

**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 Section 2 **DEFINITIONS** of Zoning By-law Number 500, as amended, is hereby further amended by deleting following definitions:

ACCESSORY APARTMENT

DWELLING, DUPLEX

DWELLING, LINKED

DWELLING, SEMI-DETACHED

DWELLING, SEMI-DETACHED DUPLEX

DWELLING, SINGLE FAMILY

DWELLING, TOWNHOUSE

DWELLING, TRIPLEX

2. That Section 2 **DEFINITIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding the following definitions:

2.1 A) ADDITIONAL RESIDENTIAL UNIT: means an additional self-contained dwelling unit located on a lot containing a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.

2.64 DWELLING, LINKED: means two or more single family dwellings which are completely detached except that they are attached below grade by foundation walls, floor and/or footings, and each single family dwelling may contain additional residential units, provided the additional residential units comply with Section 5.50 of this By-law.

2.68 DWELLING, SEMI-DETACHED: means a dwelling that is divided vertically into two dwelling units, which may be separately conveyable, and each dwelling unit may contain additional residential units, provided the additional residential units comply with Section 5.50 of this By-law.

2.70 DWELLING, SINGLE FAMILY: means one completely detached dwelling containing one dwelling unit and may contain additional residential units and/or a short-term rental accommodation, provided the additional residential units and/or short-term rental accommodation comply with Section 5.50 or 5.34 A) of this By-law respectively.

2.71 DWELLING, TOWNHOUSE: means a dwelling containing three or more attached dwelling units divided vertically, which may be separately conveyable, each of which has an independent entrance directly from the front yard or side yard in the case of an end unit and each dwelling unit may contain additional residential units, provided the additional residential units meet the provisions set out in Section 5.50 of this By-law.

FENCE, CLOSED BOARD: means a structure of posts, boards, wood, wire, plastic, concrete, stone, metal, hedge or any combination thereof which separates or purports to separate any parcel of land from the parcel of land

immediately adjacent, designed and built so that openings or gaps, if any, do not exceed 5% of the total surface area.

3. That Section 5 **GENERAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by replacing Subsection 5.50 **ACCESSORY APARTMENTS** with the following:

“5.50 ADDITIONAL RESIDENTIAL UNITS

- (a) Additional residential units may be located on a lot with a single family dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling, subject to any specific restrictions as set out in the zones where such residential uses are permitted and provisions of this Subsection.
- (b) To a maximum of three dwelling units per lot, two additional residential units may be located on a lot with a permitted single family dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling as follows:
 - i) Where less than two additional residential units are located in a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling, one additional residential unit may be located in a detached building on the same lot.
- (c) An additional residential unit in a detached building shall comply with the following:
 - (i) The detached building containing an additional residential unit shall comply with the maximum height requirements for accessory buildings in Section 5.1(f).
 - (ii) The separation distance from the permitted dwelling to the additional residential unit in the detached building shall be not less than 3 metres and not more than 50 metres.

- (iii) Notwithstanding any provision in this By-law to the contrary, the detached building may be located within the minimum rear yard required for a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.
- (iv) Notwithstanding any provision in this By-law to the contrary, a detached building containing an additional residential unit shall not be located within a front yard or side yard of a single detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.
- (v) Notwithstanding any provision in this 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.
- (vi) A 1.2 metres wide unobstructed pedestrian access shall be provided to the entrance of the detached building containing the additional residential unit.
- (vii) Parking spaces may be provided:
 - In tandem on a driveway.
 - In the rear yard.
 - In the front yard to a maximum of 55% of the width of the lot.
- (viii) Within the Rural Zone, the residential floor area of an additional residential unit in a detached building shall not exceed the lesser of 150 square metres or 40% of the residential floor area of the existing single family dwelling.
- (ix) Within the Rural Zone, a detached building containing an additional residential unit shall use the same driveway access from the road as the permitted single family dwelling.

- (x) An additional residential unit shall not be permitted in a detached building that is used to keep livestock.
- (d) Notwithstanding any provisions in this By-law to the contrary, where an additional residential unit is located on a lot within an area of settlement serviced by public water supply and public sanitary sewers, minimum floor area requirements shall not apply.
- (e) Except where a provision in this By-law permits a lot coverage in excess of 45 percent, where an additional residential unit is located on a lot within an area of settlement serviced by public water supply and public sanitary sewers, all buildings and structures may cover up to 45 percent of the lot area.
- (f) Notwithstanding any provisions in this By-law to the contrary, a home occupation or home day care shall only be permitted within one dwelling unit on a lot containing additional residential units, and shall comply with the requirements of Section 5.21.
- (g) Access and Parking:
 - i) Road Access: An additional residential unit shall comply with the requirements of Section 5.13.
 - ii) Parking: Parking shall be provided in accordance with Section 5.28, except for the following:
 - 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.

