

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

**BY-LAW NUMBER 500-2024-0002 (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 3 (pg. 1), Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU' and 'R' to 'R1-166', 'R1-166(H)', 'R1-167', 'R1-167(H)', 'OS-128', 'OS-129' and 'OS-130' on lands described as Part of Lot 15, Concession 3 (N.G.), shown in heavy outline and designated 'R1-166', 'R1-166(H)', 'R1-167', 'R1-167(H)', 'OS-128', 'OS-129' and 'OS-130' in Schedule 'A' attached hereto.
2. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 7.5.115, the following:

**“7.5.116 PART OF LOT 15, CONCESSION 3 (N.G.) E/S THE QUEENSWAY NORTH**      **'R1-166', 'R1-166(H)', 'R1-167', 'R1-167(H)' (Map 3, pg. 1)**

- a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), (i) and (j), the following requirements shall apply on lands shown in heavy outline and designated 'R1-166', 'R1-166(H)', 'R1-167' and 'R1-167(H)' in Schedule 'A' attached hereto:

Zone Requirement	R1-166 and R1-166(H) <sup>(iv)</sup>	R1-167 and R1-167(H) <sup>(iv)</sup>
Lot Frontage (Minimum)		
Interior Lot	9.7 metres	11.0 metres
Corner Lot	11.0 metres	14.0 metres

Lot Area (Minimum) Interior Lot Corner Lot	290.0 m <sup>2</sup> 330.0 m <sup>2</sup>	315.0 m <sup>2</sup> 350.0 m <sup>2</sup>
Front Yard (Minimum) To Attached Garage To Dwelling	6.0 metres (i) 5.0 metres (i)	6.0 metres (i) 5.0 metres (i)
Exterior Side Yard (Minimum)	2.3 metres (i)(ii)	3.0 metres (i)(ii)
Rear Yard (Minimum)	7.0 metres	7.0 metres
Interior Side Yard (Minimum)	1.2 metres and 0.6 metres on the other side, plus 0.5 metres for each additional or partial storey above the second (iii)	1.2 metres, and 0.6 metres on other side plus 0.5 metres for each additional or partial storey above the second (iii)
Lot Coverage (Maximum)	Not Applicable	Not Applicable
Height (Maximum)	12.0 metres	12.0 metres

- (i) The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 2.0 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
- (ii) Pursuant to By-law Number 2023-0019 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
- (iii) Where there is a detached garage in the rear yard of a lot, the minimum interior side yard on the side providing access to a detached garage shall be 3.5 metres.
- (iv) No erection, alteration or use of any building may be permitted on the lands zoned 'R1-166(H)' and 'R1-167(H)' until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)' Holding symbol from the lands zoned 'R1-166(H)' and 'R1-167 (H)', under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.
- b) Notwithstanding Sections 5.28 (b), (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:
- i) Every lot shall provide a garage.
  - ii) On lands zoned 'R1-166' and 'R1-166(H)', the minimum number of parking spaces shall be two, one of which may be located in a driveway private to the unit and in the front yard.
  - iii) The minimum interior dimensions of a garage shall be 3.3 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 6.0 metres.
  - iv) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
  - v) No attached garage shall project into the front yard more than 1.0 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level, or more than 2.0 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.
  - vi) In the case of a dwelling with an attached garage, no part of any driveway or parking area in the front yard shall be located closer than 0.6 metres from a sight triangle and 0.9 metres from a side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.

- vii) In the case of a lot with a detached garage in the rear yard, no part of any driveway or parking area shall be located closer than 0.9 metres from a side lot line. Furthermore, the minimum width of a driveway leading to a parking area and a detached garage in the rear yard shall be 2.5 metres, and the maximum width of a driveway or parking area in the front yard shall be 3.0 metres.
  
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
  - i) Fences not exceeding 2.0 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2.0 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
  
  - ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
  
  - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2.0 metres in height are permitted along the common lot line.
  
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, unenclosed porches are permitted to encroach 2.0 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.”

3. That Section 27.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 27.5.124, the following:

**“27.5.125 PART OF LOT 15, CONCESSION 3 (N.G.) ‘OS-128’  
E/S THE QUEENSWAY NORTH (Map 3, pg. 1)**

Notwithstanding Section 27.2, on lands shown in heavy outline and designated ‘OS-128’ in Schedule ‘A’ attached hereto, only the following non-residential uses shall be permitted:

- conservation or forestry use
- accessory buildings, structures and uses to any permitted use

Notwithstanding the above, no structures may be permitted within an area zoned “OS-128” and within the regulated area of the Lake Simcoe Region Conservation Authority unless approval has been given by the Lake Simcoe Region Conservation Authority.”

