

**Certificate of Approval**

**AMENDMENT NO. 151  
TO THE  
OFFICIAL PLAN OF THE  
TOWN OF GEORGINA PLANNING AREA**

**This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on \_\_\_\_\_, 2025.**

**Date: \_\_\_\_\_**

**\_\_\_\_\_  
Denis Beaulieu MCIP, RPP  
Director of Development Services  
Corporation of the Town of Georgina**

**AMENDMENT NO. 151**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF GEORGINA**  
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**PART A - THE CERTIFICATION**  
**AMENDMENT NO. 151**  
**TO THE**  
**OFFICIAL PLAN OF THE**  
**TOWN OF GEORGINA PLANNING AREA**

The attached explanatory text and location map, constituting Amendment No. 151 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2025 - (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the XX, 2025.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
Rachel Dillabough, Town Clerk

NOTE: This amendment is exempt from Provincial approval. In this regard, the Town of Georgina is the approval authority.

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

**BY-LAW NUMBER 2025 - (PL-2)**

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 151 TO THE OFFICIAL PLAN OF  
THE TOWN OF GEORGINA.**

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. 151 to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.

**Read** and enacted this XX, 2025.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
Rachel Dillabough, Town Clerk

## **PART B - THE PREAMBLE**

### **1. TITLE**

This Amendment shall be known as:

Amendment No. 151  
to the Official Plan of the  
Town of Georgina

### **2. COMPONENTS OF AMENDMENT**

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text, constitutes Amendment No. 151 to the Official Plan of the Town of Georgina.

### **3. PURPOSE**

The purpose of Amendment No. 151 is to amend policies in the Official Plan to increase the supply and diversity of housing within urban and municipally serviced areas of Keswick and Sutton/Jackson's Point. The Amendment will permit additional low-rise residential uses containing up to four dwelling units in the Existing Neighbourhood designation of the Keswick Secondary Plan, and the Stable Residential Area and New Residential Area designations of the Sutton/Jackson's Point Secondary Plan, while expanding permissions on where these housing types can be located. The Amendment will also require that appropriate parking facilities and landscaping be provided to enhance the streetscape and achieve compatibility with adjacent properties and the existing built context.

### **4. LOCATION**

This Amendment applies to all of the municipally serviced lands in the Town of Georgina designated Existing Neighbourhood in Keswick, and Stable Residential Area and New Neighbourhood Area in Sutton/Jackson's Point.

### **5. BASIS**

The Town of Georgina Official Plan currently permits primarily single-detached and semi-detached dwellings in the Existing Neighbourhood designation in Keswick, and in the Stable Residential Area and New Neighbourhood Area designations in Sutton/Jackson's Point. Other housing types that permit up to four units such as townhouses, triplexes, and fourplexes are permitted on a limited basis in the

Existing Neighbourhood designation in Keswick and not otherwise permitted in the Stable Residential Area and New Neighbourhood Area designations in Sutton/Jackson's Point. This Amendment would permit housing types such as townhouses, duplexes, triplexes, and fourplexes in these designations, increase flexibility in where they are permitted, and require the appropriate parking and landscaping standards to ensure compatibility with the streetscape and adjacent properties.

The Amendment has regard for Section 2 of the *Planning Act* as well as the direction of the Provincial Planning Statement (PPS) to provide a diverse range and mix of housing options and densities by enabling residential intensification through the introduction of new housing within existing built-up areas. The Amendment implements Initiative 1 of the Town of Georgina's Housing Action Plan and the Housing Accelerator Fund (HAF) agreement. The Amendment provides for reasonable and appropriate intensification of residential uses within urban and serviced settlement areas by allowing additional low-rise housing types on a lot. Specific regulations ensure that this is implemented by Zoning By-law provisions which ensure that the character and context of the Existing Neighbourhood in Keswick, and the Stable Residential Area and New Neighbourhood Area in Sutton/Jackson's Point, are recognized and protected.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 151 to be appropriate.

## PART C - THE AMENDMENT

### 1. INTRODUCTION

The whole of that part of the Amendment entitled “Part C - The Amendment”, which consists of the following explanatory text and constitutes Amendment No. 151 to the Official Plan of the Town of Georgina.

### 2. ACTUAL AMENDMENT

The Official Plan of the Town of Georgina is hereby amended as follows:

That Section 13.1.5.3 of the Keswick Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.1.5.3.1 a) and replacing it with a new Section 13.1.5.3.1 a) as follows:

*“13.1.5.3.1 a) Low-rise residential uses shall include single detached, semi-detached, duplex, tri-plex, ~~fourplex~~, townhouses, and low-rise apartment buildings.”*

By deleting the existing Section 13.1.5.3.2 a) and replacing it with a new Section 13.1.5.3.2 a) as follows:

*“13.1.5.3.2 a) Mid-rise residential uses shall include all forms of residential buildings containing ~~four~~ five or more dwelling units such live-work units, townhouses, and mid-rise apartment buildings.”*

That Section 13.1.6.2 of the Keswick Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.1.6.2.1 h) and replacing it with a new Section 13.1.6.2.1 h) as follows:

*“13.1.6.2.1 Existing Neighbourhood Designation*

*h) Townhouses, tri-plexes, four-plexes, ~~low-rise apartment buildings~~ and live-work units ~~are~~ may also be permitted on a limited basis within the Existing Neighbourhood designation where they are compatible with existing land uses and are able to provide the*

appropriate parking facilities, amenity area and landscaping to support and enhance the streetscape. Buffering is required in the rear yard to ensure compatibility and mitigation of impacts on adjoining properties. ~~located adjacent to a neighbourhood focal point such as a park, school, place of worship or neighbourhood supporting use.~~

That Section 13.2.4 of the Sutton/Jackson's Point Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.2.4.2 a) and replacing it with a new Section 13.2.4.2 a) as follows:

"13.2.4.2 a) Low density residential uses include ground-orientated housing units, such as single detached, semi-detached, additional residential units, fourplex, and townhouses that may be developed to a residential density ranging between 12 and 40 25 units per net residential hectare. These density ranges are for general intent for communities and should not be limiting additional residential units and fourplexes on individual sites."

By deleting the existing Section 13.2.4.3 a) and replacing it with a new Section 13.2.4.3 a) as follows:

"13.2.4.3 a) Medium density residential uses include all forms of dwellings containing three five or more dwelling units such as ~~triplex and four-plex buildings~~, multi-unit live/work buildings, street and block townhouses, mixed use residential and low-rise apartments. Medium density residential development shall generally be equal to or less than four storeys (or 13 metres, whichever is less) in height and having a density between 40 25 and 75 45 units per net residential hectare."

That Section 13.2.5 of the Sutton/Jackson's Point Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.2.5.2 d) and replacing it with a new Section 13.2.5.2 d) as follows:

"13.2.5.2 New Residential Area Designation



*d) Townhouses should be appropriately integrated within a neighbourhood. Blocks of more than 4 units should be including clustering them around public open space areas and parks/community facilities, and should not be sited in groupings of more than 8 units to a block. In order to provide adequate on-site parking, wherever possible sidewalks should not be located on the side of the road containing townhouses or lots with dwellings having less than a 2 car garage and/or having a single wide driveway.”*

### **3. IMPLEMENTATION**

The provisions in Section 11, Implementation, shall apply in regard to this Amendment.

### **4. INTERPRETATION**

The provisions in Section 12, Interpretation, shall apply in regard to this Amendment.