THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BYLAW NUMBER 500-2025-0002 (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 Section 34 of the Planning Act, R.S.O, 1990 c.P. 13 as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS**:

- That Maps 1 and 2 of Schedule 'A' to Zoning By-law Number 500, as amended, are hereby further amended by changing the zone symbol from 'RU' to 'FMU', 'R1-109 (WS)-1', 'R1-109 (WS)', 'R1-137 (WS)', 'R1-137 (WS)-1', 'R3-45 (WS)', 'I-11', 'I-12 (H)', 'I-13' and 'OS' on lands described as Part of Lots 2, 3, 4 and 5, Concession 3 (NG) and shown in heavy outline and designated 'FMU', 'R1-109 (WS)-1', 'R1-109 (WS)', 'R1-137 (WS)', 'R1-137 (WS)-1', 'R3-45 (WS)', 'I-11', 'I-12 (H)', 'I-13' and 'OS' in Schedule 'A' hereto.
- 2. That Section 2 DEFINITIONS of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following:

2.72 A) – EMERGENCY SERVICE FACILITIES: means buildings and premises which accommodate personnel, equipment, materials, training facilities, and vehicles for the purposes of fire, ambulance, police, or similar services of a Public Authority.

2.137 B) – MULTI-USE RECREATION COMPLEX: means buildings and premises which accommodate public recreation and leisure amenities.

3. That Section 7.5 SPECIAL PROVISIONS of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following after Section 7.5.119:

"7.5.120 Part of Lots 2, 3, 4 and 5, Concession 3 (NG) R1-109 (WS), W/S Woodbine Avenue R1-109 (WS)-1 (Map 2, Page 1) On lands shown in heavy outline and designated 'R1-109 (WS)' or 'R1-109 (WS)-1' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 6.1, the provisions of Section 7.5.80 shall apply.

On lands shown in heavy outline and designated 'R1-109 (WS)-1' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 2.114, LOT: means the entirety of combined part lots or part blocks on abutting registered plans of subdivision which are combined in common ownership to form a residential building lot."

4. That Section 7.5 SPECIAL PROVISIONS of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following after Section 7.5.120:

"7.5.121	Part of Lots 2, 3, 4 and 5, Concession 3 (NG)	R1-137 (WS),
	W/S Woodbine Avenue	R1-137 (WS)-1
		(Map 2, Page 1)

On lands shown in heavy outline and designated 'R1-137 (WS)' or 'R1-137 (WS)-1' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 6.1, the provisions of Section 7.5.101 shall apply.

On lands shown in heavy outline and designated 'R1-137 (WS)-1' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 2.114, LOT: means the entirety of combined part lots or part blocks on abutting registered plans of subdivision which are combined in common ownership to form a residential building lot."

5. That Section 9.5 SPECIAL PROVISIONS of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following after Section 9.5.68:

"9.5.69 Part of Lots 2, 3, 4 and 5, Concession 3 (NG) R3-45 (WS) W/S Woodbine Avenue (Map 2, Page 1)

On lands shown in heavy outline and designated 'R3-45 (WS)' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 6.1, the provisions of Section 9.5.35 shall apply."

6. That Section 12.5 SPECIAL PROVISIONS of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following after Section 12.5.8:

On lands shown in heavy outline and designated 'I-11' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 12.2, the following shall be additional permitted non-residential uses:

- Park
- Multi-Use Recreation Complex

12.5.10 Part of Lots 2, 3, 4 and 5, Concession 3 (NG) 'I-12 (H)' W/S Woodbine Avenue (Map 2, Page 1)

On lands shown in heavy outline and designated 'I-12 (H)' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 12.2, while the (H) Holding symbol is in place, the following uses, as set out in the Provincial Planning Statement, 2024 are prohibited:

- an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- an essential emergency service such as that provided by fire, police, and ambulance stations.

Pursuant to Section 36 of the Planning Act, R.S.O. 1990 as amended, Council shall enact a bylaw to remove the (H) Holding symbol from the land designated 'I-12 (H)' under the following circumstance:

 Written confirmation from the Lake Simcoe Region Conservation Authority that a floodplain analysis has been provided confirming the lands shown as Block 594 on draft approved plan of subdivision 19T-18G01 are no longer within the floodplain hazard limit.

12.5.11Part of Lots 2, 3, 4 and 5, Concession 3 (NG)'I-13'W/S Woodbine Avenue(Map 2 Page 1)

On lands shown in heavy outline and designated 'I-13' on Schedule 'A', the following provisions shall apply:

Notwithstanding Section 12.2, the following shall be additional permitted non-residential uses:

- emergency service facilities"
- 7. For lands zoned Future Mixed Use 'FMU' the only permitted uses shall be those permitted within the Rural 'RU' zone.

READ and enacted this 2nd day of April, 2025

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

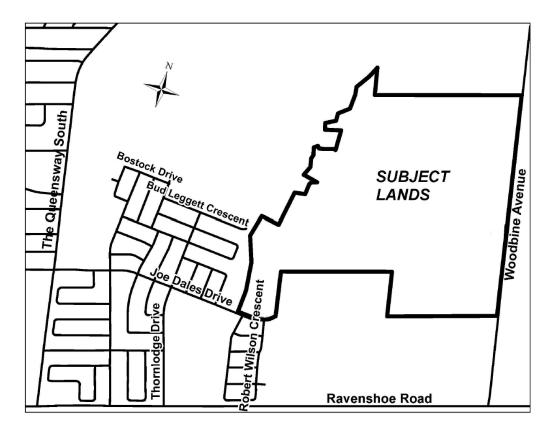
BYLAW NUMBER 500-2025-0002 (PL-5)

EXPLANATORY NOTE

(DG Group; File No: 03.1127)

The purpose of Zoning Bylaw Number 500-2025-0002 (PL-5) which amends Zoning Bylaw Number 500, is to change the current Rural (RU) zoning on the subject land to site specific Low Density Urban Residential zones 'R1-109(WS)-1', 'R1-109(WS)', 'R1-137(WS)', 'R1-137 (WS)-1', and to site specific Medium Density Urban Residential zone 'R3-45(WS)', and to the Future Mixed Use zone 'FMU', and to Institutional zones 'I-11', 'I-12 (H)' and 'I-13', and to Open Space zone 'OS' to permit the use of the subject land for residential, institutional, park, and open space purposes.

- 1. Zoning Bylaw Number 500-2025-0002 (PL-5) conforms with the Town of Georgina Official Plan, as amended.
- 2. A Key Map showing the location of the land to which Bylaw Number 500-2025-0002 (PL-5) applies as shown below.



BYLAW NUMBER 500-2025-0002 (PL-5) WHICH AMENDS ZONING BYLAW NO. 500 OF THE CORPORATION OF THE TOWN OF GEORGINA