**“27.5.126 PART OF LOT 15, CONCESSION 3 (N.G.) ‘OS-129’  
E/S THE QUEENSWAY NORTH (Map 3, pg. 1)**

Notwithstanding Section 27.2, on lands shown in heavy outline and designated ‘OS-129’ in Schedule ‘A’ attached hereto, only the following non-residential uses shall be permitted:

- municipal park
- accessory buildings, structures and uses to any permitted use”

**“27.5.127 PART OF LOT 15, CONCESSION 3 (N.G.) ‘OS-130’  
E/S THE QUEENSWAY NORTH (Map 3, pg. 1)**

Notwithstanding Section 27.2, on lands shown in heavy outline and designated ‘OS-130’ in Schedule ‘A’ attached hereto, only the following non-residential uses shall be permitted:

- stormwater management facility
- accessory buildings, structures and uses to any permitted use

Notwithstanding the above, no structures may be permitted within an area zoned "OS-130" and within the regulated area of the Lake Simcoe Region Conservation Authority unless approval has been given by the Lake Simcoe Region Conservation Authority."

READ and ENACTED this 7<sup>th</sup> day of February, 2024.

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Mayor, Margaret Quirk

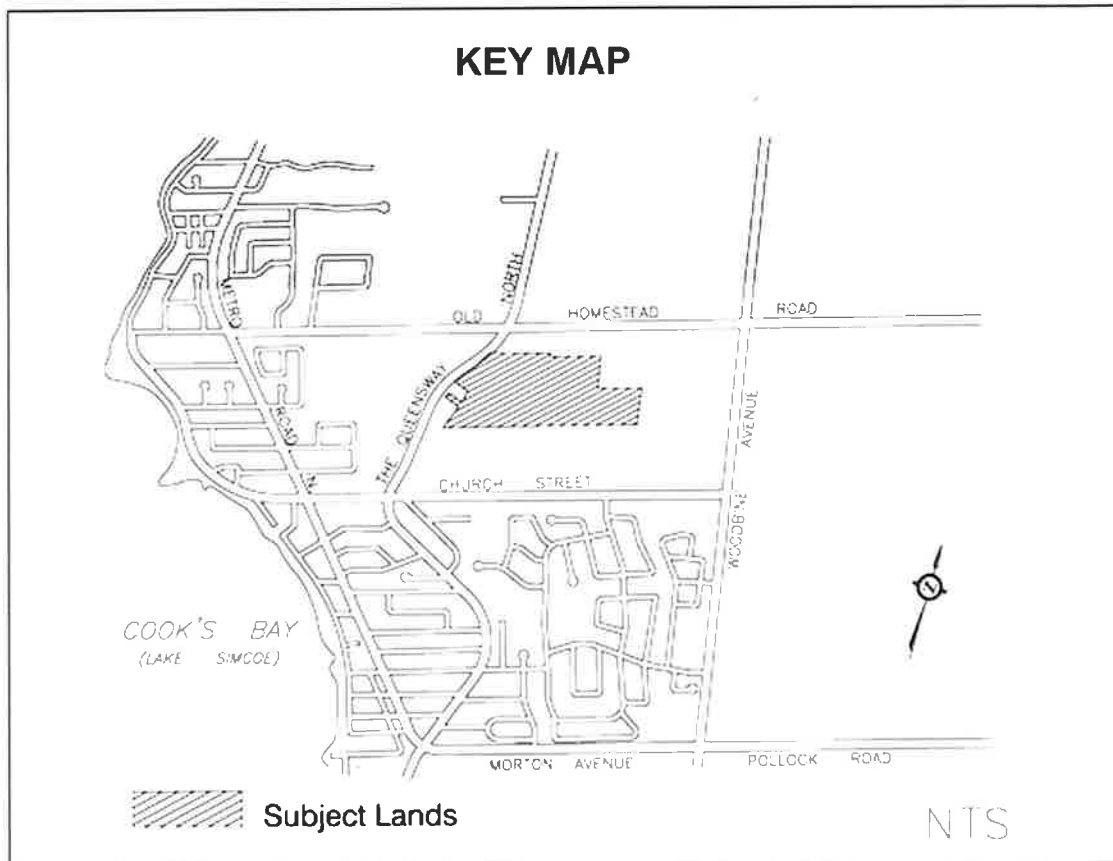
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Town Clerk, Rachel Dillabough

**EXPLANATORY NOTE**

**Ballymore Development (Georgina) Corp.  
TOWN FILE NO.: 03.1138 (ZBA)**

1. The purpose of Zoning By-law Number 500-2024-0002 (PL-5), which amends Zoning By-law Number 500, is to rezone the subject lands from Rural (RU) and Residential (R) to site specific Low Density Urban Residential (R1-166, R1-166(H), R1-167 and R1-167(H)) and Open Space (OS-128, OS-129 and OS-130) zones in order to facilitate and implement a plan of subdivision that will be comprised of 91 single detached dwellings and blocks/lands for a storm water management pond, municipal park and environmental lands.
2. Zoning By-law Number 500-2024-0002 (PL-5) will conform to the Keswick Secondary Plan.
3. A Key Map showing the location of the land to which By-law Number 500-2024-0002 (PL-5) applies is shown below.



