.5.47, 28.5.50, 28.5.52, 28.5.53, 28.5.58, 28.5.59, 28.5.61, 28.5.62, 28.5.63, 28.5.65, 28.5.66, 28.5.69, 28.5.70, 28.5.72, 28.5.73, 28.5.74, 28.5.75, 28.5.76, 28.5.77, 28.5.78, 28.5.79, 28.5.81, 28.5.82, 28.5.83, 28.5.84, 28.5.85, 28.5.86, 28.5.87, 28.5.88, 28.5.89, 28.5.90, 28.5.91, 28.5.92, 28.5.93, 28.5.95, 28.5.98, 28.5.99, 28.5.101, 28.5.102, 28.5.104, 28.5.105, 28.5.107, 28.5.108, 28.5.109, 28.5.110, 28.5.111, 28.5.112, 28.5.113, 28.5.115, 28.5.117, 28.5.118, 28.5.120, 28.5.121, 28.5.122, 28.5.123, 28.5.124, 28.5.125, 28.5.127, 28.5.128, 28.5.129, 28.5.130, 28.5.132, 28.5.133, 28.5.134, 28.5.135, 28.5.136, 28.5.138, 28.5.139, 28.5.140, 28.5.141, 28.5.142, 28.5.143, 28.5.145, 28.5.146, 28.5.147, 28.5.149, 28.5.150, 28.5.151, 28.5.152, 28.5.154, 28.5.155, 28.5.157, 28.5.158, 28.5.159, 28.5.160, 28.5.161, 28.5.162, 28.5.164, 28.5.165, 28.5.167, 28.5.168, 28.5.169, 28.5.170, 28.5.171, 28.5.172, 28.5.173, 28.5.174, 28.5.175, 28.5.177, 28.5.178, 28.5.179, 28.5.180, 28.5.181, 28.5.183, 28.5.185, 28.5.186, 28.5.187, 28.5.191, 28.5.192, 28.5.194, 28.5.195, 28.5.196, 28.5.198, 28.5.199, 28.5.200, 28.5.201, 28.5.206, 28.5.207, 28.5.208, 28.5.209, 28.5.211, 28.5.212, 28.5.214, 28.5.215, 28.5.216, 28.5.217, 28.5.218, 28.5.219, 28.5.220, 28.5.221, 28.5.223, 28.5.224, 28.5.225, 28.5.226, 28.5.227, 28.5.228, 28.5.229, 28.5.XX, and 28.5.YY.

4. That this By-law shall come into force and effect at the same time as Zoning By-law Number 600 (The Countryside Zoning By-law) comes into force and effect.

READ and enacted this 15th day of November, 2023.

Margaret Quirk, Mayor

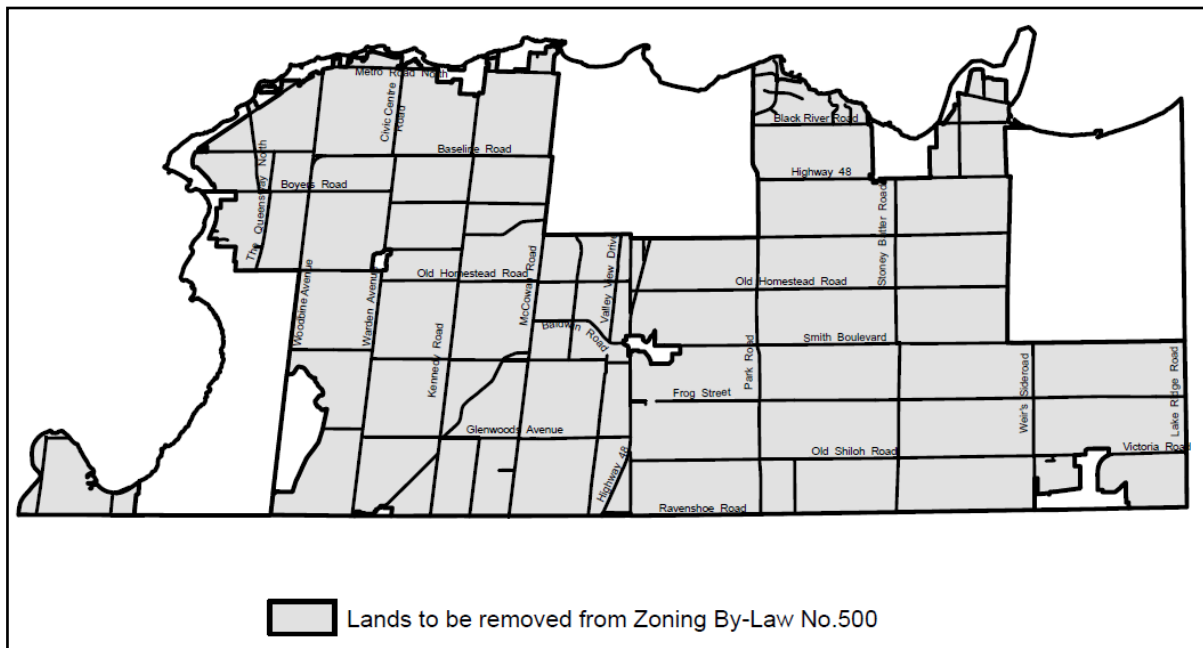
Mamata Baykar, Deputy Clerk

EXPLANATORY NOTE

**(TOWN OF GEORGINA)
(FILE NO. 03.05BT)**

The purpose of Zoning By-law 500-2023-0006 (PL-5) which amends Zoning By-law Number 500 is to remove certain lands from applicability to Zoning By-law 500 that are outside of settlement areas referred to as the Countryside Area, as well as related site-specific special provisions and Schedule 'B' maps. The lands that are removed from applicability to Zoning By-law 500 are subject to a separate and new zoning by-law for the Countryside Area - Zoning By-law 600 referred to as "The Countryside Zoning By-law". The Countryside Zoning By-law includes site-specific special provisions for individual properties and related maps.

