

SECTION 10 - RESIDENTIAL (R) ZONE

10.1 PERMITTED RESIDENTIAL USES

- single family dwelling

10.2 PERMITTED NON-RESIDENTIAL USES

- home occupation
- bed and breakfast residence
- day care, private home
- day nursery within an existing church
- accessory buildings, structures and uses to any permitted use

10.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the requirements of Section 6 hereof.

Further, a seasonal dwelling may not be used as a single family dwelling if the dwelling is located on a lot which fronts on a street which is not a public street, except as specifically permitted herein.

10.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

In accordance with the requirements of Sections 5 hereof.

Further, a non-residential use within a dwelling is subject to the same provisions as the dwelling.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

10.5 SPECIAL PROVISIONS

10.5.1 PLAN 544 AND PLAN 588; 'R-1', 'R-2'
(Map 11)

Notwithstanding the requirements of Section 5.13, a seasonal dwelling, including accessory buildings and structures, may be erected on a lot fronting on an access street on the land which is designated 'R-1' and 'R-2' in Schedule 'A' hereto.

10.5.2 PLAN 168; PLAN 223; PLAN 284; 'R-3'
AND PLAN 576; (Maps 5, 6 and 10)

In the areas designated 'R-3' in Schedule 'A' hereto and notwithstanding the provisions of Section 5.1 (a) and Sections 10.1 and 10.2, the only permitted use will be a boathouse.

It is further required that, where an entrance to a boathouse is from a lane, such building shall be a minimum of 8 metres from the opposite boundary of the lane.

10.5.3 PARTS 1 TO 9 INCLUSIVE, DEPOSITED 'R-4'
PLAN 65R-3137 AND LOT 139, PLAN 472; (Map 9)

Notwithstanding Section 6.1 (g), the minimum floor area for a single family dwelling erected in the 'R-4' zone shall be 140 sq metres.

10.5.4 PART OF LOT 21, CONCESSION 1 (G); 'R-5'
(Map 11)

In the area designated 'R-5' in Schedule 'A' hereto, a take-out restaurant having a maximum floor area of 15 square metres and a gift shop having a maximum floor area of 28 square metres shall be permitted uses in addition to those shown in Section 10.2.

Further, notwithstanding Sections 5.28, 5.30 and 6.1 (c), the permitted uses, accessory uses and ingress and egress driveways shall be confined to the building and areas specifically designated

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FRONT YARD (MINIMUM)	6 metres
EXTERIOR SIDE YARD (MINIMUM)	5 metres
REAR YARD (MINIMUM)	8 metres
INTERIOR SIDE YARD (MINIMUM)	

- 1.2 metres plus 0.5 metres for each additional or partial storey above the first.

- where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.

10.5.15

**PART OF LOTS 5 & 6, CONCESSION 7 (G); 'R-16'
(Map 1)**

The land which is designated 'R-16' and shown in heavy outline in Schedule 'A' hereto, may be used for a Manufactured Dwelling Park, as further set forth in this subsection.

PERMITTED RESIDENTIAL USES

- single family dwelling, which may include a manufactured dwelling

PERMITTED NON-RESIDENTIAL USES

- an accessory building or use to a single family dwelling and erected on the same site. Open storage is not permitted on said site
- buildings and uses accessory to the whole manufactured dwelling park such as:
 - recreational centre
 - administrative centre
 - convenience store
 - laundromat
 - open storage for items such as boats and recreational vehicles

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

ZONE REQUIREMENTS

GENERAL

- (a) No single family dwelling shall be erected in an area designated 'R-16' except on a site on a private paved road built to the standards of the Ministry of Transportation with a minimum width of 20 metres. The provisions of Section 5.13 of this by-law shall not apply to the land designated 'R-16'.
- (b) No single family dwelling shall be constructed or used unless served by a communal water system, provided under an agreement between the owner of the manufactured dwelling park, the Regional Municipality of York and the Town of Georgina. Such agreement shall be approved by the Ministry of the Environment.
- (c) No parcel of land within the manufactured dwelling park, be it a manufactured dwelling site, easement, private road, or common site, shall be used for the uses permitted unless it is shown as a part on a Deposited Plan, which is in accordance with an approved two lot plan of subdivision and an approved subdivision agreement.

