

**THE OFFICIAL PLAN  
OF THE  
TOWN OF GEORGINA  
PLANNING AREA  
AND  
AMENDMENTS  
(1992 03 01)**

**Text Consolidated to: 2013 02 28  
Schedules consolidated to: 1992 03 01**

***For accuracy, reference should be made to the original Official Plan  
or amendments on file in the Clerk's Department***

**PASSED: 1981 05 28  
(COUNCIL)**

**APPROVED: 1982 03 12  
(MINISTRY OF MUNICIPAL  
AFFAIRS & HOUSING)**

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THE CORPORATION OF THE  
TOWNSHIP OF GEORGINA

BY-LAW NUMBER 81-56(PL-2)

BEING A BY-LAW TO ADOPT THE OFFICIAL PLAN OF THE TOWNSHIP OF  
GEORGINA PLANNING AREA.

The Council of the Corporation of the Township of Georgina in  
accordance with the provisions of Sections 13 and 14 of The  
Planning Act, R.S.O. 1970, as amended, hereby enacts as  
follows:

The Official Plan of the Township of Georgina  
Planning Area, comprising the attached explanatory  
text and Schedules "A", "B" and "C" is hereby adopted.

The Corporation of the Township of Georgina shall  
make application to the Minister of Municipal Affairs  
and Housing for approval of said Official Plan.

The Mayor and Clerk are hereby authorized and directed  
to execute said Official Plan on behalf of the  
Corporation and to affix thereto the Corporate Seal,  
and to make application to the Minister of Municipal  
Affairs and Housing for approval of said Official  
Plan.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

28th DAY OF MAY 1981.

Joseph O. Dale  
MAYOR

Thomas J. ...  
CLERK

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## **FORWARD**

### 1. **WHAT IS MUNICIPAL PLANNING?**

The purpose of Municipal planning is "to establish and carry out Municipal policies and programs for the rational management of the Municipality's physical development".

This requires that planning must "have regard for" the social and economic concerns and needs in establishing physical goals and "take account of" the social and economic consequences of development policies.

### 2. **PLANNING LEGISLATION**

Municipal Councils may only act in the context of the authority which is given to them by Provincial legislation.

The Planning Act is the major piece of Provincial enabling legislation dealing with urban and rural planning at the Municipal level.

The two most common planning documents are the Official Plan and the Zoning By-law.

### 3. **AN OFFICIAL PLAN (O.P.)**

An Official Plan is a document in which the planning and development policies of the Municipality are described. It is made up of a text and maps. One of the maps is a land use plan, showing existing and proposed development. The corresponding text explains what the various designations on the map really mean. Other sections typically deal with the road network, the water supply and sewerage systems to service development, the staging of development areas, etc.

The Official Plan is not intended to deal with details, but general principles. By itself, it has no direct effect on how an individual may use his property. However, zoning and other by-laws implement an official plan, and must conform to the Official Plan. The Official Plan and amendments are presently approved by the Minister of Municipal Affairs.

On March 12, 1982, the Official Plan for the Town of Georgina Planning Area received approval. Secondary Plans for Keswick and Sutton, which provide greater detail than the Official Plan, were approved by the Council of the Town of Georgina on November 23, 1984 and March 14, 1985 respectively. The Keswick Secondary Plan received approval from the Ontario Municipal Board on November 27, 1986. The Sutton Secondary Plan has been forwarded to the Ministry of Municipal Affairs and is awaiting approval by the Minister. Public meetings will be held as a component of the preparation process of the Pefferlaw Secondary Plan.



4. **ZONING BY-LAW**

The terms "Zoning By-law", "Restricted Area By-law" and "Land Use By-law" are basically one in the same thing: A by-law restricting the use of land and the manner in which buildings or structures are located on a property. The restrictions on the land are designed to keep incompatible uses separate. The by-law may be quite specific in differentiating between permitted and prohibited uses. Further restrictions specify the types of dwellings permitted in each "zone", the parking and loading requirements, the maximum height, the minimum setback from the lot line and the minimum or maximum floor area.

Development may also be regulated on the basis of the availability of Municipal services such as water supply and sewerage facilities.

Where an Official Plan may show general outlines of different land use areas, the zoning by-law map shows these boundaries very precisely and all its regulations are stated very exactly.

A zoning by-law, although it is a regulation, is not "etched in stone", and may be amended in accordance with the policies of the Official Plan and good planning principles. In the event a change to the zoning by-law involves a policy change, an amendment to the Official Plan is also required. (See Official Plan Amendment Application Guide and Form - Appendix '5').

In the Town of Georgina, By-law 911 is the comprehensive Zoning By-law. It was passed by Council on the 9th of May, 1977 and was approved by the Ontario Municipal Board on the 31st of January, 1980.

**THE OFFICIAL PLAN  
OF THE  
TOWN OF GEORGINA  
PLANNING AREA**

The following text and Schedules 'A', 'B', 'C', 'D' and 'E' constitute the Official Plan of the Town of Georgina Planning Area.

