

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

**BYLAW NUMBER 500-2024-0010 (PL-5)**

**A BYLAW TO AMEND BYLAW NUMBER 500, 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 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 10, Schedule 'A' to Zoning Bylaw Number 500, as amended, is hereby further amended by changing the zone symbol from 'C1-1' and 'RU' to 'R-83', 'C1-61', 'C1-62' and 'OS-135' on lands described as Part of Lots 22 and 23, Concession 5 (G) shown in heavy outline and designated 'R-83', 'C1-61', 'C1-62' and 'OS-135' on Schedule 'A' attached hereto.
  
2. That Section 10 **RESIDENTIAL** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding after Subsection 10.5.75 **SPECIAL PROVISIONS** the following:

<b>"10.5.76</b>	<b>Part of Lots 22 and 23, Concession 5 (G)</b>	<b>'R-83'</b>
	<b>Part of Part 1, Reference Plan 65R-5511</b>	<b>(Map 10)</b>

- a) Notwithstanding Section 5.28 (i), access to and from the parking area on lands zoned 'R-83' in Schedule 'A' shall be provided by means of an unobstructed driveway with a minimum width of 3.0 metres for combined ingress and egress."

3. That Section 14 **GENERAL COMMERCIAL** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding after Subsection 14.5.57 **SPECIAL PROVISIONS** the following:

**“14.5.58 Part of Lots 22 and 23, Concession 5 (G) ‘C1-61’  
(Map 10)**

a) Notwithstanding Section 14.1 PERMITTED RESIDENTIAL USES, the following additional use shall be permitted:

- Single Detached Dwelling.

b) Notwithstanding Sections 6.1 (a), (b), (c), (e), (f), (g), (i), (j) and (k) the following requirements shall apply on lands shown in heavy outline and designated ‘C1-61’ in Schedule ‘A’ attached hereto:

Lot Frontage (minimum)	45.0 metres
Lot Area (minimum)	1,490 sq. metres
Front Yard (minimum)	nil
Rear Yard (minimum)	19.0 metres
Interior Side Yard (minimum)	Eastern - 7.0 metres Western – 14.0 metres
Floor Area (minimum)	n/a
Lot Coverage (maximum)	35%
Height of Building (maximum)	11.0 metres
Number of Single Detached Dwelling per Lot (maximum)	1

c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'C1-61' in Schedule 'A' shall be provided by means of an unobstructed shared driveway with the adjacent property zoned 'C1-62' of at least 6.0 metres in width for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-61'. Further, the maximum aisle width on lands zoned 'C1-61' shall be 6 metres.

d) Notwithstanding the provisions of Section 5.45 (a) and (f), in the area designated 'C1-61' in Schedule 'A' hereto, the following provisions shall apply.

- The existing porch, steps and walkways are permitted to project into the front yard having a nil setback to the front lot line."

4. That Section 14 **GENERAL COMMERCIAL** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding after Subsection 14.5.58 **SPECIAL PROVISIONS** the following:

**"14.5.59 Part of Lots 22 and 23, Concession 5 (G) 'C1-62'  
(Map 10)**

a) Notwithstanding Section 14.1 **PERMITTED RESIDENTIAL USES**, in the area shown in heavy outline and designated 'C1-62' in Schedule 'A' hereto, existing accessory buildings, structures and uses to the single detached dwelling on lands zoned 'R-83' shall be the only permitted uses.

Notwithstanding Sections 5.1 (a), (d), (f) and 14.4 the following requirements shall apply to the existing frame garage and accessory uses on lands shown in

heavy outline and designated 'C1-62' in Schedule 'A', which are accessory to the single detached dwelling on lands shown in heavy outline and designated 'R-83' in Schedule 'A' hereto:

Front Yard (minimum)	8.0 metres
Rear Yard (minimum)	13.0 metres
Interior Side Yard (minimum)	3.0 metres

- The height of the existing frame garage, accessory to the single detached dwelling on lands shown in heavy outline and designated 'R-83', shall not exceed 5 metres to the top of the peak nor 3 metres to the eaves from average finished grade.
  - The existing accessory buildings, structures and uses shall be permitted prior to the construction of the permitted single detached dwelling on lands shown in heavy outline and designated 'R-83'.
- b) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'R-83' in Schedule 'A' shall be provided by means of unobstructed shared driveway on lands zoned 'C1-61' and 'C1-62' of at least 6.0 metres in width and 29 metres in depth, for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-62'. Beyond the 29 metre depth the access shall be reduced to 3.0 metres for combined ingress and egress."

