



GEORGINA

NOTICE OF PASSING OF A BYLAW TO ADOPT AMENDMENT NUMBER 151 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA

TAKE NOTICE that the Council of The Corporation of the Town of Georgina passed Bylaw Number 2025-0073 (PL-2) on the **19th day of November, 2025**, which adopted Official Plan Amendment No. 151 pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that through the circulation and review of the proposed amendment to the Town of Georgina Official Plan, being Amendment No. 151, the Town received two written submissions from the public. One verbal submission was made at the Council meeting held on October 22, 2025. No verbal submissions were made at the Council meeting held on November 19, 2025. Council considered Staff Reports DS-2025-0064 and DS-2025-0070, the effect of which helped Council make an informed decision.

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.

Amendment No. 151 to the Official Plan of the Town of Georgina is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Town Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal. This Official Plan Amendment No. 151 (Town File Number OPA-2025-0003) is related to Zoning Bylaw Amendment Number 500-2025-0008 (PL-5) (Town File Number ZBA-2025-0006).

ANY APPEALS of the Official Plan Amendment must be filed to the Ontario Land Tribunal (OLT) in respect of Amendment No. 151 by filing with the Clerk of the Corporation of the Town of Georgina no later than 4:30 p.m. on the **22nd day of December, 2025**. A notice of appeal must set out the reasons for the appeal and must be accompanied by a completed Ontario Land Tribunal "Appeal Form (A1)", a certified cheque or money order (currently in the amount of \$1,100 or \$400 for a private citizen, registered charity or non-profit ratepayers' association) payable to the Minister of Finance, and payment of the Town's Administrative Fee of \$352. A copy of "Appeal Form (A1)" is available on the Tribunal's website at <https://olt.gov.on.ca/>.

Bylaw Number 2025-0073 (PL-2) and the complete text of Amendment No. 151 is attached for your reference. Clarification with respect to any portion of Official Plan Amendment No. 151 can be obtained by contacting the Planning Policy Division by email at planning@georgina.ca.

Dated at the Town of Georgina this **2nd day of December, 2025**.

Mamata Baykar, Deputy Clerk
The Corporation of the Town of Georgina

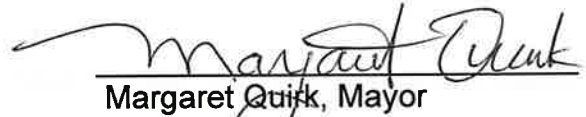
NOTE: No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

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 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 Bylaw No. 2025 - 0073 (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 19th day of November, 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**

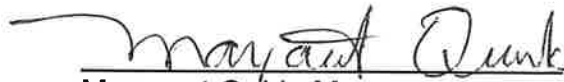
BYLAW NUMBER 2025 - 0073 (PL-2)


**BEING A BYLAW 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 is hereby adopted.

Read and enacted this 19th day of November, 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 Bylaw 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 Section 8.1 of the Official Plan of the Town of Georgina is hereby amended by adding a new Section 8.1.16 as follows:

“8.1.16 A residential unit in a detached building on a lot with four units shall be subject to policies 8.1.11 (c), (d) and (e) regarding Minor Variances and appropriate landscaping for additional residential units in detached buildings.”

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:

“a) Low-rise residential uses shall include single detached, semi-detached, duplex, triplex, 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:

“a) Mid-rise residential uses shall include all forms of residential buildings containing 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 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:

“h) *Townhouses*, triplexes, fourplexes, and *live-work units* are permitted 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. Furthermore, low-rise apartment

buildings may also be permitted on a limited basis within the Existing Neighbourhood designation where they are *compatible* with existing land uses and 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:

- “a) Low density residential uses include ground-orientated housing units, such as single detached, semi-detached, *additional residential units*, fourplexes and townhouses that may be developed to a residential density ranging between 12 and 40 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:

- “a) Medium density residential uses include all forms of dwellings containing five or more dwelling units such as 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 and 75 units per *net residential hectare*.”

That Section 13.2.5 of the Sutton/Jackson’s Point Secondary Plan is hereby amended by deleting the existing Section 13.2.5.2 d) and replacing it with a new Section 13.2.5.2 d) as follows:

- “d) Townhouses should be appropriately integrated within a neighbourhood. Blocks of more than 4 units should be clustered 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.