

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0035

**FOR THE CONSIDERATION OF
COUNCIL**

June 11, 2025

**SUBJECT: APPLICATION TO AMEND ZONING BYLAW 500 AND 600
PROPOSED TEMPORARY USE ZONING BYLAW AMENDMENT
PART OF LOT 6, CONCESSION 3 (G)
6675 SMITH BOULEVARD
FILE: 03.1186**

1. RECOMMENDATIONS:

- 1. That Council receive Report DS-2025-0035 prepared by the Development Planning Division, Development Services Department dated June 11, 2025 respecting an application to amend Zoning Bylaw No. 500 and 600 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners for lands municipally addressed as 6675 Smith Boulevard; and,**
- 2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:**
 - i) That Council approve the Zoning Bylaw Amendment application and request for a temporary use bylaw submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners for lands municipally addressed as 6675 Smith Boulevard for the purpose of allowing for the temporary use of a cricket field on the property for a period of up to three (3) years from the date the bylaw is in force and effect;**
 - ii) That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending zoning bylaw, including language regarding a temporary use agreement, further notice shall not be required;**
 - iii) That the amending zoning bylaw be finalized and passed at a future Council meeting; and,**
 - iv) That the Director of Development Services be authorized to execute an agreement between the Town and the applicant to address matters related to the temporary use.**

Or, alternatively,

3. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:
 - i) That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2025-0035, as well as any comments raised by the public and Council at the Public Meeting; and,
 - ii) That Staff provide written notice of the next Council meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a) Any person or public body that has requested to be notified of any future Council meeting(s); and,
 - b) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

2. **PURPOSE:**

The purpose of this report is to provide Staff's analysis, outline comments received and provide recommendations respecting an application for a Temporary Use Zoning Bylaw Amendment (ZBA) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners to permit a temporary cricket field on the subject lands.

3. **BACKGROUND:**

3.1 **SUBJECT LANDS AND SURROUNDING LAND USES**

The subject lands are located on the south side of Smith Boulevard, west of Park Road. The property currently contains a variety of agricultural uses, two farm buildings, one existing cricket field (to be removed) and one single detached dwelling. An existing hydro corridor bisects the property from southwest to northeast.

The adjacent land uses are as follows:

North: Agricultural Uses and Egypt Hall
South: Agricultural Uses
East: Agricultural Uses
West: Agricultural and Rural Residential Uses, Wetland

Refer to Table 1 below for a summary of property information.

Table 1 – Summary of Property Information		
General Property Information		
Municipal Address	6675 Smith Boulevard	
Legal Description	Part of Lot 6, Concession 3 (G)	
Roll Number	014-650	
File Number	03.1186	
Lot Area	4.06 hectares (10.03 acres)	
Lot Frontage	76.2 metres	
Existing Zoning	Rural (RU) Zone	
Proposed Zoning	Site-specific Rural (RU-__) Zone	
Official Plan Designation	Agricultural Protection Area and Environmental Protection Area	
York Region Official Plan	Agricultural System/Agricultural Area	
Land Use and Environmental Considerations		
Existing Buildings	1 single detached dwelling and two accessory structures (agricultural/rural)	
Proposed Buildings	None	
Natural Features	Wetlands	
Natural Hazards	None	
Regulatory Status		
LSRCA	Yes, Partially	
MTO	No	
Heritage Act	No	
Servicing		
	Existing	Proposed
Water	Well	Well
Sanitary	Septic	Septic
Access	Smith Boulevard.	Smith Boulevard.

Refer to Attachments 1 and 5 for the location map and site photos of the subject lands.

3.2 DEVELOPMENT PROPOSAL

The Agent has submitted a Temporary Use Zoning Bylaw Amendment application on behalf of the Owners to permit a cricket field capable of holding cricket tournaments and matches for a period of three (3) years. The proposal contemplates a 6,007 square metre cricket field generally located in the southern portion of the lands (refer to Attachment 2). A total of 54 vehicle parking spaces are proposed on a grassed surfaced lot. Temporary outdoor washroom facilities will also be provided as part of the proposed cricket field. Access to the site is proposed from Smith Boulevard. The applicant proposes to utilize an existing 3.5 to 6.6-metre wide gravel driveway for access and on-site circulation.

On May 19, 2025, the applicant submitted a revised conceptual site plan as a result of the Owners' decision to not hold tournaments on the subject lands. Revisions to the conceptual site plan include: relocating the grassed parking area to the west and reducing the number of parking spaces from 54 to 20 (refer to Attachment 3).

3.3 SUBMISSION MATERIALS

Submission documents are available directly from the Town or at the below links:

[Submission documents - Original Submission](#)

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

An incomplete application was received by the Town on July 24, 2024 and was deemed complete via letter on April 8, 2025.

A Notice of Complete Application was mailed to all property owners within 120 metres of the subject lands on April 11, 2025. The Notice was posted to the Town website on April 11, 2025. Subsequently, a Notice of Public Meeting was mailed to all assessed property owners within 120 metres of the subject lands on May 16, 2025. The Notice was posted to the Town website on May 16, 2025.

One (1) public notice sign was posted on the property on May 20, 2025.

One written submission from the public in support of the application was received (refer to Attachment 8).

4.1 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All Town department and external agency comments received on the first and second submission by the applicant are available in Attachment 7. Selected comments on the second submission are summarized below.

Community Services Division

The Community Services Division has indicated no objection to the proposal and has indicated that the Town does not currently have a cricket field facility, nor does the Town anticipate constructing a cricket field in the next 5 to 10 years under the current capital planning forecast.

Georgina Fire Department

The Georgina Fire Department has indicated that the owner must maintain access for emergency vehicles to the cricket grounds in the case of an emergency.

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has reviewed the subject temporary Zoning By-law Amendment. The south-western corner of the property is located within a regulated area by the Conservation Authority. The LSRCA has noted that the context of their review relates to delegated responsibility from the Province to represent provincial interests regarding natural hazards under the PPS 2024, the Lake Simcoe Protection Act and other applicable regulations.

In reviewing the application, the LSRCA has determined that the application is in compliance with relevant provisions of the PPS related to natural hazards and has indicated no objections to the proposal.

York Region

The Region of York has reviewed the Zoning Bylaw Amendment application and has no objections or comments on the proposed Temporary Use Zoning Bylaw Amendment.

The Town has received “no comments or objections” from the following departments and agencies:

- Development Engineering Division
- Tax and Revenue Department
- Enbridge Gas
- Rogers Communications

5. ANALYSIS:

The following is an overview of the proposed Temporary Use ZBA against applicable Provincial, Regional and Town planning documents.

5.1 PROVINCIAL POLICY FRAMEWORK

Pursuant to Section 3(5) of the *Planning Act*, a decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, shall be consistent with provincial policy statements and shall conform with, or not conflict with, the provincial plans that are in effect.

5.1.1 The Provincial Planning Statement, 2024

The Provincial Planning Statement (2024 PPS) provides policy direction on matters of provincial interest related to land use planning and development and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario.

The subject lands are considered Prime Agricultural Area in the 2024 PPS. As per Section 4.3.2, within Prime Agricultural Areas, permitted uses are agricultural uses, agricultural-related uses and on-farm diversified uses. Both agricultural-related and on-farm diversified uses shall be compatible with and shall not hinder surrounding agricultural operations.

The proposed cricket field is intended to be temporary in nature and will maintain the existing agricultural field with minimal site disturbance. Furthermore, upon decommissioning of the cricket field, the lands will be positioned to transition back into a productive agricultural field through normal farm practices. The proposed cricket field will not negatively impact existing agricultural operations on adjacent properties.

Staff have reviewed the application against the 2024 PPS and are satisfied the current proposal is consistent with the intent of the 2024 PPS.

5.1.2 The Greenbelt Plan, 2017

The Greenbelt Plan (GBP) identifies where urbanization should not occur to provide permanent protection to the agricultural land base and the ecological features and functions occurring on the landscape.

The subject lands are located within the “Protected Countryside” of the GBP, more specifically located within a “Prime Agricultural Area”. The Prime Agricultural Area permits a full range of agricultural uses, agricultural-related uses, and on-farm diversified uses and such uses shall not hinder surrounding agricultural operations. Non-agricultural uses may also be permitted in accordance with Sections 4.2 to 4.6 of the GBP. It must be noted that the proposed cricket field is intended to be temporary, and the GBP does not contemplate temporary uses.

Section 3.2.5 of the GBP stipulates that development or site alteration is not permitted within a key natural heritage feature, a key hydraulic feature and any associated vegetation protection zone. The south-west portion of the site is located within a 30-metre buffer of an existing wetland. The applicant has indicated on the revised site plan (refer to Attachment 3) that the proposed cricket field will be located outside of the required 30-metre buffer.

The cricket field does not propose any permanent lighting or structures, nor will any grading or site alteration occur. The submission of an Agricultural Impact Assessment was not required in support of the temporary cricket field.

Provided that an agreement is executed between the Town and the Owner to establish a temporary cricket field, and that the cricket field will be removed upon termination of the temporary agreement, the subject application is considered to conform to the Greenbelt Plan.