5. That Section 27 **OPEN SPACE** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.131 **SPECIAL PROVISIONS** the following:

<b>“27.5.132</b>	<b>Part of Lots 22 and 23, Concession 5 (G)</b>	<b>‘OS-135’</b>
	<b>Part of Part 1, Reference Plan 65R-5511</b>	<b>(Map 10)</b>

- a) Notwithstanding Section 27.1 **PERMITTED RESIDENTIAL USES**, in the area shown in heavy outline and designated ‘OS-135’ in Schedule ‘A’ hereto, existing accessory buildings, structures and uses to the permitted single detached dwelling on lands zoned ‘R-83’ shall be the only permitted residential uses.
- b) Notwithstanding Sections 5.1 (a), (d), (f) and 27.4 the following requirements shall apply to the existing accessory buildings, structures and uses to the single detached dwelling on lands shown in heavy outline and designated ‘R-83’, on lands shown in heavy outline and designated ‘OS-135’ in Schedule ‘A’ hereto:
- The existing accessory buildings, structures and uses shall have a nil yard.
  - The height of the existing accessory buildings, structures and uses shall not exceed 5 metres to the top of the peak nor 3 metres to the eaves from average finished grade.

BYLAW NUMBER 500-2024-0010 (PL-5)

- The existing accessory buildings, structures and uses shall be permitted prior to the construction of the permitted single detached dwelling on lands shown in heavy outline and designated 'R-83'.
  
- c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'R-83' in Schedule 'A', which extends through lands zoned 'OS-135', shall be provided by means of unobstructed driveway of at least 3.0 metres in width, for combined ingress and egress."

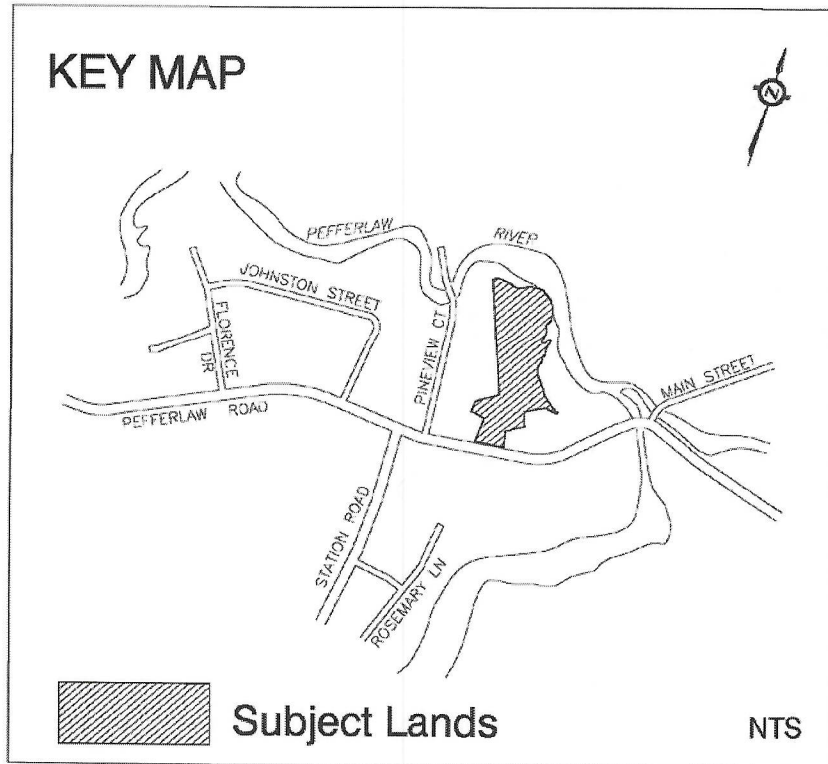
**READ** and enacted this 13<sup>th</sup> day of November, 2024.