KEY MAP



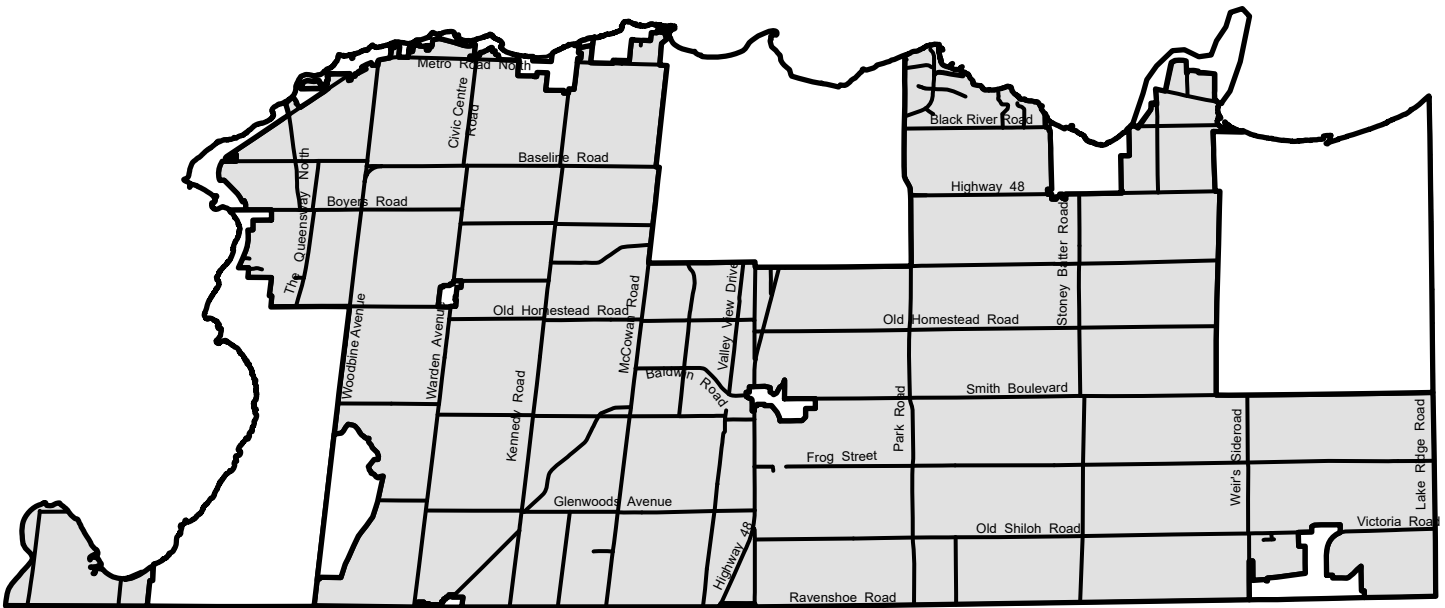
TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK


THIS IS SCHEDULE 'A' TO
BY-LAW _____-2023-
PASSED THIS ____ DAY OF
_____ 2023

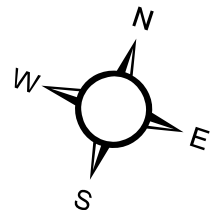
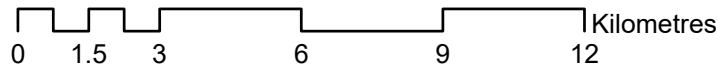
FORMERLY THE TOWNSHIPS OF NORTH GWILLIMBURY AND GEORGINA
COUNTY OF YORK

CLERK

MAYOR



 Lands to be removed from Zoning By-Law No.500



SCHEDULE 'A' TO BY-LAW - 2023 -

CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2023-0086 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING HELD ON THE 15th DAY OF NOVEMBER,
2023

WHEREAS pursuant to Section 5(1) of the *Municipal Act, 2001*, S.O. 2001, c. M.25 (the Act) as amended, the powers of a municipality shall be exercised by its Council;

AND WHEREAS pursuant to Section 5(3) of the Act, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the Act, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at this meeting be confirmed and adopted by bylaw;

NOW THEREFORE, the Council of the Corporation of the Town of Georgina, in the Regional Municipality of York, enacts as follows:

1. The actions of the Council of the Corporation of the Town of Georgina at its meeting held on November 15, 2023, in respect of each recommendation contained in the Reports of the Departments and each motion and resolution passed and other action taken by the Council of the Corporation of the Town of Georgina at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this bylaw;
2. The Mayor and proper officials of The Corporation of the Town of Georgina are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Town of Georgina referred to in the preceding section hereof;
3. The Mayor or Deputy Mayor and Clerk or Deputy Clerk are hereby authorized and directed to execute all documents necessary on that behalf and to affix thereto the Seal of the Corporation of the Town of Georgina; and
4. For the purposes of the exercise of the authority of the head of Council to veto a bylaw in accordance with Section 284.11 of the Act, this Confirmatory Bylaw shall be deemed to be separate Confirmatory Bylaws for each item listed on the agenda.

READ AND ENACTED this 15th day of November, 2023.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk