

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

**BY-LAW NUMBER 500-2022-0006 (PL-5)**

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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

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Pursuant to Section 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 8 (page 1), Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbols from 'RU' to 'R-82' and 'OS-123' on lands described as Lots 210 and 211, Registered Plan 427, shown in heavy outline and designated 'R-82' and 'OS-123' on Schedule 'A' attached hereto.
2. That Zoning By-law Number 500, as amended, is hereby further amended by incorporating Schedule 'B-92' attached hereto.
3. That Section 10.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 10.5.74 the following:

**"10.5.75      Lots 210 and 211, RP 427      'R-82'**  
**S/S ROSE STREET                                (Map 8)**

On lands shown in heavy outline and designated 'R-82' on  
Schedule 'A' attached hereto the following provision shall  
apply:

- a) Notwithstanding Section 6.8 b, the minimum lot area  
shall be 2800m<sup>2</sup>.

4. That Section 27.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.119 the following:

**“27.5.120      Lots 210 and 211, RP 427      ‘OS-123’  
                         S/S ROSE STREET                      (Map 8)**

On lands shown in heavy outline and designated ‘OS-123’ on Schedule ‘A’ attached hereto the only permitted use shall be conservation uses.

READ and enacted this 24<sup>th</sup> day of August, 2022.

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Margaret Quirk, Mayor

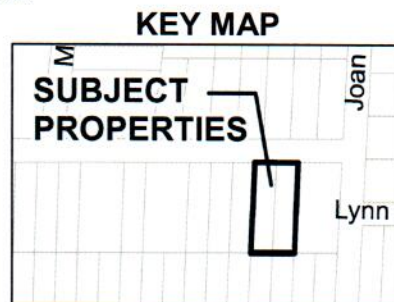
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Rachel Dillabough, Clerk

## EXPLANATORY NOTE

(GREG AND AMANDA MOORE)  
(FILE NO.: 03.1163)

1. The purpose of Zoning By-law Number 500-2022-0006 (PL-5), which amends Zoning By-law Number 500, as amended, is to rezone the subject property to permit a single family dwelling, and associated accessory buildings, structures and uses on the subject property. The subject property is currently zoned Rural (RU). It is proposed that the subject property be rezoned to site-specific Residential (R-82) and site-specific Open Space (OS-123), as shown on Schedule "A" to the amending by-law. The Zoning By-law conforms with the Town of Georgina Official Plan and the Sutton/Jackson's Point Secondary Plan as amended.
2. The Council of the Town of Georgina approved Zoning By-law Amendment application 03.1163 and Deeming By-law approval application 06.248 on March 23, 2022. Council resolved to pass the associated by-laws pending the submission of a satisfactory draft amending zoning by-law and tree inventory, protection and compensation plan to the Development Planning Division. These conditions have been met.
3. Lots 210 and 211, Plan 427 are separately conveyable under the Planning Act and can be conveyed separately without Planning Act approval. To enable the proposed development and to provide sufficient space for the proposed single family dwelling, accessory buildings / structures and associated servicing infrastructure, it is necessary to merge Lots 210 and 211 on title such that they are no longer separately conveyable without further Planning Act approval. The Deeming By-law, pursuant to Deeming By-law application 06.248, is being progressed to Council for consideration at the same meeting as this amending zoning by-law.
4. The R-82 zone covers development lands and grants a lower minimum lot area to permit a single family dwelling. The OS-123 zone encompasses environmental lands and their buffers and restricts permitted uses to forestry and conservation uses only.
5. A **Key Map** showing the location of the land to which By-law Number 500-2022-0006 (PL-5) applies is shown below.



**BY-LAW NUMBER 500-2022-0006 (PL-5) WHICH AMENDS ZONING BY-LAW  
NUMBER 500 OF THE CORPORATION OF THE TOWN OF GEORGINA**



SCHEDULE 'B-92' TO BY-LAW 500-2022-0006 (PL-5)