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk

**EXPLANATORY NOTE TO BYLAW NUMBER 500-2024-0010 (PL-5)**

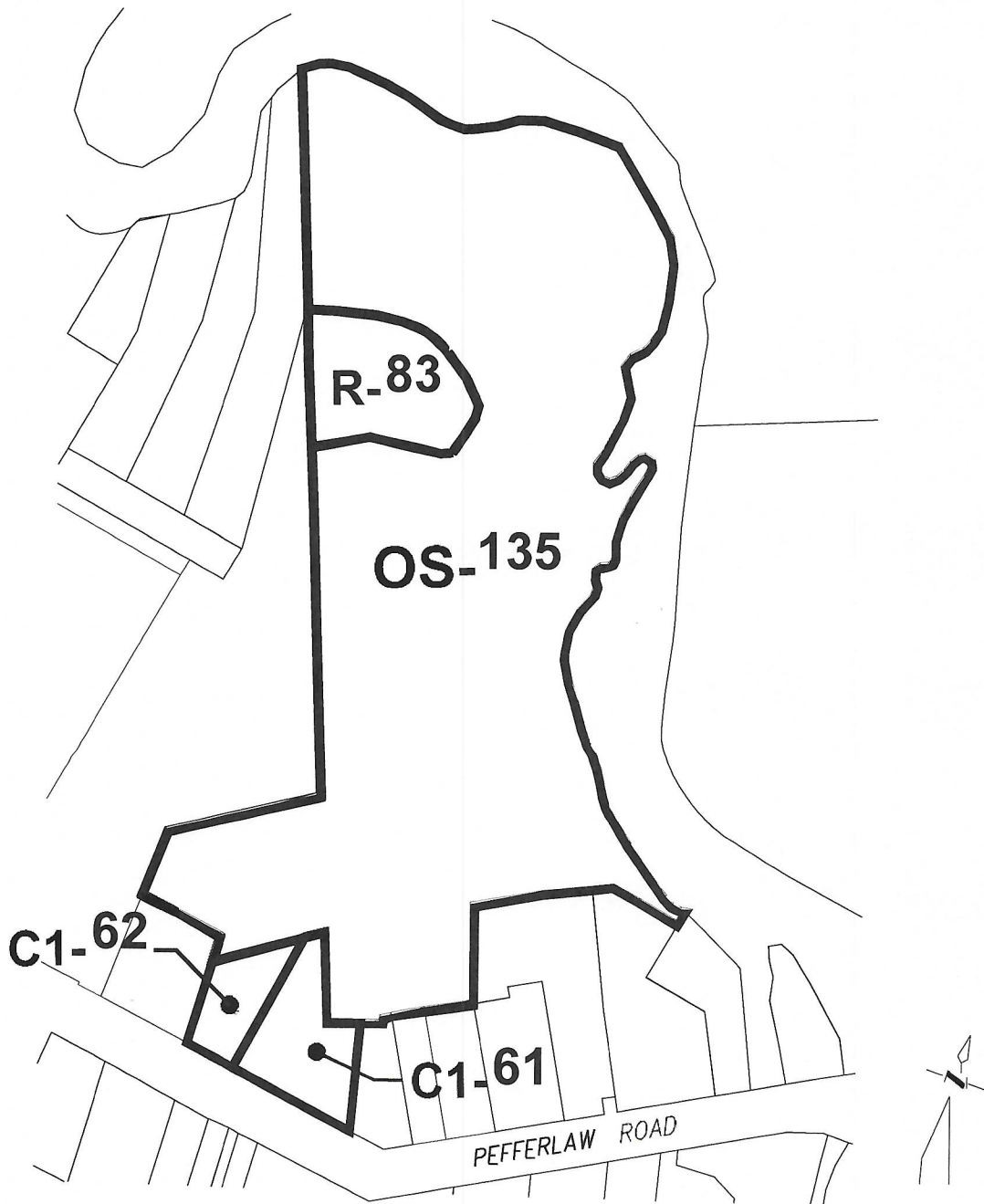
1. The purpose of Zoning Bylaw Number 500-2024-0010 (PL-5), which amends Zoning Bylaw No. 500, is to amend the current zoning from the Site-Specific General Commercial (C1-1) and Rural (RU) to Site-Specific Residential (R-83), Site-Specific General Commercial (C1-61), Site-Specific General Commercial (C1-62), and Site-Specific Open Space (OS-135). The amendment is required to facilitate the construction of a single detached dwelling on lands to be zoned “R-83”, to legalize an existing single detached dwelling on lands zoned “C1-61”, to address existing accessory buildings, structures and uses, and to facilitate a consent to sever.
2. Zoning Bylaw Number 500-2024-0010 (PL-5) conforms to the Pefferlaw Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which Bylaw Number 500-2024-0010 (PL-5) applies is shown below.



**PART OF LOTS 22 AND 23  
CONCESSION 5 (G)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK  
FORMERLY IN THE TOWNSHIP OF GEORGINA  
COUNTY OF YORK**

**THIS IS SCHEDULE 'A' TO  
BY-LAW 500-2024-0010 (PL-5)  
PASSED THIS 13th DAY OF  
November 2024**

CLERK  
MAYOR



**SCHEDULE 'A' TO BY-LAW 500-2024-0010 (PL-5)**

SCALE:

