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

## **BYLAW NUMBER 600-2024-0001 (PL-5)**

A BYLAW TO AMEND BYLAW NUMBER 600, BEING A BYLAW 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 and 39 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 Schedule 'B21' to Zoning Bylaw Number 600, as amended, is hereby further amended by changing the zone symbols from 'AP' to 'AP-43' on lands described as Part Lots 7 and 8 Concession 7, North Gwillimbury and Part 1 Registered Plan 65R-8799 shown in heavy outline as 'AP-43' on Schedule 'A' to Zoning Bylaw 600-2024-0001 (PL-5) attached hereto.
- 2. That Section 9 Agricultural Protection of Zoning Bylaw Number 600, as amended, is hereby further amended by adding after Subsection 9.5.42 SPECIAL PROVISIONS the following:

## "9.5.43 Part Lots 7 and 8 Concession 7, North Gwillimbury 'AP-43' Part 1 Registered Plan 65R-8799 (B21)

- a) Notwithstanding Section 6.1 (j) three (3) single detached dwellings shall be permitted until the replacement single detached dwelling (Building Permit #240796) achieves occupancy, for a period not exceeding three years from the date of this by-law coming into force and effect, subject to the following:
  - The owner shall enter into a Demolition Agreement with the Town of

Georgina agreeing to satisfy all terms and conditions, including the posting of required securities, to ensure the demolition of one single detached dwelling (Building Permit #240777) on the subject land to the satisfaction of the Chief Building Official; and,

- The owner shall pay all costs for registration of the Demolition Agreement by the Town of Georgina, or alternatively, the owner shall have the Demolition Agreement Registered on title."

**READ** and enacted this 20<sup>th</sup> day of November, 2024.

Margaret Quirk, Mayor
Mamata Baykar, Deputy Clerk

## **EXPLANATORY NOTE TO BYLAW NUMBER 600-2024-0001 (PL-5)**

- 1. The purpose of Zoning Bylaw Number 600-2024-0001 (PL-5) which amends Zoning Bylaw No. 600, is to amend the zoning from 'AP' to 'AP-43'. The amendment is required to permit an existing dwelling to temporarily remain on the property for a period of up to three years while a replacement dwelling is built.
- 2. A **KEY MAP** showing the general location of the land to which Bylaw Number 600-2024-0001 (PL-5) applies is shown below.