## SECTION 1

### INTRODUCTION

#### 1.1 **THE PLANNING AREA**

The Town of Georgina subsidiary Planning Area, as constituted by the Regional Municipality of York Act, comprises all the lands within the municipal boundaries of the former Townships of North Gwillimbury and Georgina and the former Village of Sutton. This subsidiary Planning Area falls within the York Planning Area which covers the whole Region of York and is a joint planning area under the Planning Act.

#### 1.2 **PURPOSE OF THE PLAN**

The purpose of the Official Plan is to provide a comprehensive document to guide and direct future development and redevelopment in a logical and orderly manner.

It is intended that this Plan will be of assistance to both private interests and public administrators. Private interests will be informed of future development policies in the Planning Area, and hence, be encouraged to plan their operations accordingly. Public administrators should benefit by the ability to program future services in the Planning Area.

#### 1.3 **SCOPE OF THE PLAN**

The Official Plan is a legal document, but does not, by itself, control or regulate the development of land by private interest. The policies and statements of planning principle contained herein are intended to guide public administrators and private interests toward the best form of development under the most desirable conditions.

The Official Plan will provide a basis for a comprehensive zoning by-law which will implement the land use development policies of the Plan.

1.4 **CONTENTS OF THE PLAN**

**AMENDMENT #70  
AMENDMENT #71  
AMENDMENT #72**

The text and Schedules 'A', 'B', 'C', 'D', and 'E' constitute this Official Plan.

1.5 **THE PLANNING PERIOD**

The policies of this Official Plan are based on a ten year planning period. However, the Plan shall continue in force in its original form or as amended until superseded by a new plan.

1.6 **OFFICIAL PLAN REVIEW**

It is intended that this Plan shall be subject to continuing review by Council, particularly within five years of its adoption. After the completion of additional background studies, it is the intention that the Plan be amended in light of those studies and the planning period extended.<sup>1</sup>

After the first review and from time to time, it is intended that the Plan be amended to keep abreast of the changes and trends within the Planning Area. At least every five years a general review should be made of all policies contained within this Plan.

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<sup>1</sup> A 20 year term is suggested.

## SECTION 2

### BASIS OF THE PLAN

#### 2.1 **A DEVELOPMENT OVERVIEW**

An Official Plan is designed to "serve the health, safety, convenience or welfare of the inhabitants of the area". In this regard, Council will closely consider the impact that all proposed development will have on the natural environment, particularly Lake Simcoe, surrounding land uses, and general economic well-being of the Municipality. Special regard will be given to the adoption of all available measures to safeguard the unique beauty, water quality and tourism potential of Lake Simcoe.

#### **AMENDMENT #70**

Recognizing the economic, environmental and community benefits of encouraging development to locate in the urban serviced areas, Council, through this Plan, distinguishes the urban areas of Keswick and Sutton as the two main growth centres in the Town. Development in the Pepperlaw Community Area will be permitted in accordance with the policies of the Pepperlaw Community Secondary Plan contained within Section 6.7.3 of this Official Plan.

#### **AMENDMENT #71**

During the next few years, as need arises, the municipal water and sewer systems will be expanded in the community of Keswick to serve a planned population of approximately 34,500 persons.

Development in the Keswick community area shall be permitted in accordance with the policies of the Keswick Secondary Plan contained in Section 13 of this Plan. Only those Official Plan policies contained in Section 13 and Schedules F1, F2, F3 and F4 and relevant Appendices shall apply to the Keswick Secondary Plan area.

#### **AMENDMENT #72**

In the Community of Sutton, an expansion of the Water Pollution Control Plant will allow for a population of approximately 13,500 persons to be serviced by municipal sanitary sewers. It is the intent of this Plan that the 13,500 population equivalent include an allowance for the connection of existing privately serviced development on full municipal services.

Development within the Sutton community shall take place in conformity with the policies of the Sutton Secondary Plan, contained in Section 14 of this Plan. Only those policies contained in Section 14 and Schedules G1, G2, G3, G4, G5 and G6 and relevant Appendices shall apply to the Sutton Secondary Plan area.

In addition, the Plan does provide for limited development outside of the urban areas as follows:

**RESIDENTIAL:**

In the Lakeshore and Hamlet areas as designated in Schedule 'A' of the Plan, minor infilling within and minor additions to these communities will be permitted. A Waterfront Plan and Rural Area Plan will be undertaken and these studies will address the need for additional residential development in the Lakeshore and Hamlet areas.

In the Rural designation, a limited number of Estate Residential and Mobile Home Park developments will be permitted. Farm severances which support the agriculture community will be permitted in addition to some non-farm severances.

