

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

**BY-LAW NUMBER 500-2022-0007 (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 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 2, Page 2, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'R1' to 'R2-24' on lands described as Lot 91 on Registered Plan 397 shown in heavy outline and designated 'R2-24' on Schedule 'A' attached hereto.
2. That Section 8 **LOW DENSITY URBAN RESIDENTIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 8.5.23 **SPECIAL PROVISIONS** the following:

**"8.5.24      Lot 91 on Registered Plan 397**

**'R2-24' (Map 2, Pg. 2)**

On lands shown in heavy outline and designated 'R2-24' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Section 5.45 f), an air conditioning unit including any supporting structure, external to a dwelling, shall not be permitted in any yard except an interior side yard or rear yard. If within a required interior side yard, it shall not be permitted unless the air conditioning unit is located a minimum of 2 metres above average finished grade.
- b) Notwithstanding Section 5.45 a), sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental structures may project into the required interior side yard a maximum of 0.31 metres.
- c) Notwithstanding Section 5.45 a), windows bays, having a maximum width of 2 metres, may project a maximum of 0.31 metres into the required interior side yard.
- d) Notwithstanding Sections 5.50 h) and 5.28 i), a driveway for a dwelling containing an accessory apartment located within the minimum front yard may have a maximum width of 67% of the lot frontage.
- e) Notwithstanding Section 6.2 a), the minimum lot frontage shall be 9.0 metres.
- f) Notwithstanding Section 6.2 f), the minimum interior side yard shall be 1.7 metres for the first storey, 1.7 metres for the second storey and 2.0 metres for all subsequent full or partial storeys above the second storey.

- g) Notwithstanding Section 6.2 f), the minimum interior side yard shall be nil between two semi-detached dwelling units.
- h) Notwithstanding Section 6.2 i), the maximum height shall be 10.5 metres.
- i) Notwithstanding Section 8.1, the only permitted residential use shall be a semi-detached dwelling.
- j) Notwithstanding Section 8.2, the only permitted non-residential use shall be accessory buildings, structures and uses to any permitted use.
- k) Each semi-detached dwelling shall have a maximum of one (1) semi-detached dwelling unit and one (1) accessory apartment.

**READ** and enacted this 21<sup>st</sup> day of September, 2022.

---

Margaret Quirk, Mayor

---

Mamata Baykar, Deputy Clerk

## **EXPLANATORY NOTE TO BY-LAW NUMBER 500-2022-0007 (PL-5)**

1. The purpose of Zoning By-law Number 500-2022-0007 (PL-5), which amends Zoning By-law No. 500, is to amend the current zoning from Low Density Urban Residential (R1) to a site-specific Low Density Urban Residential (R2-24) zone. The amendment is required to facilitate the construction of two (2) semi-detached dwellings.
2. Zoning By-law Number 500-2022-0007 (PL-5) includes a specific regulation that prohibits the use of the interior side yard for air conditioning units unless said unit is a minimum of two (2) metres above grade. The intent is to allow for installation of air conditioning unit(s) in the minimum interior side yard without obstructing the use and function of the interior side yard.
3. Zoning By-law Number 500-2022-0007 (PL-5) increases the maximum percentage of a front lot line that a driveway can cover from 55% to 67%. Section 5.28 (b) requires, when an accessory apartment is proposed within a semi-detached dwelling, that at least two (2) of the three (3) required parking spaces must have direct access to a public road or street or access road or street. To ensure that direct access is maintained, it was necessary to widen the driveways at their connections with Biscayne Boulevard so that two (2) parking spaces had direct access to the street. This required relief from the maximum 55% regulation.
4. Section 5.50 of Zoning By-law No 500, as amended, permits accessory apartments within single family dwellings, semi-detached dwellings and townhouse dwellings as-of-right. Accessory apartments do not need to be listed as a permitted residential use.
5. Zoning By-law Number 500-2022-0007 (PL-5) decreases the maximum projection of sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, window bays or similar ornamental structures into the required interior side yard from 0.5 metres to 0.31 metres. The intent of this regulation is to preserve the use and function of the interior side yard.
6. Zoning By-law Number 500-2022-0007 (PL-5) limits the maximum number of dwelling units per semi-detached dwelling to two (2). The intent is to ensure that only one (1) semi-detached dwelling unit and one (1) accessory apartment is permitted in each semi-detached dwelling.

7. Zoning By-law Number 500-2022-0007 (PL-5) conforms to the Keswick Secondary Plan.
8. A **KEY MAP** showing the general location of the land to which By-law Number 500-2022-0007 (PL-5) applies is shown below.



LOT 91, REGISTERED PLAN 397  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO  
BY-LAW 500-2022-0007 (PL-5)  
PASSED THIS 21<sup>st</sup> DAY OF  
September 2022

CLERK

MAYOR

BISCAYNE BLVD

R2-24



SCHEDULE 'A' TO BY-LAW 500-2022-0007 (PL-5)