

Certificate of Approval

**AMENDMENT NO. 152
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 XX, 2025.

Date: _____

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

AMENDMENT NO. 152
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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PART A - THE CERTIFICATION
AMENDMENT NO. 152
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text constituting Amendment No. 152 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-X) 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-X)

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 152 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. 152 to the Official Plan of the Town of Georgina, constituting the attached explanatory text 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. 152
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. 152 to the Official Plan of the Town of Georgina (or "Town Official Plan").

3. PURPOSE

The purpose of Amendment No. 152 is to amend policies in the Official Plan concerning Additional Residential Units on lots within the Town's applicable settlement areas, including Keswick, Sutton/Jackson's Point and Pefferlaw, as well as applicable Countryside areas. The Amendment updates the Town Official Plan, Keswick Secondary Plan and Sutton/Jackson's Point Secondary Plan by removing the temporary provisions for Garden Suites, while carrying forward policies for the Agricultural Protection and Rural-Countryside designations contained in Official Plan Amendment No. 148 ("OPA No. 148"). The Amendment also requires appropriate landscaping and amenity area to enhance the streetscape and achieve compatibility with adjacent properties, including policies to guide the assessment of requests for increases in building height.

4. LOCATION

This Amendment applies to municipally and privately serviced lands in the Town of Georgina, in Keswick, Sutton/Jackson's Point, and Pefferlaw.

5. BASIS

Official Plan Amendment 152 updates the Town Official Plan to implement new policies regarding Additional Residential Units. Additional Residential Units provide new housing in existing and growing communities. Various updates to the Town Official Plan facilitate Additional Residential Units being constructed in the Town.

The Town Official Plan permits only one (1) Additional Residential Unit within single-detached dwellings, semi-detached dwellings, and townhouse dwellings in the following land use designations that are residential uses: Lakeshore Residential Area, Serviced Lakeshore Residential Area, Hamlet Area, Rural Area and Agricultural Protection and Specialty Crop Areas. The Amendment permits two (2) Additional Residential Units on lots within these designations in the Town Official Plan.

The Town Official Plan permits garden suites on a temporary basis in the Lakeshore Residential Area designation, Serviced Lakeshore Residential Area designation, Hamlet Area designation, Rural Area designation, Agricultural Protection and Specialty Crop Areas designation, subject to meeting Zoning By-law requirements. Garden suites are also permitted within Keswick and Sutton / Jackson's Point Secondary Plans. The Amendment removes policies establishing the temporary requirement for Garden Suites from the Town Official Plan and Keswick, Sutton/Jackson's Point and Pepperlaw Secondary Plans..

The Keswick Secondary Plan permits Additional Residential Units within the Existing Neighbourhood and New Neighbourhood land use designations, which encompasses most residential dwellings in the Town of Georgina. A maximum of two (2) Additional Residential Units are allowed per lot containing a single-detached dwelling, semi-detached dwelling, street townhouse dwelling, or block townhouse dwelling, resulting in a total of up to three (3) dwelling units. The Amendment retains the existing policies listed in Section 13.1.5.3.4 of the Keswick Secondary Plan with minor wording changes for consistency.

The Sutton / Jackson's Point Secondary Plan permits one (1) Additional Residential Unit within single-detached dwellings, semi-detached dwellings, and townhouse dwellings in the nine (9) land use designations which support residential use: Stable Residential Area, New Residential Area, High Street Historic Centre, High Street Centre Extension, Jackson's Point/ Lake Drive Centre, Dalton Road North Corridor, Dalton Road South Corridor, Tourist Commercial Area and the Rural Agricultural Area. The Amendment permits two (2) Additional Residential Units as-of-right on an urban serviced lot that contains a single-detached dwelling, semi-detached dwelling or townhouse dwelling within Sutton / Jackson's Point Secondary Plan.

The Pepperlaw Secondary Plan permits one (1) Additional Residential Unit within single-detached dwellings, semi-detached dwellings, and townhouse dwellings through the General Development Policies. For lands with a Rural designation, one (1) Additional Residential Unit is permitted within a single-detached dwelling only and subject to certain size limitations. Sustainable private servicing is also required. The Amendment permits two (2) Additional Residential Units as-of-right

on a lot that contains a single-detached dwelling, semi-detached dwelling or townhouse dwelling within the Pepperlaw Secondary Plan, subject to certain policy requirements.

The Town Official Plan currently permits one (1) Additional Residential Unit in the Rural Area and Agricultural Protection Area designations. These designations also permit an Additional Residential Unit in a detached accessory building or structure to the primary dwelling provided that there is only one dwelling unit within the primary dwelling. The Town Official Plan permits an Additional Residential Unit in a detached building on the same lot as the primary dwelling irrespective of whether the primary dwelling contains an Additional Residential Unit. Combined with other policies in Section 8.1.11, the Town Official Plan allows the zoning by-law to permit up to three (3) dwelling units on a lot that permits a single-detached dwelling in the Agricultural Protection Area and Rural Area designations (i.e. up to two dwelling units in the single-detached dwelling and one dwelling unit in a detached building).

The Town Official Plan currently uses the term “Accessory Apartment”. To align with the terminology in the *Planning Act*, this term and its definition in Section 12.5.1, will be removed and replaced with “Additional Residential Unit” and its corresponding definition. Additionally, the terms “ancillary building” and “building or structure ancillary” used to describe an Additional Residential Unit within a detached building will be revised to “detached building”.

In order to effectively permit Additional Residential Units on municipally and privately serviced lots, the Amendment also requires appropriate landscaping standards to ensure compatibility with the streetscape and adjacent properties, support stormwater management and to provide for on-site amenity area. This Amendment introduces policies for evaluating height increase requests beyond the permitted height in the Zoning By-law for detached buildings containing Additional Residential Units. Additional policies provide direction for reviewing proposals that are not able to comply to the Zoning By-law.

The Amendment has regard for the *Planning Act*, Section 2, the provisions in Section 34(1) and 34(5.1), as well as the requirements of O.Reg.299/19 (as amended by O.Reg 462/24). The Amendment is also consistent with 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 2 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 the urban areas, Rural Area and Agricultural Protection Area by allowing for up to three (3) dwelling units on a lot. Specific regulations ensure that this is implemented by Zoning By-law provisions

which ensure that the character and context of the relevant settlement area and countryside area designations are recognized and protected.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 152 to be appropriate.

DRAFT

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. 152 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 7.5 is hereby amended as follows:

By deleting the existing Section 7.5.1 (b) and replacing it with a new Section 7.5 (b) as follows:

“7.5 (b) an ~~accessory apartment~~ additional residential unit,”

By deleting the existing Section 7.5.6 and replacing it with a new Section 7.5.6 as follows:

“7.5.6 An ~~accessory apartment~~ additional residential unit shall comply with the provisions of Section 8.1.11.”

That Section 8.1.11 is hereby amended as follows:

By deleting the existing Section 8.1.11 and replacing it with a new Section 8.1.11 as follows:

“8.1.11 An ~~accessory apartment~~ additional residential unit must comply with the following policies:

(a) An ~~accessory apartment~~ additional residential unit is permitted within a single detached, semi-detached and/or townhouse dwelling;

(b) Up to two additional residential units are permitted within a single-detached, semi-detached and/or townhouse dwelling, provided that there are no additional residential units in a detached accessory building or structure.

(c) An additional residential unit in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an additional residential unit in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

- i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the additional residential unit in a detached building and the neighbouring properties.
- ii. A minimum 3 metre separation distance shall be maintained between the additional residential unit in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts.
- iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on additional residential units in a detached building where they may create privacy concerns for neighbouring properties.
- iv. A compatible design shall be required for the additional residential unit including, but not limited to, stepbacks of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses.
- v. The proponent can demonstrate that the privacy of the abutting properties is maintained;
- vi. The siting and scale of the detached building does not negatively impact abutting properties.

(d) Applications for minor variances, other than an increase in height, for additional residential units shall address the following:

- i. A compatible design for the additional residential unit. Compatibility shall address the primary dwelling as well as adjoining residential dwellings.
- ii. Providing parking generally in accordance with the Zoning By-law.
- iii. Providing landscaping, amenity area, and open space appropriate to the size and scale of the lot, the primary dwelling, and the additional residential unit.
- iv. The privacy of the abutting properties is maintained.
- v. The streetscape is generally maintained.
- vi. Appropriate stormwater provisions are incorporated

into the site design.

(e) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties.

~~(b f)~~ An ~~accessory apartment~~ additional residential unit shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan to not deviate from the zoning provisions regulating ~~accessory apartments~~ additional residential units. However, minor variances shall be considered where appropriately justified.

~~(e g)~~ The ~~accessory apartment~~ additional residential unit shall comply with the provisions contained in a Municipal Registration By-law;

~~(d h)~~ An ~~accessory apartment~~ additional residential unit shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code;

~~(e i h)~~ An ~~accessory apartment~~ additional residential unit shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands; and

~~(f j)~~ ~~Accessory apartments~~ Additional residential units shall not be permitted within existing homes located on hazardous land or within a hazardous site.”

That Section 8.1.15 is hereby amended as follows:

By deleting the existing Section 8.1.15 and replacing it with a new Section 8.1.15 as follows:

“8.1.15 Garden Suites are permitted in all land use designations permitting a single detached dwelling ~~subject to the provisions of the Temporary Use By-law as found in Section 11.2.6, and~~ in accordance with the

following conditions:

- (a) A single garden suite is allowed on a lot with only one existing dwelling unit;*
- (b) Services shall be connected to the service lines of the host dwelling unit when the existing services are capable of accommodating the garden suite. When the existing services are not capable of accommodating the garden suite, the installation of new services for the garden suite may be considered.*
- (c) The garden suite must be integrated with the prevailing character of the surrounding area and shall be removed at no expense to the Town at the termination of its use;*
- (d) An agreement shall be required between the applicant and the Town dealing with conditions such as the installation, location, maintenance, occupancy, and removal of the structure;*
- (e) The garden suite shall comply with all applicable health and safety standards including, but not necessarily limited to, those set out in the Ontario Building Code and Ontario Fire Code;*
- (f) The garden suite shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands; and*
- (g) Sufficient parking is available to accommodate the garden suite.”*

That Section 12.5 is hereby amended as follows:

By revising the existing Section 12.5.1 as follows:

“12.5.1 Accessory Apartment: Additional Residential Unit: means a self-contained dwelling unit ~~supplemental subordinate or incidental~~ to the primary residential use of the property and is located within the primary residential unit and/or on the same lot as the primary residential unit. “

That Section 13.1.5.3.4 of the Keswick Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.1.5.3.4 and replacing it with a new Section 13.1.5.3.4 as follows:

“13.1.5.3.4 Additional Residential Units

a) A maximum of two additional residential units ~~(i.e. accessory apartments)~~ are permitted on a parcel of urban residential land that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:

i) One additional residential unit in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one additional residential unit;

ii) Two additional residential units in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any additional residential units; and,

iii) One additional residential unit in a detached building ~~or structure ancillary on a lot with~~ a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one additional residential unit.

b) Additional residential units shall not count toward the net residential density requirements identified in this Secondary Plan.

c) Additional residential units are not permitted within the floodplain.

d) An additional residential unit in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an additional residential unit in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the additional residential unit in a detached

- building and the neighbouring properties.
- ii. A minimum 3 metre separation distance shall be maintained between the additional residential unit in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts.
 - iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on additional residential units in a detached building where they may create privacy concerns for neighbouring properties.
 - iv. A compatible design shall be required for the additional residential unit including, but not limited to, setbacks of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses.
 - v. The proponent can demonstrate that the privacy of the abutting properties is maintained;
 - vi. The siting and scale of the detached building does not negatively impact abutting properties.

e) Applications for minor variances, other than an increase in height, for additional residential units shall address the following:

- i. A compatible design for the additional residential unit. Compatibility shall address the primary dwelling as well as adjoining residential dwellings.
- ii. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking.
- iii. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the additional residential unit.
- iv. The privacy of the abutting properties is maintained.
- v. The streetscape is generally maintained.
- vi. Appropriate stormwater provisions are incorporated into the site design.

f) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties.

Additional Residential Units within the Primary Residential Dwelling

d g) Additional residential units that are located within a single detached, semi-detached, or street or block townhouse dwelling are permitted subject to conformity with the provisions of the Zoning By-law and the Town's Accessory Apartment Registration By-law.

Additional Residential Unit within a ~~Ancillary-Detached~~ Building

~~e h)~~ At the time of the Zoning By-law Comprehensive Review, the Town ~~may will~~ further regulate an additional residential unit within a ~~ancillary detached~~ building.

Garden Suites

~~f i)~~ A garden suite may be permitted ~~on a temporary basis~~ on a lot that contains a single detached dwelling, subject to a Zoning By-law Amendment and in accordance with the following provisions:

- i) The lot is located within the Existing Neighbourhood designation;
- ii) Not more than one garden suite may be permitted on a lot containing an existing single detached dwelling that has frontage on an assumed municipal road;
- iii) The garden suite shall be designed as a portable unit that is subordinate in size and scale to that of the principal dwelling on the lot;
- iv) Municipal sanitary sewer and water supply allocation is available to service the garden suite, or in areas not to be serviced by municipal sanitary sewer and water supply, that the garden suite can be adequately serviced by a private on-site septic system and private potable water supply;
- v) The lot shall be of adequate size and shape to accommodate the garden suite so as to not create compatibility problems with surrounding properties. In this regard, the following shall be taken into consideration when considering a Zoning By-law Amendment for a proposed garden suite:
 - Garden suites shall be located in the rear yard and provide adequate setbacks from the lot lines;
 - Adequate amenity area exists for both the principal dwelling and garden suite; and,
 - A minimum of one parking space shall be provided for the garden suite.

~~vi) As a condition to the passing of a by-law authorizing the temporary use of a garden suite, Council may require the owner of the garden suite and/or subject property to enter into an agreement with the Town dealing with such matters related to the temporary use of the garden suite, including:~~

~~–The installation, maintenance and removal of the garden suite;
–The period of occupancy of the garden suite by any of the persons named in the agreement which shall not exceed 20 years from the day of the passing of the by-law. As permitted under the Planning Act, Council may by by-law, grant further extensions of not more than three years during which the temporary use is authorized; and,
–A letter of credit or other form of security to cover the actual or potential costs incurred by the Town associated with the garden suite, including its removal.”~~

That Section 13.2.4.5 of the Sutton/Jackson's Point Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.2.4.5 and replacing it with a new Section 13.2.4.5 as follows:

“13.2.4.5 ~~Accessory Apartments~~ Additional Residential Unit

a) An ~~accessory apartment~~ additional residential unit is an “~~accessory unit~~” ~~which is~~ a self-contained dwelling unit supplemental to the primary residential use of the property. A maximum of two additional residential units (i.e. accessory apartments) are permitted on a parcel of urban residential land that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:

i) One additional residential unit in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one additional residential unit;

ii) Two additional residential units in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any additional residential units; and,

iii) One additional residential unit in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one additional residential unit.

b) An ~~accessory apartment~~ additional residential unit must comply with the

following policies:

~~(i) an accessory apartment may only be permitted within a single detached, semi-detached and/or townhouse dwelling;~~

~~(ii) (i) an accessory apartment additional residential unit shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan that any deviation from the zoning provisions regulating accessory apartments shall not be permitted;~~

(ii) An additional residential unit in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an additional residential unit in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and be subject to the following considerations:

- vii. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the additional residential unit in a detached building and the neighbouring properties.
- viii. A minimum 3 metre separation distance shall be maintained between the additional residential unit in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts.
- ix. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on additional residential units in a detached building where they may create privacy concerns for neighbouring properties.
- x. A compatible design shall be required for the additional residential unit including, but not limited to, stepbacks of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses.
- xi. The proponent can demonstrate that the privacy of the abutting properties is maintained;
- xii. The siting and scale of the detached building does not negatively impact abutting properties.

(iii) Applications for minor variances, other than an increase in height, for additional residential units shall address the following:

- vii. A compatible design for the additional residential unit. Compatibility shall address the primary dwelling as well as adjoining residential dwellings.

- viii. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking.
- ix. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the additional residential unit.
- x. The privacy of the abutting properties is maintained.
- xi. The streetscape is generally maintained.
- xii. Appropriate stormwater provisions are incorporated into the site design.

(iv) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties.

(iii v) the ~~accessory apartment~~ additional residential unit shall comply with the provisions contained in a Municipal Registration Bylaw;

(iv vi) an ~~accessory apartment~~ additional residential unit shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and,

(v vii) an ~~accessory apartment~~ additional residential unit shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.

~~(vii) The maximum size of the accessory unit is limited to the lesser of 65 gross square metres (700 square feet) of residential floor area or a maximum of 40 percent of the residential floor area, in order to ensure the unit is ancillary to the main dwelling;~~

~~(viii) For the purpose of this policy 'residential floor area' means the total floor area of a dwelling unit including a maximum of 25 percent of the basement area, provided that such area is finished to the required minimum standards of the Ontario Building Code for the proposed use of such area. A cellar or part of the dwelling used for an accessory use shall be excluded from the calculation of residential floor area.~~

~~(ix) A minimum of one parking space shall be provided for the accessory unit;~~

~~(x) The creation of an accessory unit shall maintain conformity with the~~

~~Zoning By-law;~~

~~(xi) The creation of an accessory apartment will be subject to applicable Fire Code standards, in addition to a building permit, which will ensure that all apartments conform to the Ontario Building Code, municipal property standards and other relevant requirements;~~

~~(xii) Minor variations to the minimum lot area and maximum size policies required in (iv) and (vii) above may be permitted provided the intent of this Secondary Plan is maintained; and,~~

~~(xiii) The creation of an accessory apartment unit shall not be permitted within a natural hazard area (such as floodplains, erosion hazards, areas of unstable soils and/or steep slopes)."~~

That Section 13.2.4.6 of the Sutton/Jackson's Point Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.2.4.6 and replacing it with a new Section 13.2.4.6 as follows:

"13.2.4.6 Garden Suites

a) A garden suite may be permitted ~~on a temporary basis~~ on a lot that is occupied by a single detached dwelling, subject to an amendment to the Zoning By-law and in accordance with the following provisions:

(i) The lot is located within a land use designation that permits a garden suite;

(ii) Not more than one garden suite may be permitted on a lot containing an existing single detached dwelling that has frontage on an assumed public road;

(iii) The garden suite shall be designed as a portable unit that is subordinate in size and scale to that of the principal dwelling on the lot;

(iv) Municipal water and sewer allocation is available to service the garden suite or, in areas not to be serviced by municipal sewer and water supply, that the garden suite can be adequately serviced by a private on-site septic system and private potable water supply;

(v) The lot shall be of adequate size and shape to accommodate the garden suite so as to not create compatibility problems with surrounding properties. In this regard, the following shall be taken into consideration when considering an amendment for a proposed garden suite:

- garden suites shall be located in the rear yard and provide adequate setbacks from the lot lines. On larger lots, in the Rural/Agricultural area for example, consideration may be given to siting garden suites in the side yards of a lot;
- adequate amenity area exists for both the principal dwelling and garden suite; and,
- the provision of a minimum of one parking space shall be provided for the garden suite.

(vi) All the requirements of the Ontario Building Code and other relevant Municipal and Provincial regulations can be satisfied.

~~(vii) As a condition to the passing of a by-law authorizing the temporary use of a garden suite, Council may require the owner of the suite and/or subject property to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite, including:~~

- ~~• the installation, maintenance and removal of the garden suite;~~
- ~~• the period of occupancy of the garden suite by any of the persons named in the agreement which shall not exceed 10 years from the day of the passing of the by-law; and,~~
- ~~• the monetary or other form of security that Council may require for actual or potential costs to the municipality related to the garden suite. Furthermore as permitted under the Planning Act, Council may by by-law grant further periods of not more than three years during which the temporary use is authorized; and,~~

(viii) 13.2.4.7 A garden suite shall not be permitted within a natural hazard area (such as floodplains, erosion hazards, areas of unstable soils and/or steep slopes)."

That Section 13.3.3.1 of the Pepperlaw Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.3.3.1(x) and replacing it with a new Section 13.3.3.1(x) as follows:

“13.3.3.1(x)

An ~~accessory apartment~~ additional residential unit is an “~~accessory unit~~” which is a self-contained dwelling unit supplemental to the primary residential use of the property. An ~~accessory apartment~~ additional residential unit must comply with the following policies:

- a) an ~~accessory apartment~~ additional residential unit may only be permitted within a single detached, semi-detached and/or townhouse dwelling. A maximum of two additional residential units (i.e. accessory apartments) are permitted on a parcel of urban residential land that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:
 - i) One additional residential unit in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one additional residential unit;
 - ii) Two additional residential units in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any additional residential units; and,
 - iii) One additional residential unit in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one additional residential unit.
- b) ~~an accessory apartment shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan that any deviation from the zoning provisions regulating accessory apartments shall not be permitted;~~
- c) ~~the accessory apartment shall comply with the provisions contained in a Municipal Registration By-law;~~

~~d) an accessory apartment shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and,~~

~~e) an accessory apartment shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion, or located within hazardous lands.~~

b) Additional residential units are not permitted within the floodplain.

c) An additional residential unit in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an additional residential unit in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

- i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the additional residential unit in a detached building and the neighbouring properties.
- ii. A minimum 3 metre separation distance shall be maintained between the additional residential unit in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts.
- iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on additional residential units in a detached building where they may create privacy concerns for neighbouring properties.
- iv. A compatible design shall be required for the additional residential unit including, but not limited to, setbacks of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses.
- v. The proponent can demonstrate that the privacy of the abutting properties is maintained;
- vi. The siting and scale of the detached building does not negatively impact abutting properties.

d) Applications for minor variances, other than an increase in height, for additional residential units shall address the following:

- i. A compatible design for the additional residential unit. Compatibility shall address the primary dwelling as well as adjoining residential dwellings.
- ii. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking.
- iii. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the additional residential

- unit.
- iv. The privacy of the abutting properties is maintained.
- v. The streetscape is generally maintained.
- vi. Appropriate stormwater provisions are incorporated into the site design.

e) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties.

By deleting the existing Section 13.3.4.5(xi) and replacing it with a new Section 13.3.4.5(xi) as follows:

- “(a) An ~~accessory apartment~~ additional residential unit may be permitted in a single detached, semi-detached and/or townhouse dwelling within the Rural designation; ~~subject to an amendment to the Zoning By-law, and in accordance with the following provisions:~~ A maximum of two additional residential units (i.e. accessory apartments) are permitted on a parcel of urban residential land that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:
- i) One additional residential unit in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one additional residential unit;
 - ii) Two additional residential units in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any additional residential units; and,
 - iii) One additional residential unit in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one additional residential unit.
- b) Additional residential units are not permitted within the floodplain.
- c) An additional residential unit in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an additional residential unit in a detached building proposing a height greater than

established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

- i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the additional residential unit in a detached building and the neighbouring properties.
- ii. A minimum 3 metre separation distance shall be maintained between the additional residential unit in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts.
- iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on additional residential units in a detached building where they may create privacy concerns for neighbouring properties.
- iv. A compatible design shall be required for the additional residential unit including, but not limited to, stepbacks of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses.
- v. The proponent can demonstrate that the privacy of the abutting properties is maintained.
- vi. The siting and scale of the detached building does not negatively impact abutting properties.

d) Applications for minor variances, other than an increase in height, for additional residential units shall address the following:

- i. A compatible design for the additional residential unit. Compatibility shall address the primary dwelling as well as adjoining residential dwellings.
- ii. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking.
- iii. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the additional residential unit.
- iv. The privacy of the abutting properties is maintained.
- v. The streetscape is generally maintained.
- vi. Appropriate stormwater provisions are incorporated into the site design.

e) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties.

i) an accessory apartment is an “accessory unit” which is a self-contained dwelling unit supplementary to the primary residential use of the property;

- ~~ii) — only one accessory unit can be created within each single detached dwelling;~~
- ~~iii) — the minimum lot area for a single detached dwelling being considered for the creation of an accessory unit shall be 2000 square metres;~~
- ~~iv) — the creation of an accessory unit within a single detached dwelling shall comply with the requirements of the Building Code Act, namely Part 8 — “Sewage Systems” of the Ontario Building Code, as amended and/or the applicable requirements of any other relevant agency relating to private sewage system servicing with the exception that a holding tank shall not be a permitted servicing option for new development;~~
- ~~v) — a potable and sufficient supply of water for drinking and sanitary purposes shall be available;~~
- ~~vi) — the creation of an accessory unit shall be within a single detached dwelling that has frontage on an assumed public street;~~
- ~~vii) — the maximum size of the accessory unit shall be limited to a maximum of forty percent of the residential floor area of the single detached dwelling;~~
- ~~viii) — two parking spaces shall be provided for the accessory unit;~~
- ~~ix) — the creation of an accessory unit shall maintain conformity with the Town of Georgina Zoning By-law;~~
- ~~x) — the creation of an accessory apartment will be subject to applicable Fire Code standards, in addition to a building permit, which will ensure that all apartments conform to the Ontario Building Code, municipal property standards and other relevant requirements;~~
- ~~xi) — minor variations to the minimum lot area and maximum size policies required in (iii) and (vi) above, may be permitted provided that intent of this plan is maintained.~~

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.