**COMMERCIAL:**

Retail uses which serve the needs of the local communities and motoring public will be permitted in the Lakeshore, Hamlet and Rural designations. Existing commercial uses have been designated and expansion of these uses will be permitted subject to other policies in this Plan. Tourist Commercial uses are generally permitted and will be encouraged throughout the Town, subject again to the policies of this Plan. However, for the most part, commercial uses will be encouraged to locate in the Central Business Districts in the three urban areas.

**INDUSTRIAL:**

Industry will be encouraged to locate predominantly in the designated municipally serviced areas in Keswick and Sutton, but limited industrial development will be permitted in Pefferlaw on private services. Primary industries of a dry nature related to agriculture, mining, forestry, fishing and conservation will be permitted in the Rural designation. Salvage yards and extractive uses will also be permitted in the Rural designation subject to appropriate restrictions as set out in the policies of this Plan.

**2.2 EXISTING POLICY DOCUMENTS**

In April of 1975 and in July 1976, Council adopted, by resolution, the Interim Statement of Development Policies for the whole Town, and the Interim Secondary Plans for Keswick and Sutton, respectively. These documents and amendments thereto, though not approved as an Official Plan by the Minister, to a great extent have served that function. These policy documents have provided a basis for the new Plan.

2.3 **BACKGROUND STUDIES**

The planning studies used in the preparation of the existing policy statements were used, where possible, in the preparation of this Plan. Some preliminary studies have been prepared in connection with this Plan. It is intended that additional studies will be done in connection with the five year review. <sup>2</sup>

2.4 **POPULATION**

Between 1976 and 1981, the population of the Town of Georgina increased at about 1% annually. The market factors which affected growth during this period are not expected to change within the next few years. The changes in market factors, coupled with the completion of the Keswick water and sewer servicing system should result in increased growth rates by the end of 1984. It is estimated that the Town will maintain a 1% growth rate and will achieve a population goal of 20,800 by the end of 1984. By 1985 it is estimated that the rate of growth will increase to approximately 3.5%, yielding a population of 22,300 by the end of 1986. It is the intention over the longer term to the year 2001, that the population goal be 36,000 as set forth in the "Urban-Rural Population Allocation Review", as adopted by the Council of the Regional Municipality of York on April 27, 1978.

Population goals for the urban communities of Keswick, Sutton and Pefferlaw will be set forth in the respective secondary plans.

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<sup>2</sup> See Section 1

## SECTION 3

### GOALS AND OBJECTIVES

#### 3.1 PURPOSE OF GOALS AND OBJECTIVES

Goals and Objectives represent Council's conception of what Georgina's residents, both permanent and seasonal, aspire to and what problems need to be solved. Goals in an Official Plan help to give the Plan purpose and direction. When accompanied by specific objectives, goals provide a basis for the evaluation of achievement. In other words, the determination of goals and objectives helps to formulate a concept of the kind of an ideal community which we as a Municipality would like to pattern ourselves. Once it has been determined what we are striving to attain, we have a basis for formulating enabling policies to achieve this desired end.

#### 3.2 BASIS FOR THE GOALS AND OBJECTIVES

In 1974 and in 1976, the Town of Georgina held public meetings on the Interim Statement of Development Policies and the Interim Secondary Plans of Keswick and Sutton, respectively. These three documents serve as the primary basis of this Plan. Based on public input received at these meetings, goals and objectives were incorporated into the documents which were formally adopted by Council on April 28, 1975 and July 9, 1976, respectively. Over the past few years, land use and community needs and concerns have been monitored through various public meetings, e.g. Zoning By-law Number 911. This allowed Council to identify and interpret the concerns, needs and aims of the Municipality and consequently develop a set of goals and objectives, built upon those goals and objectives set out in the existing policy documents.

In 1980, Council presented the Goals and Objectives they had drafted to the public at four public meetings which were held to present the draft Official Plan. Response to the **GOALS AND OBJECTIVES** Section was very favourable.



3.3 **GOALS AND OBJECTIVES**

3.3.1 **ENVIRONMENTAL PROTECTION**

3.3.1.1 **Goals**

3.3.1.1.1 To preserve, protect and manage environmentally significant areas and unique features of the Town's landscape.

3.3.1.1.2 To minimize the pollution of land, air and water resources of the Town.

3.3.1.1.3 To preserve and protect significant heritage features.

3.3.1.2 **Objectives**

3.3.1.2.1 To identify, protect, preserve and manage lands of sensitive environmental balance, including:

headwater control and aquifer recharge areas, forests and wetlands, fish and wildlife habitats, streams and river valleys, areas of unique biological features, areas of outstanding scenic beauty and organic soils.

3.3.1.2.2 To permit land use changes on environmentally sensitive lands only where it can be demonstrated that the environment will not be detrimentally affected.

3.3.1.2.3 To define hazard lands in conjunction with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority and to develop policies for the protection of life and property and the minimization of social disruption.

3.3.1.2.4 To establish rural settlements only in areas which satisfy environmental criteria for suitability of development.

3.3.1.2.5 To establish, in conjunction with Regional and Provincial authorities as well as the private sector, policies and standards for the maintenance and restoration of water quality in Lake Simcoe as well as its adjoining streams and rivers.

3.3.1.2.6 To ensure the preservation of Lake Simcoe and its shoreline as a major environmental resource.

3.3.1.2.7 To ensure in-depth environmental impact assessments of all significant Town projects.

**AMENDMENT # 12**

**3.3.2 ENERGY CONSERVATION**

**3.3.2.1 Goal**

3.3.2.1.1 To encourage and to ensure the conservation and wise economic use of energy and to minimize adverse impacts caused by its production and utilization.

**3.3.2.2 Objectives**

3.3.2.2.1 To encourage compact growth and infilling to reduce the energy used for space heating and transportation.

3.3.2.2.2 To encourage mixed-use development to minimize the length of both work and non-work related trips.

3.3.2.2.3 To direct growth to areas which can best be served by fuel-efficient means of transportation.

3.3.2.2.4 To encourage developers and builders to have regard for energy conservation practices in the design of subdivisions and construction of buildings.

3.3.2.2.5 To consider energy implications in conjunction with, and not independent of, other municipal policies and objectives and other criteria which are intrinsic in the consideration of land development.

3.3.2.2.6 To achieve Town development objectives while conscious of the need to protect the environment and to conserve non-renewable energy resources.

**3.3.3 ECONOMIC DEVELOPMENT**

**3.3.3.1 Goal**

3.3.3.1.1 To develop the Town's economic potential to the fullest by ensuring the continuing expansion of economic opportunities and diversification of the economic base.

**3.3.3.2 Objectives**

- 3.3.3.2.1 To coordinate and assist in the promotion of the Town in order to encourage industries and businesses to locate in Georgina, thereby increasing the provision of job opportunities for existing and future labour forces in the Town.
- 3.3.3.2.2 To specify tourism and manufacturing industrial and business development targets, locations and servicing priorities.
- 3.3.3.2.3 To encourage the strengthening of the lake-oriented tourism commercial base.
- 3.3.3.2.4 To develop an increased assessment and broadened fiscal base.
- 3.3.3.2.5 To encourage the continuation of agriculture and other primary industries as employment opportunities in the Town.

**3.3.4 GROWTH AND SETTLEMENTS**

**3.3.4.1 Goals**

- 3.3.4.1.1 To accommodate a moderate rate of growth in the Town to the year 2001 in a manner which preserves and encourages community identity, minimizes environmental disruption, is cost effective and provides for a wide variety of life styles.
- 3.3.4.1.2 To provide a form of growth that is consistent with the need to conserve energy and to encourage the energy-efficient and economic use of land.

**3.3.4.2 Objectives**

- 3.3.4.2.1 To establish a rate of growth that is consistent with the attainment of the Town's objectives.
- 3.3.4.2.2 To support the programs of senior levels of government aimed at decentralizing growth from major urban centres to other parts of Ontario.
- 3.3.4.2.3 To ensure that the population growth for each community is of a scale and rate that will not be disruptive to the community.
- 3.3.4.2.4 To guide the land use changes that are necessary to accommodate the desired growth so that these changes do not disrupt, but enhance, the natural and man-made environment of the community.

- 3.3.4.2.5 To prescribe urban development boundaries.
- 3.3.4.2.6 To establish areas of rural non-farm housing with specific aesthetic, environmental and agricultural considerations for development.
- 3.3.4.2.7 To direct residential development in the rural area to existing settlements that are identifiable communities and to provide for the minor expansion of these rural settlements to accommodate demands of residential development in the rural area.
- 3.3.4.2.8 To avoid future strip (ribbon) development along rural roads and to provide for the compacting of existing strip development where appropriate.
- 3.3.4.2.9 To participate in government programs designed to encourage the maintenance and revitalization of building stock and the community cores in the Town.
- 3.3.5 **WATERFRONT**
  - 3.3.5.1 **Goal**
    - 3.3.5.1.1 To prepare a Municipal Waterfront Plan
  - 3.3.5.2 **Objective**
    - 3.3.5.2.1 To participate with Regional and Provincial authorities as well as the private sector, including developers, ratepayer groups and beach associations in the preparation of a waterfront plan.
- 3.3.6 **RECREATION AND OPEN SPACE**
  - 3.3.6.1 **Goal**
    - 3.3.6.1.1 To provide a wide diversity and choice of open space and recreational opportunities.
  - 3.3.6.2 **Objectives**
    - 3.3.6.2.1 To establish a diverse open space system in the Town for both leisure use and compatible open space functions utilizing, where feasible, publicly owned areas.
    - 3.3.6.2.2 To develop a Master Plan for Recreation and Open Space in Georgina.

- 3.3.6.2.3 To identify opportunities for the support of the tourist industry.
- 3.3.6.2.4 To ensure and increase public access to, and opportunities for, the public enjoyment of Lake Simcoe and its rivers.
- 3.3.6.2.5 To seek clarification of the roles and responsibilities of the Region and the Province, including the Lake Simcoe Region Conservation Authority in the development and management of open space.
- 3.3.6.2.6 To identify and preserve scenic routes and scenic views.
- 3.3.6.2.7 To preserve unique historic features.
- 3.3.6.2.8 To incorporate natural features as much as is possible into community and subdivision design.
- 3.3.6.2.9 To identify large tracts of undeveloped land and areas of potential redevelopment along the Lake Simcoe shore to be developed for the use and enjoyment of the residents of the Town, if economically, socially and environmentally feasible.
- 3.3.6.2.10 To monitor the reduction of large tracts of land along the Lake Simcoe shore and to review the impact that such a reduction would have on the Town's recreation and open space program.

### 3.3.7 **AGRICULTURE**

#### 3.3.7.1 **Goal**

- 3.3.7.1.1 To maintain and encourage the development of a permanently secure and economically viable agricultural industry, not only as a producer of food and other products, but also as an important component of Georgina's economic base, a source of employment and as a basis for Georgina's rural community and rural way of life.

#### 3.3.7.2 **Objectives**

- 3.3.7.2.1 To preserve good agricultural foodlands.
- 3.3.7.2.2 To maintain large uninterrupted areas to be available for agricultural purposes on a long term basis.

- 3.3.7.2.3 To retain existing viable agricultural areas for future agricultural use.
  - 3.3.7.2.4 To protect historically defined agricultural areas from encroachment by incompatible land uses and activities.
  - 3.3.7.2.5 To encourage the development of strong support services and a strong agricultural community.
  - 3.3.7.2.6 To discourage the fragmentation of agricultural land holdings and to encourage their consolidation wherever possible.
  - 3.3.7.2.7 To encourage, wherever economically, environmentally and socially feasible, the rental of land for agricultural purposes.
  - 3.3.7.2.8 To provide for housing opportunities for farmers wishing to retire or wishing to construct a dwelling for farm help, without the necessity of dividing the farm holding.
  - 3.3.7.2.9 To retain and improve, where necessary, the quality and quantity of the natural water system to ensure safe farm use, minimum soil erosion, and the protection and enhancement of fish habitats.
  - 3.3.7.2.10 To retain sufficient forest cover as part of the agricultural area to ensure increased sources of revenue for farms and decreased wind and water erosion of soil, to act as a buffer between agricultural and adjoining incompatible land uses, to maintain and enhance wildlife population and to serve as a natural aesthetic amenity for the enjoyment of Georgina's residents.
  - 3.3.7.2.11 To ensure adequate participation of the agricultural industry and farm community at Municipal Council and Committee level, where these groups are dealing with problems, policies and programs of an agricultural nature.
- 3.3.8 **HOUSING**
- 3.3.8.1 **Goal**
- 3.3.8.1.1 To safely shelter the residents of Georgina and to permit and encourage an adequate mixture and variety of housing types to satisfy differing social, economic and recreational characteristics and needs.

**3.3.8.2 Objectives**

- 3.3.8.2.1 To establish housing targets involving type, tenure and price ranges, as well as residential density guidelines
- 3.3.8.2.2 To develop a program for monitoring the attainment of housing targets.
- 3.3.8.2.3 To explore and implement new approaches to reduce residential and land costs and to provide an adequate supply of housing at reasonable costs.
- 3.3.8.2.4 To ensure that an adequate number of rental and ownership units are provided for persons of low and moderate incomes.
- 3.3.8.2.5 To investigate the merits and feasibility of establishing a Municipal Non-profit Housing Corporation which would provide specialized housing.
- 3.3.8.2.6 To permit the establishment of "group homes" in all residential areas with provisions designed to limit the concentration of such uses.
- 3.3.8.2.7 To permit the conversion of cottages to permanent dwellings within the framework of good economic planning.
- 3.3.8.2.8 To develop, in conjunction with the Region and the Ministry of Municipal Affairs and Housing, innovative subdivision and site development designs stressing sound environmental practices with particular emphasis on energy and natural resource conservation.
- 3.3.8.2.9 To encourage the maintenance and, where appropriate, assist in the improvement of the quality of the Town's housing stock.
- 3.3.8.2.10 To participate in senior government housing programs which are beneficial to housing development in the Town.

**3.3.9 COMMUNITY SERVICES AND CULTURAL DEVELOPMENT**

**3.3.9.1 Goal**

- 3.3.9.1.1 To ensure the health, safety, convenience and welfare, and to provide opportunities for the cultural development of the residents of Georgina.

**3.3.9.2 Objectives**

- 3.3.9.2.1 To ensure the development of health, social, recreational, heritage, cultural

and protective services to adequately meet the needs of the Town's growing population.

3.3.9.2.2 To cooperate and participate with other levels of government and public, private and voluntary organizations in the development of such services in order to promote coordination and avoid duplication or overlapping.

3.3.9.2.3 To establish and maintain a strong link between those agencies involved in planning education facilities and those involved in physical, social and economic planning of the Town.

3.3.9.2.4 To encourage the protection of buildings, sites, districts and other unique features of the Town's historic and cultural resources.

3.3.9.2.5 To support and encourage the community use of publicly owned buildings.

3.3.9.2.6 To provide an information system on community resource programs and services.

### 3.3.10 **TRANSPORTATION**

#### 3.3.10.1 **Goal**

3.3.10.1.1 To provide a safe, convenient, efficient transportation system for all persons and goods, with a minimum disruption to the environment.

#### 3.3.10.2 **Objectives**

3.3.10.2.1 To develop a transportation system that will satisfy the Town's transportation demands.

3.3.10.2.2 To investigate the economic viability of a public transit system with services to special groups.

3.3.10.2.3 To ensure, in consultation with the relevant Provincial and Regional agencies, that all transportation systems are planned and developed with minimum environmental and community disruption.

3.3.10.2.4 To coordinate and encourage the organization of share-a-ride programs (carpools, vanpools) serving both the intra-Town traveller and the needs of the long distance commuter.

3.3.10.2.5 To increase accessibility to major areas of employment, shopping and recreation.



3.3.10.2.6 To encourage the Provincial government to provide, at an early date, the necessary additional freeways, highways and transit facilities which will link Georgina to the major Ontario centres, all of which Council deems will be necessary and are required to support and service the transportation, economic and housing goals, objectives and policies of this Plan.

3.3.11 **MINERAL RESOURCES**

3.3.11.1 **Goal**

3.3.11.1.1 To protect and ensure the production and provision of mineral resources to meet existing and future demands consistent with environmental, ecological and agricultural goals, objectives and policies.

3.3.11.2 **Objectives**

3.3.11.2.1 To identify high potential mineral aggregate resource areas for existing and future demands and to protect these areas from incompatible land uses.

3.3.11.2.2 To ensure orderly extraction and optimum utilization of mineral aggregate resources for local Regional and Provincial needs while minimizing the negative environmental, financial and social impacts on the residents in the Municipality.

3.3.11.2.3 To regulate mineral extraction strictly to ensure minimum drainage to headwater and other sensitive areas.

3.3.11.2.4 To develop guidelines emphasizing the staged rehabilitation and after-use of pits and quarries.

3.3.12 **FORESTRY**

**AMENDMENT #21**

3.3.12.1 **Goal**

3.3.12.1.1 To ensure the conservation, preservation, maintenance and development of trees and tree covered lands as a natural resource, essential to the preservation of wildlife habitat, water conservation, limited outdoor recreation and the long term economic health of the forestry industry.

3.3.12.2 **Objectives**

3.3.12.2.1 To protect and enhance trees as a natural resource.

3.3.12.2.2 To participate, in conjunction with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority, in promoting reforestation.

3.3.12.2.3 To promote the conservation and wide economic use of trees consistent with ecological and environmental goals, objectives and policies.

3.3.12.2.4 To preserve, wherever environmentally, ecologically and socially desirable, selective tree covered lands in their natural state.

3.3.13 **FINANCE**

3.3.13.1 **GOAL**

3.3.13.1.1 To implement this Plan within the limits of sound financial management.

3.3.13.2 **OBJECTIVES**

3.3.13.2.1 To encourage the maximum use of existing facilities and resources of the Town.

3.3.13.2.2 To promote efficiency in the delivery of Town services.

3.3.13.2.3 To consider new areas of expenditure only when needs for the new expenditures have been justified and the financial resources are determined.

3.3.13.2.4 To promote and encourage the development of financially attractive assessment in accordance with the goals, objectives and policies of this Plan.

3.3.13.2.5 To develop a rate and staging of residential development within the financial capabilities of the Town.

3.3.13.2.6 To develop a financial capability analysis for forecasting medium-term capital needs as well as providing development impact assessments.

3.3.14 **UTILITIES**

3.3.14.1 **GOAL**

3.3.14.1.1 To ensure the adequate provision of an economic level of Town utilities to achieve Town development objectives while conscious of the need to protect the environment.

3.3.14.2     **OBJECTIVES**

3.3.14.2.1    To provide satisfactory levels of water supply and sanitary sewage services to all communities to meet existing and specified future growth requirements.

3.3.14.2.2    To provide a staged program for the improvement and extension of Town services within the financial capabilities of the Town and on the basis of a long-term capital budget program.

**AMENDMENT #12**

3.3.15        **COMMUNITY IMPROVEMENT**

3.3.15.1     **GOALS**

3.3.15.1.1    To provide for the maintenance, rehabilitation and revitalization of residential and commercial areas.

3.3.15.1.2    To ensure the provision of the amenity, safety and environmental quality of community improvement areas.

3.3.15.2     **OBJECTIVES**

3.3.15.2.1    To encourage the maintenance of existing building and stock through Federal and Provincial funding programmes.

