

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

BY-LAW NUMBER XXXXXXXX

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE
THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF
BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Zoning By-law Number 500, as amended, is hereby further amended by adding a new Schedule 'C' as attached hereto as Schedule 'A'.
2. That Section 2 **DEFINITIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding the following definitions:

DWELLING, FOURPLEX: means a dwelling divided vertically or horizontally, that has four dwelling units, each of which has an independent entrance, either directly or through a common vestibule, with up to one of the four dwelling units being within a detached building.

DWELLING, TOWNHOUSE – SINGLE LOT: means a dwelling containing three or four attached dwelling units divided vertically on a single lot, which may not be separately conveyed, each of which has an independent entrance directly from the front yard or side yard in the case of an end unit.

3. That Section 2 **DEFINITIONS** of Zoning By-law Number 500, as amended, is hereby further amended by replacing “four or more dwelling units” with “five or more dwelling units” in the definition for **DWELLING, APARTMENT**.

4. That Section 5 **GENERAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by replacing “a building containing three or more dwelling units (excluding townhouse dwellings or link townhouse dwellings)” with “a building containing four or more dwelling units (excluding townhouse dwellings or link townhouse dwellings)” within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)**.

5. That Section 6 **ZONE REQUIREMENTS FOR RESIDENTIAL USES** of Zoning By-law Number 500, as amended, is hereby further amended by adding the following after Subsection 6.3 **LINKED DWELLING (TWO DWELLINGS)**:
“6.10 FOURPLEX DWELLING
a) A fourplex dwelling shall be subject to the following provisions:

(a) LOT FRONTAGE (MINIMUM)	<p>Notwithstanding Section 5.41 of the Zoning By-law, the minimum lot frontage shall be as follows:</p> <p>15 metres</p> <p>Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.</p>
(b) LOT AREA (MINIMUM)	<p>Notwithstanding Section 5.41 of the Zoning By-law, the minimum lot area shall be as follows:</p> <p>450 square metres</p>
(c) FRONT YARD (MINIMUM)	<p>6 metres</p> <p>Except that in the case of a lot flanking Highway 48, the minimum front yard</p>

	shall be 7.5 metres.
(d) EXTERIOR SIDE YARD (MINIMUM)	3 metres Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.
(e) REAR YARD (MINIMUM)	11 metres for main building
(f) INTERIOR SIDE YARD (MINIMUM)	1.2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.
(g) LOT COVERAGE (MAXIMUM)	45%
(h) HEIGHT OF BUILDING (MAXIMUM)	11 metres
(i) NUMBER OF FOURPLEX DWELLINGS PER LOT (MAXIMUM)	1 fourplex dwelling per lot.
(j) LOCATION	Shall be permitted as a standalone building or within semi-detached, townhouse, or linked dwelling unit and only on lots serviced by public water supply and public sanitary sewers within the areas shown on Schedule 'C'.
(k) DRIVEWAY WIDTH	Notwithstanding any provision in this By-law to the contrary, a minimum driveway width of 5.5 metres shall be provided for a driveway with tandem parking, and for a driveway used to access parking in a rear yard the minimum unobstructed width shall be 3 metres.
(l) PARKING LOCATION	Notwithstanding any provision in this By-law to the contrary, parking spaces may be provided: <ul style="list-style-type: none"> - In tandem on a driveway. - In the rear yard. - In the front yard to a maximum of 55% of the width of the lot. - In the exterior side yard of a corner lot.
(m) PARKING IN REAR YARD	Where parking is provided in a rear yard, the following shall be required to separate the parking area from any

	<p>abutting property:</p> <ul style="list-style-type: none"> - A closed board fence with a minimum height of 1.5 metres and dimensions extending the full extent of the parking area along the rear and interior property lines. The required closed board fence may be located at any point between the parking area and such lot lines to prevent headlight glare to adjoining properties. - landscaped open space at least 1.2 metres wide along the side and rear lot lines.
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b) A dwelling unit within a detached building forming part of the fourplex shall be subject to the following provisions:

(a) DISTANCE FROM MAIN BUILDING	Notwithstanding any provision in this By-law to the contrary, not less than 3 metres and not more than 50 metres
(b) LOCATION ON LOT	Notwithstanding any provision in this By-law to the contrary, the detached building may be located within the rear yard but may not be located within the front yard or side yard.
(c) SETBACKS (MINIMUM)	Notwithstanding any provision in the By-law to the contrary, the detached building shall be setback a minimum of 1.2 metres from a rear lot line and interior side lot line and maintain the minimum exterior side yard setback for the main building in the Zone it is located in.
(d) BUILDING HEIGHT (MAXIMUM)	In accordance with Section 5.1(f) of this By-law.
(e) OTHER REGULATIONS	Shall not be permitted on lands affected by flooding, erosion or located within hazardous lands identified by the Lake Simcoe Region Conservation Authority,

	unless the Lake Simcoe Region Conservation Authority under the Conservation Authority Act has issued a permit.
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6.11 DWELLING, TOWNHOUSE – SINGLE LOT

a) A single lot townhouse dwelling shall be subject to the following provisions:

<p>(a) LOT FRONTAGE (MINIMUM):</p> <p>THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLING</p> <p>FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLING</p>	<p>Notwithstanding Section 5.41 of the Zoning By-law, the minimum lot frontage shall be:</p> <p>20 metres</p> <p>26 metres</p>
<p>(b) LOT AREA (MINIMUM)</p> <p>THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLING</p> <p>FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLING</p>	<p>Notwithstanding Section 5.41 of the Zoning By-law, the minimum lot area shall be:</p> <p>600 square metres</p> <p>780 square metres</p>
<p>(c) FRONT YARD (MINIMUM)</p>	<p>The minimum front yard setback shall be 6 metres.</p> <p>For the purposes of determining setbacks, on a corner lot, the exterior side lot line shall be deemed the front lot line for the purpose of determining the front yard setback. All other lot lines (interior side, exterior side, and rear) shall be determined on the basis that the exterior side lot line is the front lot line.</p>
<p>(d) EXTERIOR SIDE YARD (MINIMUM)</p>	<p>3 metres</p> <p>Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.</p>

(e) REAR YARD (MINIMUM)	11 metres for main building
(f) INTERIOR SIDE YARD (MINIMUM)	1.2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.
(g) LOT COVERAGE (MAXIMUM)	45%
(h) HEIGHT OF BUILDING (MAXIMUM)	11 metres
(i) NUMBER OF SINGLE LOT TOWNHOUSE DWELLING ON A LOT (MAXIMUM)	1 single lot townhouse dwelling per lot.
(j) LOCATION	Shall only be permitted on lots serviced by public water supply and public sanitary sewers within the areas shown on Schedule 'C'.
(k) MINIMUM NUMBER OF DRIVEWAY CONNECTIONS TO A STREET	Two (2)
(l) MAXIMUM NUMBER OF DRIVEWAY CONNECTIONS TO A STREET THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLINGS: FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLINGS:	Three (3) Four (4)
(m) NUMBER OF PARKING SPACES	Two (2) per unit, one of which may be in a driveway private to the unit and in the front yard. A maximum of two (2) tandem parking spaces shall be permitted.
(n) MAXIMUM WIDTH OF PARKING AREAS	The total width of all parking areas located in a front yard or exterior side yard shall not exceed 55% of the width of that yard.

b) One (1) additional residential unit may be permitted where there is a three (3) unit single lot townhouse dwelling on a lot within the main building or a detached building subject to the following provisions:

(a) NUMBER OF PARKING SPACES	One (1) additional parking space shall be provided for an additional residential unit.
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(b) PARKING LOCATION	<p>Notwithstanding any provision in this By-law to the contrary, parking spaces may be provided:</p> <ul style="list-style-type: none"> - In the rear yard provided that there is a driveway used to access parking in a rear yard with an unobstructed width of 3 metres. - In the front yard or exterior side yard of a corner lot provided that the total width of all parking areas do not exceed 55% of the width of that yard.
(c) PARKING IN REAR YARD	<p>Where parking is provided in a rear yard, the following shall be required to separate the parking area from any abutting property:</p> <ul style="list-style-type: none"> - A closed board fence with a minimum height of 1.5 metres and dimensions extending the full extent of the parking area along the rear and interior property lines. The required closed board fence may be located at any point between the parking area and such lot lines to prevent headlight glare to adjoining properties. - landscaped open space at least 1.2 metres wide along the side and rear lot lines.

c) Notwithstanding any provision to the contrary, where an additional residential unit for a three (3) unit single lot townhouse dwelling is located within a detached building the following additional provisions shall apply:

(a) DISTANCE FROM MAIN BUILDING	Notwithstanding any provision in this By-law to the contrary, not less than 3 metres and not more than 50 metres
(b) LOCATION ON LOT	Notwithstanding any provision in this By-law to the contrary, the detached

	building may be located within the rear yard but may not be located within the front yard or side yard.
(c) SETBACKS (MINIMUM)	Notwithstanding any provision in the By-law to the contrary, the detached building shall be setback a minimum of 1.2 metres from a rear lot line and interior side lot line and maintain the minimum exterior side yard setback for the main building in the Zone it is located in.
(d) BUILDING HEIGHT (MAXIMUM)	In accordance with Section 5.1(f) of this By-law.

6. That **PERMITTED RESIDENTIAL USES** in Subsections 7.1, 8.1, 9.1, and 10.1 of Zoning By-law Number 500, as amended, are hereby further amended by adding “fourplex dwelling” and “townhouse single-lot dwelling.”

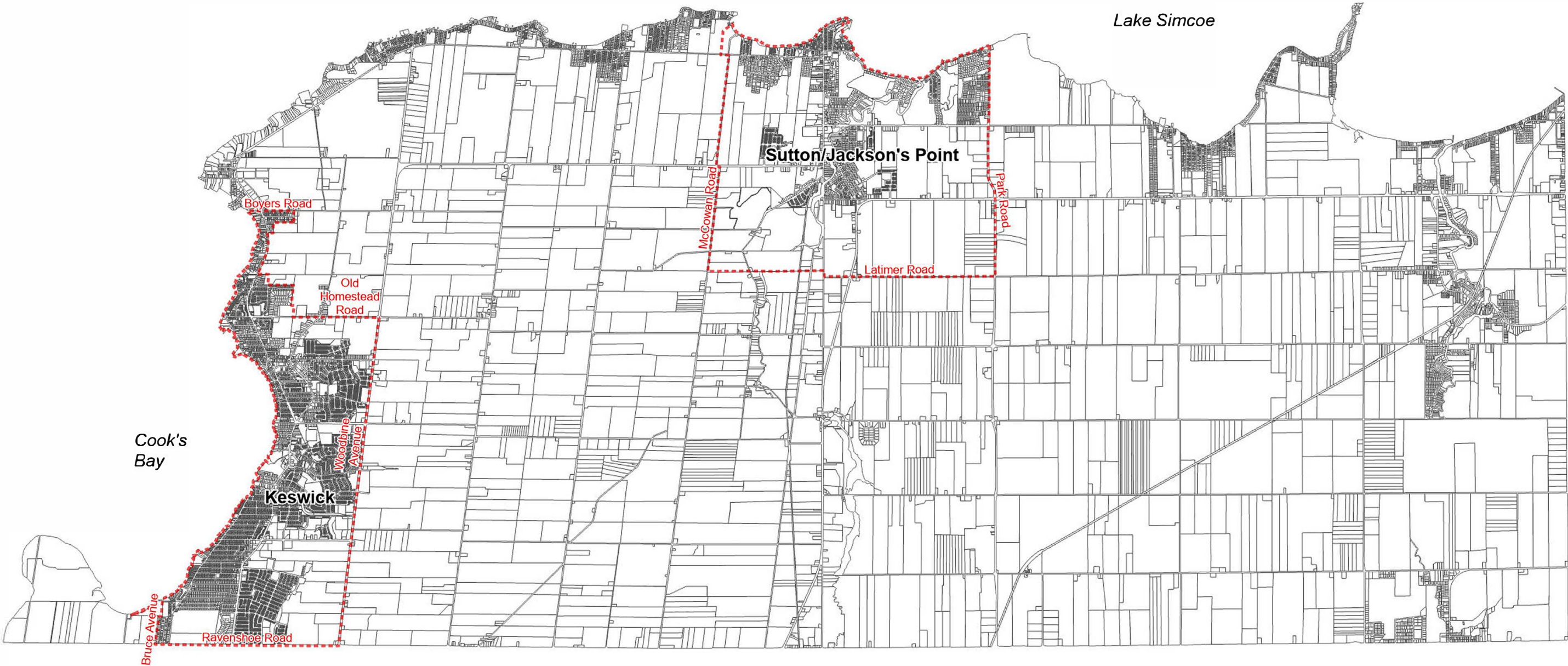
READ and enacted this ## day of ####, 2025.

Margaret Quirk, Mayor


Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER #####

1. The purpose of Zoning By-law Number #####, which amends Zoning By-law No. 500, is to permit fourplex dwellings as new use within residential zones in Keswick and Sutton/Jackson's Point and provide appropriate regulations for this use.
2. Zoning By-law Number ##### conforms to the Town of Georgina Official Plan.
3. The general location of the land to which By-law Number ##### applies is shown on Schedule 'A' attached hereto.

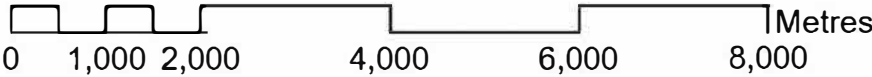


Legend

 Areas where a fourplex dwelling is permitted on lots serviced by public water supply and public sanitary sewers.
(Keswick and Sutton/Jackson's Point Settlement Areas)

Property data provided by the Development Services Department.

September 2025



These maps are provided for reference purposes only.
For accurate information, please confirm with Town Staff at building@georgina.ca.

TOWN
OF
GEORGINA

Schedule 'C'
To By-law 500
AS AMENDED