- Parking spaces provided in the front yard may occupy up to 55% of the width of the lot.
- Parking spaces may be provided in the exterior side yard of a corner lot.
- Where parking is provided in a rear yard the following shall be provided: landscaped open space at least 1.2 metres wide along the side and rear lot lines and 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.

(h) Servicing:

- i) Additional residential unit on Private Septic System: Notwithstanding any provision of this By-law to the contrary, an additional residential unit shall not be permitted if serviced by a private septic system which is located within 100 metres of the Lake Simcoe shoreline or any permanent stream, unless such additional residential unit can be accommodated within the septic system of the existing permitted dwelling.

(i) Other Regulations and By-laws:

- i) Additional residential units shall comply with all other applicable regulations and by-laws, including without limitation, municipal registration By-laws, the *Ontario Building Code*, *Ontario Electrical Code*, and the *Ontario Fire Code*.
- ii) Additional residential units shall be registered with the Town.

- iii) An additional residential unit 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.”
- 4. That Section 5 **GENERAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by replacing “accessory apartment” with “additional residential unit” within Subsections 5.28 **PARKING AREA REGULATIONS** and 5.34 A) **SHORT-TERM RENTAL ACCOMMODATION**.
- 5. That Section 5 **GENERAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by deleting “duplex dwelling, or” from “duplex dwelling, or one or two dwelling units within a non-residential building” within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)**.
- 6. That Section 5 **GENERAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by replacing the entirety of the row titled “Single family dwelling, semi-detached dwelling unit or townhouse dwelling unit containing an accessory apartment (500-2012-0009)” within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)** with the following rows:

Type of Use	Minimum Number of Required Spaces
Lot containing a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse	Notwithstanding any provisions in this By-law to the contrary, a total of three (3) parking spaces must be

Type of Use	Minimum Number of Required Spaces
dwelling with one additional residential unit.	<p>provided on the subject lot, provided they meet the following:</p> <ul style="list-style-type: none"> - Only one (1) of the three (3) parking spaces required can be in a garage. - Two (2) of the three (3) parking spaces required must have direct driveway access to a public road or street or access road or street.
Lot containing a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling with two additional residential units.	<p>Notwithstanding any provisions in this By-law to the contrary, a total of four (4) parking spaces must be provided on the subject lot, provided they meet the following:</p> <ul style="list-style-type: none"> - Only two (2) of the four (4) parking spaces required can be in a garage. - Two (2) of the four (4) parking spaces required must have direct driveway access to a public road or street or access road or street.

7. That Section 6 **ZONE REQUIREMENTS FOR RESIDENTIAL USES** of Zoning By-law Number 500, as amended, is hereby further amended by deleting Subsections 6.4 **DUPLEX DWELLING** and 6.5 **TRIPLEX DWELLING**.

8. That **PERMITTED RESIDENTIAL USES** in Subsections 8.1 and 9.1 of Zoning By-law Number 500, as amended, are hereby further amended by deleting “duplex dwelling”, “semi-detached duplex dwelling” and “triplex dwelling” where they appear.
9. That Section 5 **GENERAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding as new Subsections the following:

“5.52 DUPLEX AND TRIPLEX DWELLINGS

Duplex dwellings, semi-detached duplex dwellings, or triplex dwellings existing or constructed in accordance with a building permit issued by the Town prior to [date of ZBA's approval] shall be deemed to be in conformity with this By-law.

5.53 ACCESSORY APARTMENTS IN SPECIAL PROVISIONS

Where accessory apartments are permitted through Special Provisions for Zones, they are deemed to be in conformity with this By-law. New additional residential units on lots with accessory apartments may be permitted in accordance with Section 5.50. An accessory apartment shall be considered an additional residential unit when determining the number of dwelling units and/or additional residential units on a lot.”

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 further amend the By-law to permit additional residential units in accordance with the *Planning Act*.
2. Zoning By-law Number ##### conforms to the Town of Georgina Official Plan.
3. By-law Number ##### applies to all lands within the Town.