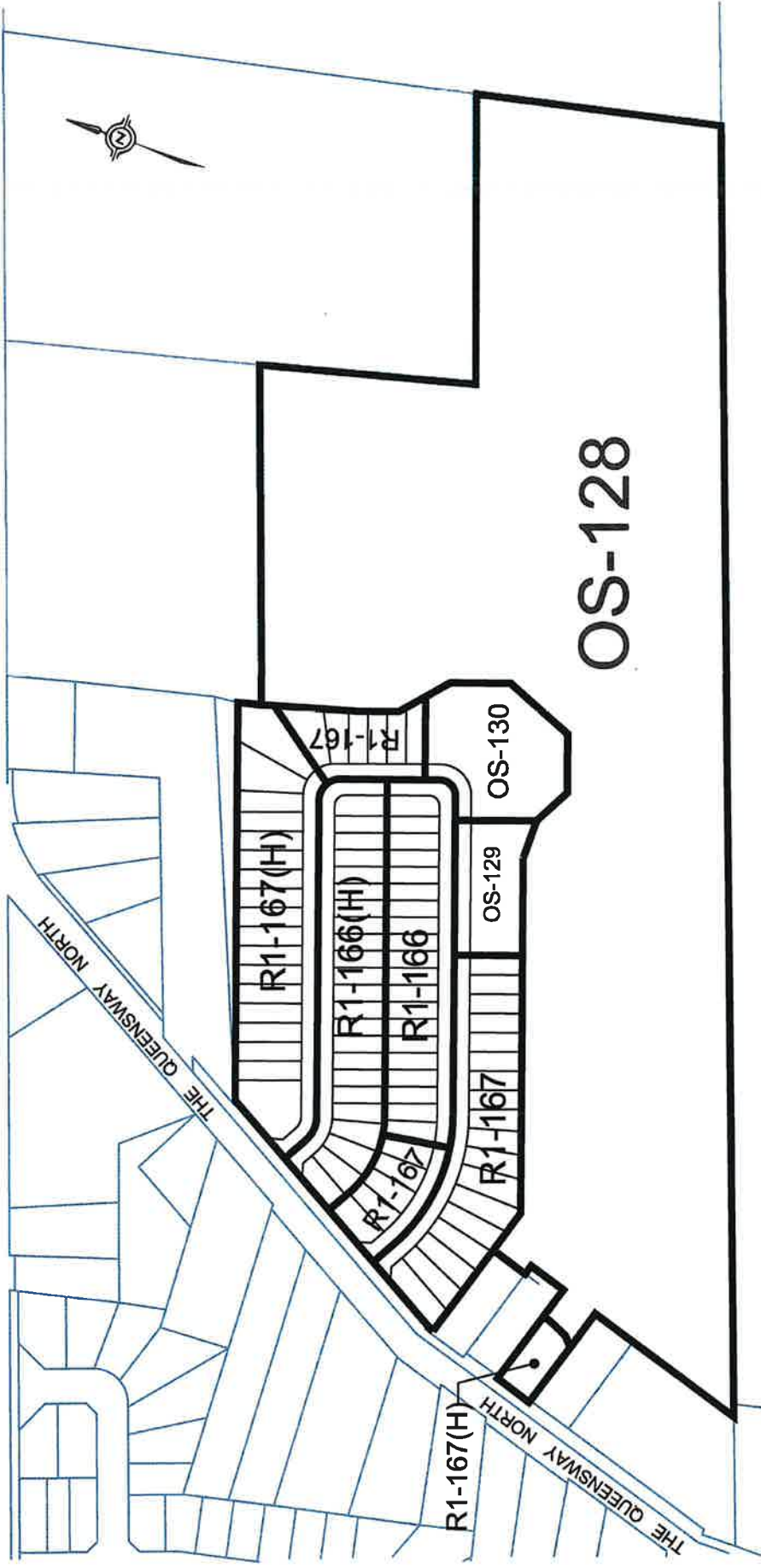
**BY-LAW NUMBER 500-2024-0002 (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500 THE CORPORATION OF THE TOWN OF GEORGINA**

PART OF LOT 15, CONCESSION 3 (N.G)  
(FORMERLY TOWNSHIP OF NORTH GWILLIMBURY,  
COUNTY OF YORK)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO  
BY-LAW 500-2024-0002  
(PL-5) PASSED THIS 7th DAY  
OF FEBRUARY, 2024

CLERK \_\_\_\_\_  
MAYOR \_\_\_\_\_

OLD HOMESTEAD ROAD



SCHEDULE 'A' TO BY-LAW 500-2024-0002 (PL-5)