

**Phase I Zoning By-law 500 Conformity Exercise  
Public Submissions**

#	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	<ul style="list-style-type: none"> <li>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.</li> <li>We would ask the Town clarify whether they hope to pass a council 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.</li> </ul>	<ul style="list-style-type: none"> <li>Preliminary Recommendation for site-specific zoning: Retain existing M2-11 zoning in conformity with Rural Employment Area designation. Rezone from OS-98 to a Special Provision under the EP to recognize the floodplain on site in conformity with the Official Plan.</li> <li>Subsection 34(10.0.0.1) of the Planning Act does not apply as the entire zoning by-law is not being simultaneously repealed and replaced. Zoning by-law amendments to the new zoning by-law would be permitted.</li> </ul>
2	Sept 21/20	Michael Smith of Michael Smith Planning Consultants on behalf of Powell Contracting	Powell Contracting Site on Park Rd, south of Hwy 48	<ul style="list-style-type: none"> <li>Looking for confirmation that the Environmental features on the Powell Construction property are to be zoned to Open Space (or Environmental Protection). You will recall that the LSRCA wanted the zone changed as a condition of the Phase 2 site plan approval. The Phase 2 site plan application was submitted earlier this summer.</li> </ul>	<ul style="list-style-type: none"> <li>The Environmental Protection rezoning required by the LSRCA will be implemented through the proposed zoning by-law mapping.</li> </ul>
3	Nov 2/20	Claire Malcolmson	N/A	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Received for information.</li> </ul>
4	Nov 4/20	Michael Davy	N/A	<ul style="list-style-type: none"> <li>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.</li> <li>There are also terms in ZB 500 that refer to antiquated pieces of legislation that are no longer in</li> </ul>	<ul style="list-style-type: none"> <li>Received for information. New definitions added to align with Official Plan definitions.</li> </ul>

				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 ZB amendments.	
5	May 31/21	Leo Longo of Aird Berlis on behalf of North Gwillimbury Forest Alliance	Maple Lake Estates Lands	<ul style="list-style-type: none"> <li>We are gratified to learn that the Town has now hired a consultant to work with Town staff on a zoning bylaw update to address the changes required at MLE and elsewhere in the countryside area. That said, 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.</li> </ul>	<ul style="list-style-type: none"> <li>Received for information.</li> </ul>
6	Sept 23/21	Michael Smith of Michael Smith Planning Consultants Michael Smith on behalf of Biljana Vukicevic	37 Sina St.	<ul style="list-style-type: none"> <li>According to the Town of Georgina's Official Plan, the site is designated "Environmental Protection Area" and zoned "Site-specific Tourist Commercial (C5-17)" in the Town of Georgina's Zoning By-law. Additionally, the site is located outside the Serviced Lakeshore Residential Area boundary. The client wants to construct a single detached dwelling on the site; therefore, a Zoning By-law Amendment is required. My client has received a notice, stating that her site is located within the Phase 1 Study Area of the Zoning By-law Update. Please include me on a list of interested parties in regard to the update of the Town of Georgina Zoning By-law.</li> </ul>	<ul style="list-style-type: none"> <li>Received for information. Added to Interested Party list.</li> </ul>
7	Oct 28/21	Gary Foch	22869 & 26037 Woodbine Ave	<ul style="list-style-type: none"> <li>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.</li> <li>Through the RU ZBLA process underway we wish to separate the home based business/ occupation requirement of having someone live on site –</li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Zoning By-law Update is to bring the By-law into conformity with the Official Plan.</li> <li>The Official Plan permits a home occupation use in the Rural Area designation, subject to the policies of Section 4.6.1.</li> <li>The Official Plan does not permit a professional office or similar uses in the Rural Area designation and therefore, does not comply with the</li> </ul>

				<p>specifically for a real estate office and any and all appurtenances and accessories thereto, with out compromising any other uses under RU. 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> <ul style="list-style-type: none"> <li>We wish the same amendment for 26037 Woodbine RU section of land.</li> </ul>	<p>Official Plan. An Official Plan Amendment and Zoning By-law Amendment would be required to permit the proposed use of the dwelling as an office.</p>
8	Sept 13/21	Sid Giddings, President of the Georgina Military Museum	26061 Woodbine Ave, Georgina Military Museum	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Staff acknowledge receipt of the request and will give consideration to expanding permitted uses within the Commercial Recreation (CR) zone to include a museum use.</li> </ul>
9	Feb 27/22	Mark and Jennifer Button	25812 Kennedy Rd.	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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 3 people.</li> <li>These bylaws restrict businesses opportunity for growth and discourage investment in existing historic rural buildings.</li> <li>The Town should consider a change to the bylaw that would: <ul style="list-style-type: none"> <li>Allow property owners to utilize the full floor space of existing buildings on rural properties for home-based business &amp; industry.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The purpose of the Zoning By-law Update is to bring the Zoning By-law into conformity with the Official Plan. The property will be zoned based on the Official Plan land use designations which includes Agricultural Protection Area and Environmental Protection Area.</li> <li>Comments respecting home industries are acknowledged and will be considered; however, compared to comparable municipalities, Georgina has the most permissive regulations for home industry uses.</li> <li>In accordance with the mapping in the Official Plan, the Environmental Protection Area designation in the northwest portion of the property is representative of woodlands and wetlands. A review of Official Plan</li> </ul>

