

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

BY-LAW NUMBER 500-2024-0001 (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 Section 34 of the Planning Act, R.S.O., 1990, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 6A, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'R1' to 'R2-27' on lands described as Part of Lot 144, Judge's Plan 602, being Part 2, Plan 65R-37686, shown in heavy outline and designated 'R2-27' on Schedule 'A' attached hereto.
2. That Section 8.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 8.5.26 the following:

"8.5.27	Part of Lot 144, Judge's Plan 602 Part 2, Plan 65R-37686 1933 Metro Road North	'R2-27' (Map 6A)
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On lands shown in heavy outline and designated 'R2-27' on Schedule 'A' attached hereto, the following provisions shall apply to a semi-detached dwelling:

- a) Notwithstanding Section 6.2 (a), the minimum lot frontage per unit shall be 9.65 metres.
- b) Notwithstanding Section 6.2 (b), the minimum lot area per unit shall be 295 square metres.
- c) Notwithstanding Section 6.2 (e), the minimum rear yard shall be 7.0 metres.
- d) Notwithstanding Section 6.2 (f), the minimum interior side yard shall be:

- provided that where a garage or carport is part of the dwelling unit, the minimum width of the interior side yard shall be 1.2 metres plus 0.5 metres for each additional or partial storey above the second.
 - provided that if a lot is to be divided along the common wall, then the minimum interior side yard, between the two dwelling units, shall be nil.
- e) Notwithstanding Section 6.2 (h), the maximum lot coverage shall be 55%.
- f) Notwithstanding Section 5.12, fences not exceeding 0.9 metres in height are permitted in the front yard subject to compliance with all other provisions of this by-law.”

READ AND ENACTED this 17th day of January, 2024.

Margaret Quirk, Mayor

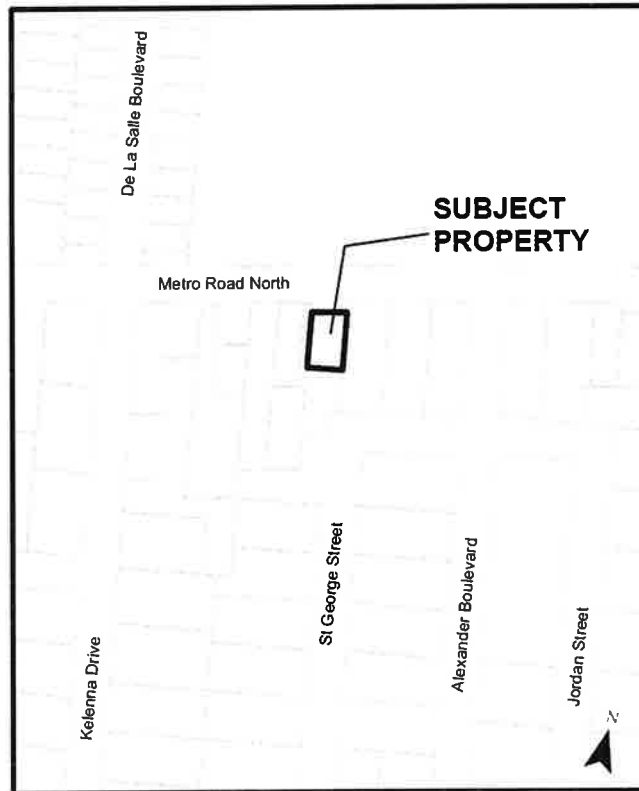
Rachel Dillabough, Town Clerk

EXPLANATORY NOTE

**Platinum Custom Homes 2009 Ltd.
TOWN FILE NO.: 03.1175 (ZBA)**

1. The purpose of Zoning By-law Number 500-2024-0001 (PL-5), which amends Zoning By-law Number 500, is to rezone the subject land from Low Density Urban Residential (R1) to site specific Low Density Urban Residential (R2-27) in order to facilitate the construction of a development that will be comprised of two (2) semi-detached dwelling units containing an accessory apartment in each dwelling unit.
2. Zoning By-law Number 500-2024-0001 (PL-5) will conform to the Town of Georgina Official Plan, as amended.
3. A Key Map showing the location of the land to which By-law Number 500-2024-0001 (PL-5) applies is shown below.

KEY MAP



BY-LAW NUMBER 500-2024-0001 (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500 OF THE CORPORATION OF THE TOWN OF GEORGINA

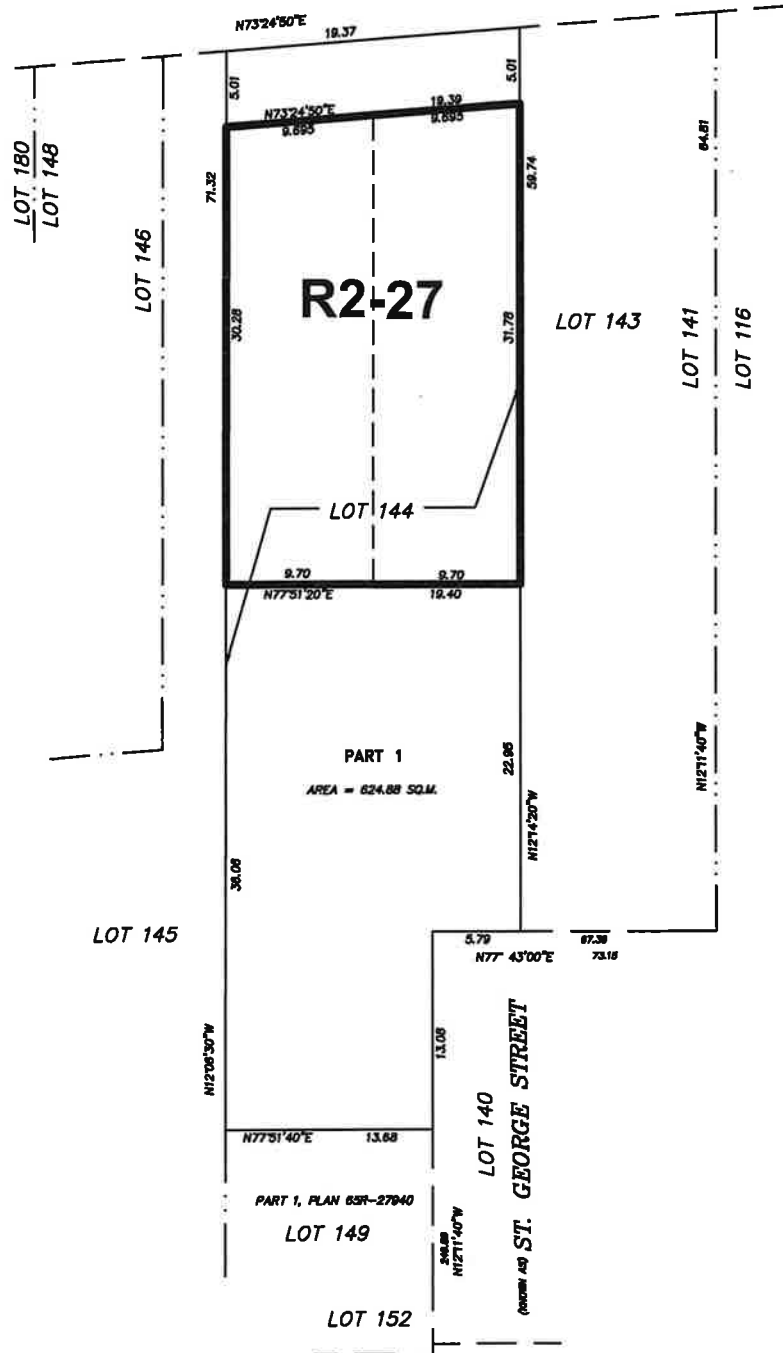
1933 METRO ROAD NORTH
 PART OF LOT 144, JUDGE'S PLAN 602,
 PART 2, PLAN 65R-37686
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO
 BY-LAW 500-2024- 0001 (PL-5)
 (PL-5) PASSED
 THIS 17th DAY OF
JANUARY 2024

 CLERK

 MAYOR

METRO ROAD (BY-LAW R-670-80-126, INSTRUMENT 281408)
 (FORMERLY THE TORONTO & YORK RADIAL RAILWAY)



SCHEDULE 'A' TO BY-LAW 500-2024- 0001 (PL-5)