

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

BY-LAW NUMBER 500-2024-0003 (PL-5)

BEING A BYLAW 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 2, Page 2 of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU' to 'R3-71' and 'OS-131' on lands described as Part of Lot 6, Concession 3 (N.G.), further described as Parts 5 and 6, Plan 65R-35183, shown in heavy outline and designated 'R3-71' and 'OS-131' on Schedule 'A' attached hereto.
2. That Section 9.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Section 9.5.61, the following:

“9.5.62	PART OF LOT 6, CONCESSION 3 (N.G.)	‘R3-71’
	PARTS 5 AND 6, PLAN 65R-35183	(Map 2, Pg. 2)

- a) Notwithstanding Section 6.7 h) **INTERIOR SIDE YARD (MINIMUM)**, a minimum interior side yard of 1.2 metres shall be required from the portion of the northern lot line bordering the 'OS-131' zone.
- b) Notwithstanding Section 6.7 h) **INTERIOR SIDE YARD (MINIMUM)**, a minimum interior side yard of 6 metres shall be required from the eastern lot line.
- c) Notwithstanding any other provision of the by-law, a minimum setback of 2.4 metres between townhouse blocks shall be required.

d) Notwithstanding Section 6.7 g) REAR YARD (MINIMUM), a minimum rear yard of 1.2 metres shall be required from the southern lot line.”

3. That Section 27 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.127, the following:

“27.5.128 PART OF LOT 6, CONCESSION 3 (N.G.) **‘OS-131’**
PARTS 5 AND 6, PLAN 65R-35183 **(Map 2, pg. 2)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated ‘OS-131’ on Schedule ‘A’ attached hereto, only the following non-residential uses shall be permitted:

- conservation or forestry use”

READ AND ENACTED this 27th day of March, 2024.

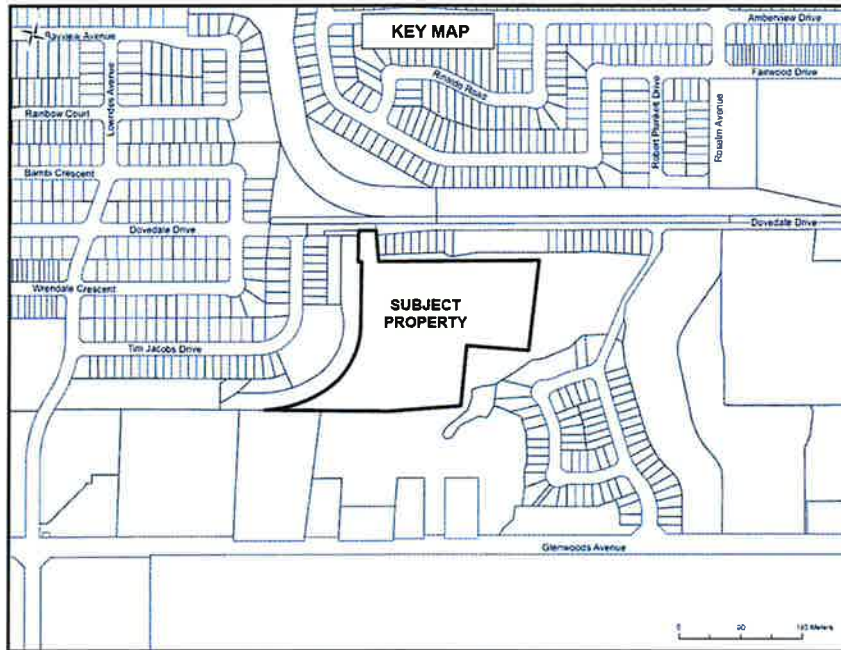
Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

EXPLANATORY NOTE

(Greengate Village)
(FILE NO. 03.1182)

1. The purpose of Zoning By-law Number 500-2024-0003 (PL-5), which amends Zoning By-law No. 500, is to amend the current zoning from Rural (RU) to site specific Medium Density Urban Residential (R3-71) and Open Space (OS-131) zones. The amendment is required to facilitate the construction of a 20-unit purpose-built rental townhouse development, and to protect the natural heritage features present on the site.
2. Zoning By-law Number 500-2024-0003 (PL-5) conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2024-0003 (PL-5) applies is shown below.



BY-LAW NUMBER 500-2024-0003 (PL-5) WHICH AMENDS ZONING BY-LAW NUMBER 500 OF THE CORPORATION OF THE TOWN OF GEORGINA

SCHEDULE 'A' TO BY-LAW 500-2024-0003 (PL-5)

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2024-0003 (PL-5)
PASSED THIS 27th DAY OF
MARCH 2024

CLERK _____
MAYOR _____



ZONING SCHEDULE

GREENGATE VILLAGE LIMITED

PART OF LOTS 5 & 6
PLAN 55R-38153
AND THE
TOWN OF GREENGATE
REGIONAL MUNICIPALITY OF YORK

100M-00