				<ul style="list-style-type: none"> <li>Eliminating the staffing limits in order to encourage business growth and increase local job opportunities for residents.</li> <li>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.</li> </ul>	mapping is not within the scope of this project.
10	March 17/22	Fernando Lamanna	105 Duclos Point Rd. and S/S Latimer Rd.	<p>I would like to know if there are any specific impacts to two rural properties that my dad owns:</p> <ul style="list-style-type: none"> <li>105 Duclos Point Road. It's a 50 acre parcel on the east side of Duclos Point Road about a mile north of Hwy 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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Both properties will be rezoned as part of this project.</li> <li>The Duclos Point Road property will be rezoned to RU-C and EP. There appears to be a sufficient portion of the property zoned RU-C to build a single detached dwelling.</li> <li>The Latimer Road property will be rezoned to EP. A Zoning By-law Amendment and Official Plan Amendment will be required to build a single detached dwelling on the property.</li> </ul>
11.	May 24, 2022	Gord Mahoney, Michael Smith and Associates	1. 824 Trivetts Road 2. Part of Lot 3 Con 9	1. Requests that a portion of the subject property retain its RU (Rural) Zoning under By-law 500.  2. Requests that pockets of lands designated as Rural Area on the subject site be zoned RUC	1. The property encompasses approximately 5.18 ha and contains a derelict building. The site is designated Serviced Lakeshore Area, Environmental Protection Area and Rural Area. Section 6.2.17.1 of the Town Official Plan permits the consideration of a future Official Plan amendment to permit one or more lots to take place outside of a future Municipal Comprehensive Review ( CR) a subject to Section 11.4.2.9 of the OP relating to consents. The subject lands in question are designated as Environmental Protection Area. The direction of the

					<p>Zoning By-law Conformity exercise is to zone lands consistent with the Town Official Plan. If in future, the owner advances Official Plan Amendment and rezoning applications to designate the lands from Environmental Protection Area to permit development then the lands can be rezoned consistent with the Council approved applications at that time. No change is proposed.</p> <p>2. The lands designated as Rural Area south of Metro Road are shown zoned RU-C in the Proposed Countryside Zoning By-law consistent with the Official Plan</p>
12.	March 31, 2022	Caitlin Port, MHBC Planning Consultants	East side of Park Road, south of Highway 48.	<p>Notes that 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>Under review.</p>
13.	March 31, 2022	Gord Mahoney, Michael Smith and Associates		Notes that Home Industries are not permitted in the Official Plan in the Environmental Protection Area and in the Environmental Protection Area (EP) zone under the Draft Countryside Zoning By-law. This was not previously not an issue under the RU (Rural Zone) under Zoning By-law 500.	A Home Industry use is not permitted in the Environmental Protection Area designation of the Town Official Plan. This is due to the potential impacts of allowing such a use into this designation may have. There are abundant opportunities and lands designated for Home Industrial uses in the Town. Amending the Official Plan to allow these uses to be introduced into the Environmental Protection Area designation is not recommended.
14.	March 28, 2022	Tim Danbrook		Objects to the by-law as it may have impact upon several properties that he is working on. Identifies issues associated with the Lakeshore Jurisdictional Action Plan.	Comments and objection acknowledged. The affected by the Proposed Countryside Zoning By-law are outside the Lake Drive Jurisdictional Action Plan Area.

Written Comments Received After the Release of the Proposed Countryside Zoning By-law on August 11, 2022					
14.	August 19, 2022	Tony Usher, Planning Consultant		<p>Notes error in the reference to Minister's Zoning Order on Schedule "A"</p> <p>Comment on the lay-out of permitted uses in the Environmental Protection Zone</p>	<p>Acknowledged.</p> <p>Acknowledged. The first paragraph ( -) of permitted uses should be as follows:</p> <ul style="list-style-type: none"> <li>-forest, fish and wildlife management</li> <li>- conservation, stewardship and remediation of key natural heritage features or key hydrological features</li> <li>- adventure games provided that such forestry or agricultural use does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity.</li> </ul>
15.	August 12, 2022	Domenic Presta, Bianchi Presta LLP	26711 Woodbine Avenue	Asserts legal non-conforming status for a single family dwelling on the subject site, Objects to any By-law amendment to an Environmental Protection Zone (EP) which would in any way arbitrarily impact the legal non-conforming use as 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 Zoning By-law 500, that in order to construct a new 'single family dwelling' or convert the existing structure to a 'single family dwelling', the property would currently require a Zoning By-law Amendment (ZBA). The rezoning of the property to EP effectively changes nothing. Since 1977 the Town has process a number of site specific rezonings to permit a single family dwelling for lands along Woodbine Avenue , north of Baseline Road where circumstances determined it to be appropriate considering the adjacent North Gwillimbury Forest / Environmental Protection Area.