5.1.3 The Lake Simcoe Protection Plan, 2009

The Lake Simcoe Protection Plan (LSPP) protects, improves and restores the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, hydrologic features and their functions.

The subject lands are not regulated under Ontario Regulation 41/24; however, a portion of the 30-metre buffer of an existing wetland to the west is contained within the subject lands.

Staff are of the opinion that the application conforms with the LSPP.

5.2 YORK REGION OFFICIAL PLAN, 2022

Pursuant to Section 70.13 (2) of the *Planning Act* (as amended by Bill 23), the relevant policies of the York Region Official Plan (YROP) are deemed to constitute part of the Town of Georgina Official Plan until the Town either revokes or amends them to provide otherwise. In this regard, it is anticipated that the relevant policies of the YROP will be incorporated into the Town's Official Plan as part of a future comprehensive update.

The subject lands are designated Agricultural System on Map 1, and Agricultural Area on Map 1A of the York Region Official Plan (YROP). Section 5.1.9 of YROP states that redevelopment of existing non-agricultural uses in the agricultural system is permitted, if the use on site was legally existing, will be in more conformity with applicable provincial plans, does not change the regional designation and does not create a new parcel. Further requirements regarding not negatively impacting the surrounding agricultural operations, complying with the minimum distance separation formulae and submitting an agricultural impact assessment are required.

Staff note that no buildings, structures or site alteration are proposed, and as such it is not anticipated that the temporary cricket field will negatively impact the agricultural operations and an agricultural impact assessment is not required.

York Region has reviewed the application and has no objections.

Staff are of the opinion that the application conforms with the policies of the YROP as implemented by the Town.

5.3 TOWN OF GEORGINA OFFICIAL PLAN,, 2016

The subject lands are designated "Agricultural Protection Area" and "Environmental Protection Area" in Schedule A2 - Land Use Plan in the Town of Georgina Official Plan (GOP). The Agricultural Protection Area permits a variety of Agriculture and Agriculture related uses conservation uses, mineral aggregate uses, a single detached dwelling, accessory residential uses, home occupation and home industries. The Environmental Protection Area designation includes the location of key natural

heritage features, key hydraulic features and their associated 30-metre vegetation protection zones and permit uses such as conservation uses, flood or erosion control uses, existing agricultural uses, infrastructure uses, mineral aggregate uses, passive recreational uses and existing residential buildings.

Temporary Use Bylaws

Notwithstanding the permissions of the aforementioned designations, Section 11.2.6 (Temporary Use Bylaws) states that pursuant to the provisions of the *Planning Act*, bylaws may be passed to permit the temporary use of lands, buildings or structures which may not conform to the GOP, provided that the following requirements are complied with:

a) *The use is compatible with the surrounding land uses and activities;*

The proposed temporary cricket field is surrounded by existing agricultural uses. The owner is not proposing to erect any structures or lighting to support the proposed field. Proposed parking on site will occur on a grassed parking lot, which will only be occupied on weekends. The proposed cricket field is considered to be compatible with the neighbouring lands which consist of primarily agricultural and residential uses.

b) *Adequate water supply and waste disposal activities are available to the satisfaction of the Town;*

Staff note that the existing dwelling on the subject lands has existing private water and sewage services. It is anticipated that the proposed cricket field will not utilize the existing private services on the property for field maintenance or sanitary facilities. The applicant has indicated that cricket players will need to supply their own drinking water and portable toilets will be installed.

c) *The temporary uses or activities do not result in a hazardous condition for either vehicular or pedestrian traffic and that the relevant parking area requirements are complied with;*

The proposed cricket field is accessed by a gravel lane measuring between 3.5 metres and 6.6 metres in width, which runs from the main access of the property on Smith Boulevard to the south wall of the southernmost building on the property. The gravel lane will provide access to a proposed grassed parking area, which will be located to the north of the cricket field.

The existing gravel driveway contains debris and several vehicles that must be removed. The Georgina Fire Department has indicated that safe access must be obtained in order to ensure emergency vehicles can access the cricket field. A Temporary Use Agreement will include provisions that will require the owner remove/relocate all debris and vehicles to ensure the laneway can be safely accessed.

- d) *There is a signed agreement between the applicant and the Town which addresses issues related to installation/removal and maintenance;*

An agreement between the applicant and the Town has not been entered into at this time. Such a Temporary Use agreement would address issues related to the removal and maintenance of the temporary cricket field, the provision of securities to ensure its removal, as well as ensuring the laneway can be accessed.

