

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

BY-LAW NUMBER 500-2022-0005 (PL-5)

BEING 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 Sections 34 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 an 'RU' zone to 'RU-249' and 'OS-122' zones on lands described as Part Lot 4, Concession 3 and shown in heavy outline and designated 'RU-249' and 'OS-122' on Schedule 'A' attached hereto.
2. That Section 28.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 28.5.224 the following:

"28.5.225 Part Lot 4, Concession 3 (G) Frog Street 'RU-249' (Map 1)

On lands shown in heavy outline and designated 'RU-249' on Schedule 'A' attached hereto the following provisions shall apply:

a) Notwithstanding Sections 6.1 (a) and 6.1 (b), a single family dwelling may be erected on land described as Part Lot 4, Concession 3 (G), and shown in heavy outline and designated 'RU-249' in Schedule 'A' hereto."

3. That Section 27.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.118 the following:

"27.5.119 Part Lot 4, Concession 3 (G) Frog Street 'OS-122' (Map 1)

a) Notwithstanding Sections 27.1 and 27.2, on lands shown in heavy outline and designated 'OS-122' on Schedule 'A' attached hereto the only permitted use shall be conservation or forestry uses."

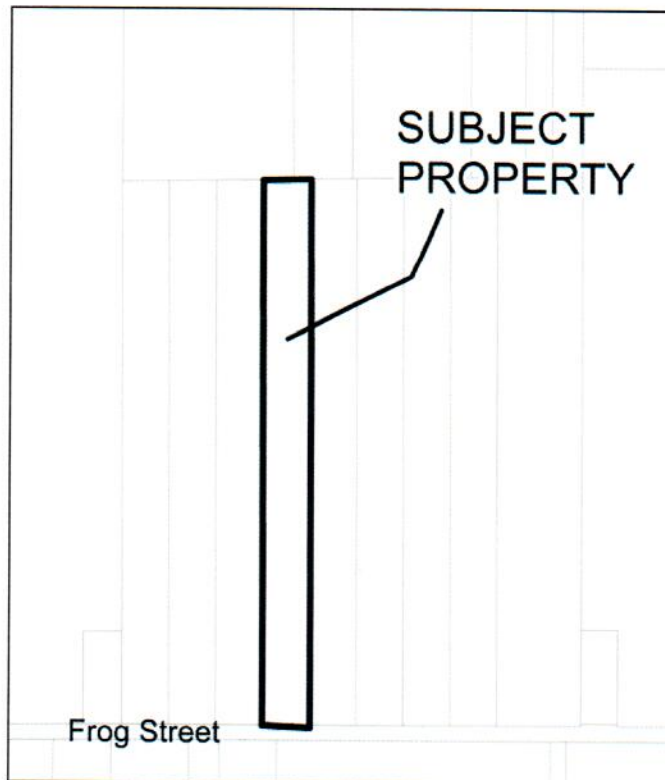
READ AND ENACTED this 10th day of August, 2022.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