For the purposes of this by-law, the following elements of a site will have a similar relation to the site as the elements of a lot have to a lot.

RESIDENTIAL USES

SITE FRONTAGE (MINIMUM)	25 metres
SITE AREA (MINIMUM)	1 000 sq metres
FRONT YARD AND EXTERIOR SIDE YARD (MINIMUM)	4 metres
REAR YARD (MINIMUM)	8 metres
INTERIOR SIDE YARD (MINIMUM)	1.5 metres

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BUILDING SIZE

(a) floor area (minimum)	75 sq metres
(b) length (minimum)	6 metres
(c) width (minimum)	6 metres

SITE COVERAGE (MAXIMUM) 30%

HEIGHT (MAXIMUM) 10 metres

NUMBER OF SINGLE FAMILY
DETACHED HOMES PER SITE 1 only

NUMBER OF RESIDENTS PER MANUFACTURED
DWELLING (MAXIMUM) 2 only

Notwithstanding Section 5.28 (b), (g), and (h), the required parking spaces per dwelling unit may be provided on the site or within the part occupied by the access road.

NON-RESIDENTIAL USES

- Recreational Centre
- Administrative Centre
- Convenience Store
- Laundromat on a Common Site

SITE FRONTAGE (MINIMUM) 75 metres

SITE AREA (MINIMUM) 1 hectare

YARDS (MINIMUM) 8 metres

HEIGHT (MAXIMUM) 10 metres

ACCESSORY USES, PARKING, PLANNED WIDTH OF STREET
ALLOWANCE AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof, with the exception that accessory structures may be erected to within 0.3 metres of a site line.

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

OPEN STORAGE - BOATS OR RECREATION VEHICLES

No open storage shall be permitted within 100 metres of a residence unless it is separated from that residence by a fence, wall or screen of trees so that the objects stored are not visible from these residences.

SITE AREA (MINIMUM) 1 hectare

10.5.16 **BLOCK A, PLAN 549 (G), 'R-17'**
PARTS 1 & 2, DEPOSITED PLAN 65R-5365; (Map 10)

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on each parcel of land shown in heavy outline and designated 'R-17' on Schedule 'A' hereto.

10.5.17 **PART OF LOT 22, CONCESSION 6 (G); 'R-19'**
(Map 10)

Notwithstanding the requirements of Section 5.13, a single family dwelling and accessory uses and structures may be erected on that parcel of land designated 'R-19' in Schedule 'A' hereto.

10.5.18 **'R-20' DELETED BY BY-LAW 500-2006-0011**

10.5.19 **LOT 6, REGISTERED PLAN 553; 'R-22'**
(Map 10)

Notwithstanding Section 5.44, a single family dwelling may be erected on an embankment having a slope greater than 30 degrees.

10.5.20 **'R-26' DELETED BY BY-LAW 500-2006-0011**

10.5.21 **PART LOT 20, CONCESSION 7 (G); 'R-27'**
(Map 9)

Notwithstanding Section 2.124, in the area zoned 'R-27' the lot line abutting River Drive shall be deemed to be the rear lot line.

10.5.22 **'R-28' DELETED BY BY-LAW 500-2006-0011**

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

and/or stored on site shall be seven.

- 2) conversion or upgrading of bus shells for specialized bus accommodation, including VIP, entertainer, motor home, and industrial use coaches.

Such conversions and upgrading of buses shall only be permitted within an enclosed building, with doors closed and shall be subject to the following provisions:

- ▶ such use shall only include a carpentry, electrical, electronic, electronic equipment repair, metal working, plumbing, small appliance repair, welding and similar type activities or uses. The following tasks or uses shall not be permitted in the conversion or upgrading of bus shells: auto body garage, furniture stripping, major mechanical repairs as listed in the section below on accessory uses, and a paint shop.