- e) *The Town is satisfied that the nature of the use is temporary and that any buildings and structures are kept to the minimum and can easily be dismantled.*

Town Staff are satisfied that the nature of the proposed cricket field is temporary and will only be used seasonally by the field's patrons between May and October. No permanent structures are proposed and the grassed parking area is not anticipated to require additional grading. The agreement will include a deposit paid by the applicant, sufficient for the Town to undertake the removal of any changes to the property to accommodate the temporary cricket field, temporary parking area, and portable toilets if not removed by the applicant within the allotted timeframe.

It is noted that an existing wetland is located on the abutting lands, adjacent to the south-west corner of the property (refer to Attachment 3). The required 30-metre buffer of the existing wetland encroaches into the subject lands. Although the proposed cricket field will not be located within the wetland buffer, a provision will be provided within the Temporary Use Agreement to identify a "now mow" zone along the limits of the 30-metre buffer, which will prohibit any field maintenance and minimize any player usage within the buffer.

5.4 ZONING BYLAW NOS. 500 AND 600

Zoning Bylaw No. 500

The subject lands are currently zoned Rural (RU) on Map 1, of Schedule 'A' of Zoning Bylaw No. 500. The applicant is seeking approval of a Temporary Use Bylaw to permit a cricket field and associated parking on the subject lands. The draft amending Zoning Bylaw, as submitted by the applicant's agent, is included as Attachment 6.

Permitted uses within the RU Zone include an existing dwelling, single detached dwelling, agricultural uses, conservation uses, cannabis production facilities, short term rental accommodations, veterinary clinics, private home day cares, farm produce storage areas, home industries, home occupations, kennels, tourist information centres and accessory buildings and structures to any permitted use.

Zoning Bylaw 500 does not provide a requirement for parking spaces for a recreational cricket field. The proposal accommodates 20 parking spaces on a grassed parking lot for the proposed cricket field. The Development Engineering Division has indicated no concerns with respect to the proposed parking supply and do not anticipate the need

to upgrade the parking area to a gravel parking area with the anticipated number of cars that will park during a match day. The proposed parking area must remain grassed in order to maintain its temporary nature.

The proposed temporary zoning bylaw would be in place for a period of time no greater than three (3) years, following which the site-specific temporary zoning will lapse. If the applicant wishes to extend this time frame, a further application, amending bylaw, and agreement will be required.

Staff recommend that any changes required to the draft zoning bylaw as outlined in the report, including language regarding a temporary use agreement, be considered minor as per Section 34(17) of the *Planning Act*, as amended, and that no additional notice is required when the bylaw returns to Council for passing.

Zoning Bylaw No. 600

The subject lands are proposed to be zoned Agricultural Protection (AP) Zone and Environmental Protection (EP) Zone on Schedule 'B22' of Zoning Bylaw No. 600. Permitted uses in the AP Zone include but are not limited to legally existing dwelling units, single detached dwellings, additional dwelling units (ADU's), agricultural uses, cannabis production facilities, conservation uses, private home daycares, home industries, home occupations, and short-term rental accommodations. Permitted uses in the EP Zone include but are not limited to legally existing residential dwellings, Conservation uses, Private Home Daycare, existing agricultural uses, home occupations, passive recreational uses, and short-term rental accommodations

It is noted that Zoning Bylaw No 600 is not in effect at the time of writing of this report. The proposed Temporary Use Zoning Bylaw will be amended to include Bylaw 600 to ensure that the bylaw continues to apply after Bylaw 600 comes into effect.

6. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following Town of Georgina corporate strategic goal:
Ensuring Balanced Growth

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application. The applicant will be required to pay the Town's legal costs associated with the preparation and registration of the temporary use agreement.

8. CONCLUSION:

Subject to the execution of the temporary use agreement and the provision of securities, Staff are of the opinion that the proposed temporary ZBA application is generally consistent with the provincial and local planning policy framework. Staff recommend approval of the application; however, should any concerns be raised at

the public meeting by members of the public or Council that require further investigation, Staff recommend that the applicant be required to address such issues and that Staff report back to Council at a future meeting.

APPROVALS

Prepared By: Jeff Healey, MCIP, RPP
Supervisor of Development Planning

Reviewed By: Janet Porter, MCIP, RPP
Manager of Development Planning

Reviewed By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 – Location Map

Attachment 2 – Original Conceptual Site Plan, dated July 3, 2024

Attachment 3 – Revised Conceptual Site Plan, dated May 19, 2025

Attachment 4 – Summary of Submission Documents

Attachment 5 – Site Photographs

Attachment 6 – Draft Amending Zoning Bylaw

Attachment 7 – Consolidated Comments

Attachment 8 – Redacted Public Comments