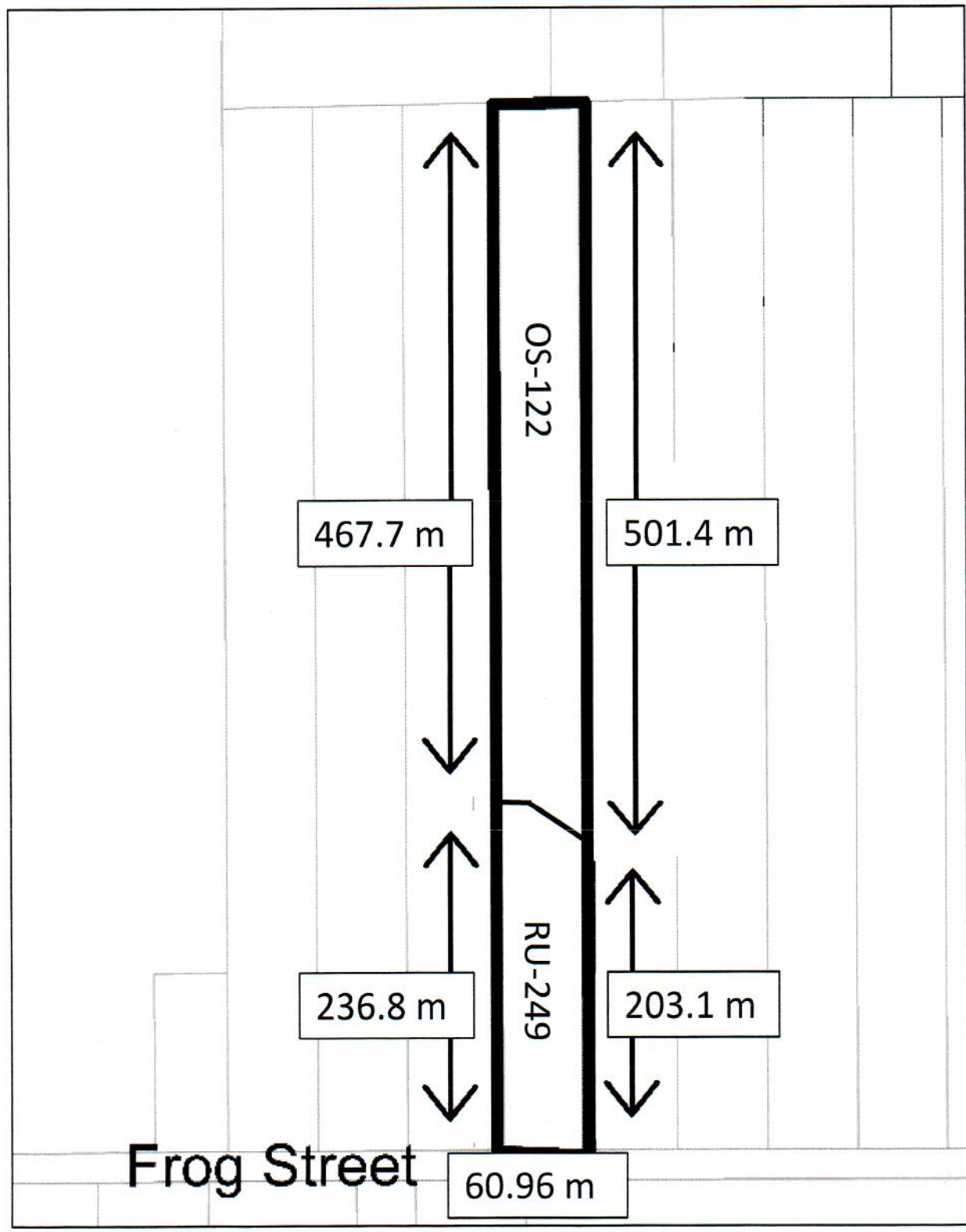
EXPLANATORY NOTE TO BY-LAW NUMBER 500-2022-0005 (PL-5)

1. The purpose of Zoning By-law Number 500-2022-0005 (PL-5), which amends Zoning By-law No. 500, is to amend the current zoning from Rural (RU) to a site-specific Rural (RU-249) and site-specific Open Space (OS-122) zone. The amendment is required to facilitate the construction of a single family dwelling and associated buildings, structures and uses on a property with a lot area of 4.2 ha, whereas the minimum required lot area in the RU zone is 20 ha, and a lot frontage of 60.96 m, whereas the minimum required lot frontage in the RU zone is 180 m.
2. The site-specific Open Space (OS-122) zone encompasses lands that contain environmental lands and their associated minimum vegetation protection zones. A Hydro One easement runs northeast – southwest through the approximate centre of the proposed site-specific Open Space (OS-122) zone. All uses are prohibited within the zone, with the exception of conservation and forestry uses.
3. Zoning By-law Number 500-2022-0005 (PL-5) conforms to the Town of Georgina Official Plan.
4. A **KEY MAP** showing the general location of the land to which By-law Number 500-2022-0005 (PL-5) applies is shown below:



Part of Lot 4, Concession 3 (G)
Town of Georgina
Regional Municipality of York

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2022-0005(PL-5)
PASSED THIS 10th DAY OF
AUGUST, 2022



SCHEDULE 'A' TO BY-LAW 500-2022-0005 (PL-5)