Further, the conversion or upgrading of bus shells within the 'R-33' zone shall be subject to the following provisions:

- there shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for the conversion or upgrading of bus shells;
 - parking is provided in accordance with Section 5.28;
 - open storage of materials, containers, or finished product or display of finished product shall not be permitted;
 - retail sales of converted buses shall not be permitted.
- 3) a home industry use which shall only include a carpentry shop, an electrical shop, an electronic equipment repair shop, a metal

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working shop, a plumbing shop, a small engine repair shop, and a welding shop.

Such home industry uses shall only be permitted within an enclosed building, with doors closed.

The following uses shall not be permitted as a home industry use: an auto body garage, furniture stripping business, a mechanical garage, a paint shop, and storage of school buses.

Notwithstanding Section 5.20, home industry uses within the 'R-33' zone shall be subject to the following provisions:

- home industry uses shall not be permitted until such time as the dwelling is constructed on the lot upon which the home industry use is to be established;
- home industry uses shall not be permitted at the same time as the property or lot is being used for any purpose related to the operation of a bus garage;
- not more than three persons total, other than the resident occupant or his/her family, shall be employed in one or more home industry uses;
- the maximum number of home industry uses operating at the same time shall be two;
- there shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for home industry purposes;
- parking is provided in accordance with Section 5.28;
- the total floor area of all home industry uses shall not exceed 433 square metres;

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- such home industry is clearly secondary to the main use of the property and does not create or become a public nuisance, particularly in regard to traffic, parking, noxious odours or emissions of smoke;
 - open storage of materials, containers, or finished product or display of finished product shall not be permitted;
 - wholesale and retail sales shall not be permitted;
 - the owner has been issued a certificate of occupancy by the Town.
- 4) the parking, storage, and washing of recreational vehicles and boats, where such recreational vehicles and boats are parked, stored or washed within a fully enclosed building, and doors closed, except for purposes of ingress and egress.

Such use shall not be permitted at the same time as the lot or any building thereon is being used for any purpose related to the operation of a bus garage. The maintenance and repair of recreational vehicles and boats which are parked or stored on site is prohibited.

- 5) accessory buildings, structures, or uses to any permitted use, including the repair and maintenance of buses, including minor mechanical repair.

For purposes of this by-law, "maintenance and repair, including minor mechanical repair", shall be defined to mean "an accessory use to the permitted bus garage use, where the maintenance and repair, including minor mechanical repair, of buses permitted to be parked and/or stored within the 'R-33' zone, is undertaken within a fully enclosed

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building, with doors closed, except for purposes of ingress and egress. Such repair, including minor mechanical repairs, shall not include the nature or type of repairs described as follows:

- any cleaning of buses, where either the bus is located outside of the bus garage, or the cleaning equipment is operated from outside of the bus garage;
- any body work requiring the use of a paint booth and paint fumes exhaust system;
- any repair undertaken to straighten the frame of a bus;
- any engine repair requiring the removal of the engine from the bus, such as the installation or rebuilding of engines;
- any transmission repair requiring the removal of the transmission from the bus;
- any differential (rear end) repair requiring the removal of the rear end from the bus;
- any main air conditioning system repair requiring a licensed air conditioner repair person, but excluding auxiliary air conditioning units. Furthermore, "maintenance and repair, including minor mechanical repair" shall only be permitted so long as such repair and maintenance of buses is limited to those buses associated with the operation of the bus garage for the parking, storage, and washing of buses within the 'R-33' zone."

In addition, the building used to contain any of the above noted uses, shall be subject to the following:

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

For purposes of this by-law, the following definition shall apply:

MACHINE SHOP: means an existing structure used for the maintenance and repair of small machines, and the making of parts for industry prototypes, jigs and fixtures.

10.5.30
(500-95-30)

PART OF LOT 1, BLOCK A, PLAN 93

'R-36'
(Map 10)

Notwithstanding Section 10.2, in the area designated 'R-36' in Schedule 'A' to the By-law, a mechanical garage shall be included as a permitted non-residential use.