3.3.15.2.2    To ensure the efficient use of existing Municipal service infrastructure.

3.3.15.2.3    To maintain and upgrade public services and utilities.

3.3.15.2.4    To encourage and assist in the formation of resident and business groups having community improvement objectives.

## SECTION 4

### ENVIRONMENTAL AND RESOURCE CONSIDERATIONS FOR DEVELOPMENT

#### 4.1 **GENERAL**

The preservation, protection and management of environmentally significant areas is an objective of this Plan. Similarly, another objective of this Plan is to encourage the continuation of agriculture and other primary industries as employment opportunities in the Town. Therefore, any development in the Town must have regard for the environmental significance and resource potential of the land to be developed as set out in the policies herein. Schedule 'B' to this Plan which identifies Environmental Protection Areas and Resource Priority Areas is divided into three maps:

Map 1 - Environmental Protection Areas  
Map 2 - Forest and Wetland Areas  
Map 3 - Resource Priority Areas

These maps provide an overlay outlining areas to be given special consideration when dealing with the development of lands in these areas.

#### 4.2 **ENVIRONMENTAL CONSIDERATIONS**

Special efforts by past and present Councils have been, and continue to be, made to protect the natural environment. Historically, the Town of Georgina has been a recreational area and as such has derived both recreational and financial benefits for its residents. It is for this reason and the need to preserve a pleasant and safe environment for Georgina's citizens that Council supports the protection of the natural environment.

##### 4.2.1 **ENVIRONMENTAL PROTECTION AREAS**

The Environmental Protection Areas as shown in Schedule 'B', Map 1, are comprised of:

- (a) Hazard Lands and Valley Lands
- (b) Environmentally Sensitive Areas
- (c) Aquifer and Recharge Areas

Environmental Protection Areas shall also include any additional lands identified by the Lake Simcoe Region Conservation Authority or the Ministry of Natural Resources as requiring special management by reason of

susceptibility to flooding, poor drainage, erosion or steep slopes or by reason of soil instability, or any other physical condition which might lead to the deterioration or degradation of the environment.

Lands within the Environmental Protection Areas shall not necessarily be acceptable as part of the 5% dedication for public purposes as provided for in the Planning Act. Where land under private ownership is shown to be in the Environmental Protection Areas, this does not mean that this land will necessarily remain as such indefinitely, nor shall it be implied that such areas are free and open to the general public, nor that such lands will necessarily be purchased by the Town or other public agency.

Where an application is submitted to Council which would affect land in the Environmental Protection Areas, i.e. a request to permit:

- (a) a change of land use,
- (b) the erection of a building or structure,
- (c) the alteration or enlargement of an existing building, structure or use,
- (d) the placement or removal of fill,
- (e) the alteration of a watercourse,

Council, in conjunction with the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources, shall consider:

- (a) the existence of any environmental and/or physical hazards,
- (b) the potential impact of any hazard on the proposed alteration,
- (c) in the case of a flood plain, the possible negative impact of the alteration on the immediate area and areas both upstream and downstream of the site,
- (d) the proposed methods by which the negative impact of a hazard may be overcome, or at least minimized, in a manner consistent with accepted engineering techniques and resources management practices,
- (e) the benefits versus costs in monetary, social and biological terms with respect to any engineering works and/or resource management required to overcome such impact.

Where land is delineated as an Environmental Protection Area and is owned by the Province or the Region, it shall not be construed that the policies set forth herein apply to such lands. These lands are shown for reference purposes only and where developments are proposed adjacent to these lands, the proponent will be advised to consult with the appropriate authority.

4.2.1.1 **POLICIES**

4.2.1.1.1 **HAZARD LANDS AND VALLEY LANDS**

The Hazard Lands area identify lands that have inherent environmental hazards such as flood or erosion susceptibility, soil instability or any other physical condition which is severe enough to pose a risk to occupants of loss of life, property damage or social disruption, if such lands are permitted to be developed. Certain low lying areas along Lake Simcoe's shoreline may be susceptible to flooding or erosion because of wave and wind action.

The Valley Lands areas are those lands between the Flood Plain-Hazard Lands and the Lake Simcoe Region Conservation Authority Fill Line where this line has been established, and where not established then at the top of the valley. Valley Lands may be susceptible to flood damages or increased flood potential if altered. The placement of fill on Valley Lands may also serve to contribute to increased pollution of the watercourse. This does not mean necessarily that development or alteration is precluded on Valley Lands, but rather that additional consideration may be required to ensure that necessary precautions are implemented to eliminate any perceived hazards and to prevent pollution.