Further, notwithstanding Section 10.4, as it pertains to the existing mechanical garage only, the following minimum setbacks shall apply:

FRONT YARD	34 metres
REAR YARD	2 metres
INTERIOR SIDE YARD	3 metres
EXTERIOR SIDE YARD	5 metres

Further, in the area designated 'R-36', no open storage shall be permitted pertaining to the mechanical garage.

Further, notwithstanding Section 5.28(a), in the area designated 'R-36', the required parking space size shall be 3.0 m x 5.65 m pertaining to the parking requirements for the mechanical garage.

Further, notwithstanding Section 5.28(h), in the area designated 'R-36', the location of the parking area for the mechanical garage shall be only in that area indicated in cross hatching on Schedule 'B-13' to the By-law.

10.5.31
(500-97-065)

LOT 133, PLAN 472
PART OF LOT 23, CONCESSION 7 (G)

'R-37'
(Map 9)

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

Notwithstanding Section 6.1 (b) and 6.1 (f) in the area designated 'R-37' in Schedule 'A' to the By-law, a Single Detached Dwelling is permitted on the subject property, with a minimum lot area of 1390 square metres and a southerly interior side yard setback of 1.8 metres.

10.5.32 **PART 10, PLAN 65R-10536** **'R-38' & 'R-39'**
(500-98-016) **PART OF LOT 23, CONCESSION 5 (G)** **(Map 10)**

Notwithstanding Section 6.1 (c), in the areas designated 'R-38' and 'R-39', the minimum front yard setback shall be 40.0 metres.

Further, notwithstanding Section 6.1 (f), in the area designated 'R-38', the minimum westerly interior side yard setback shall be 12.0 metres.

10.5.33 **PART OF LOT 16, CONCESSION 4 (NG)** **'R-40'**
(500-98-023) **AND PART OF PART 1, 65R-12942** **(Map 5)**

Notwithstanding Section 10.2 in the area zoned 'R-40' in Schedule 'A' attached hereto, a church shall be included as a permitted non-residential use, and shall be subject to the zone requirements of Section 12.4 with the exception of the following:

- Notwithstanding Sections 12.4 (c) & (f), the minimum front yard shall be 2.74 metres and the minimum southerly interior side yard shall be 2.49 metres.

Notwithstanding Section 5.28 (a), the minimum parking space size shall be 2.5 m x 5.5 m for the parking spaces located within 50 metres of the front lot line.

Notwithstanding Section 5.28 (i), as it applies to the minimum driveway widths for combined ingress and egress access, the minimum driveway width shall be 3.1 metres.

Notwithstanding Section 5.31, the minimum planting strip width shall be 2.49 metres along the southerly lot line extending a distance of 49.22 metres westerly from the front lot line.

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area of the accessory apartment shall not include the area of any furnace room or stairwell.

10.5.51 **LOTS 1, 4 AND 5, PLAN 566** **'R-58'**
 (500-2008-0016) **2, 8 AND 10 SHORE CRESCENT** **(Map 5)**

Notwithstanding Section 6.1 (e), in the area designated 'R-58' in Schedule 'A' and further indicated on Schedule 'B-63' attached hereto, the rear yard setback shall be a minimum of 8 metres.

Further, the required rear yard setback shall be measured from the limits of the 'OS-72' zone, which is further indicated in Schedule 'B-63' attached hereto.

10.5.52 **PART OF LOTS 15 AND 16, CONCESSION 9 (NG)** **'R-59'**
 (500-2008-0019) **26 LANDS END** **(Map 5)**

Notwithstanding Section 5.13, a single family dwelling having a maximum height of 11 metres and associated buildings, structures and uses shall be permitted.

And further, notwithstanding Sections 5.10, 5.28 (b), 6.1(f) and 6.1(i), the following provisions shall apply:

Environmental Priority Area Setback from Highwater Mark(Minimum)	30 metres
Number of Parking Spaces (Minimum) *all of which may be provided within the required front yard area.	4*
Interior Side Yard (Minimum) East side	1.2 metres plus 0.5 metres for each additional or partial storey above the first.
West side	2.5 metres

SECTION 10 - RESIDENTIAL (R) ZONE (cont.)

Lot Coverage (Maximum)	25%
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