Where a development is proposed on Hazard Lands or Valley Lands it must be demonstrated by the proponent to the satisfaction of the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources that the environmental concerns are not sufficiently severe to warrant refusal of the development. Approval by the Lake Simcoe Region Conservation Authority is a statutory requirement for development and building in the Hazard Lands or Valley Lands areas.

If detailed flood plain or fill line mapping is not available, the developer may be required to undertake flood plain mapping to the satisfaction of the Ministry of Natural Resources, the Lake Simcoe Region Conservation Authority and Council.

When new flood plain or fill line mapping becomes available or where remedial works or the alteration of banks changes the limits of Hazard Lands or Valley Lands, such additional mapping or changes shall be adopted and incorporated into the Plan by amendment.

#### 4.2.1.2 **ENVIRONMENTALLY SENSITIVE AREAS**

Environmentally Sensitive Areas are lands that are considered to have not only environmental significance, but which are especially sensitive to development.

Land use changes which are supportive of the dominant objective of maintaining and enhancing the Environmentally Sensitive Areas will be considered by Council.

When a land use change is proposed in or adjacent to a delineated Environmentally Sensitive Area, an Environmental Assessment Statement may be required by Council prior to any consideration of a land use change. The Environmental Assessment Statement must contain a quantitative and qualitative analysis of the environmentally sensitive lands and must reasonably demonstrate that the proposed land use change/development will have no detrimental effects on the Environmentally Sensitive Lands. An Environmental Assessment Statement must be completed to the satisfaction of the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Council.

The boundaries of the Environmentally Sensitive Area are general and may experience changes as more precise information is acquired through Environmental Assessment Statements on specific sites and through more information being supplied by various public agencies. All boundary changes and/or the delineation of new Environmentally Sensitive Areas which may affect privately owned lands shall be accomplished by Official Plan amendment.

Council will encourage public agencies to acquire all or parts of Environmentally Sensitive Areas and to prepare management plans for these areas.

Where an Environmental Assessment Statement is required, such analysis should address the following matters:

- (a) an assessment of the impact of the proposed development on existing conditions of the site and its surroundings,

- (b) an assessment of the amount and type of vegetation and wildlife which would be affected,
- (c) a description of the manner in which such a proposal shall be integrated into the fabric of the adjacent land uses,
- (d) a complete description of the method and type of construction that will take place,
- (e) any other matters deemed necessary by Council or public agencies.

Notwithstanding the generality of the foregoing, this requirement for an Environmental Assessment Statement, shall not be necessary for any undertaking which has been authorized pursuant to the provisions of the Environmental Assessment Act, 1975.

#### 4.2.1.3 **AQUIFER AND RECHARGE AREAS**

Aquifer and Recharge Areas are those areas having high potential for replenishing the ground water supply. The natural flow system can be significantly affected by human activities such as large scale developments which may change the recharge or discharge characteristics of an aquifer, or the installation of major water supply systems that would significantly lower the ground water table. Approval by the Lake Simcoe Region Conservation Authority is a statutory condition precedent to development and building in these areas.

Council will only consider land use changes which have no detrimental effects on the quality and quantity of water which recharges the ground water or aquifer. Such land use changes may require a hydrology study which would examine the potential impact of the proposal on the ground water system.

#### 4.2.1.4 **FOREST AND WETLAND AREAS**

Forest and Wetland areas are areas of natural forest and wetland, including marshes, swamps, bog, organic soils and areas of poor drainage. These areas are shown in Schedule 'B', Map 2. The forest areas, in addition to their industrial and scenic values, provide habitat for wildlife, water and snowmelt run-off retardation, erosion prevention and outdoor recreation opportunities. The Wetland areas or the surface water system supports a variety of wildlife and game fish and also provides for outdoor recreation opportunities.



Land use changes which are supportive of the dominant objective of maintaining and enhancing the natural forests and wetland areas will be considered by Council. Council may require that proposals for land use changes be supported by an impact analysis prepared by qualified persons.

Council will encourage the Ministry of Natural Resources, the Lake Simcoe Region Conservation Authority and the Region to promote wood lots and forest and wetland management in order to improve the quality of Forest and Wetland areas in the Town.

#### 4.2.1.5 **LAKE SIMCOE**

It is the objective of this Plan to ensure the preservation of Lake Simcoe and its shoreline as a major environmental and recreational resource. To this end, Council will give particular attention to the impact which lake shore developments will have on the lake.

### 4.3 **RESOURCE CONSIDERATIONS**

#### 4.3.1 **AGRICULTURE PRIORITY AREAS**

To implement the goal and objectives for agricultural development, the approach of this Plan is to recognize two types of agriculture areas in the Town. There are some parts of the Town where the combination of good agricultural soils, existing farming and related activities combine to create conditions most favourable for long term agricultural use. These areas have been designated as Agriculture 1.

Other agricultural areas of the Town, where conditions for long term agriculture are not as favourable, have been designated as Agriculture 2 in Schedule 'B', Map 3.

##### 4.3.1.1 **AGRICULTURE 1 PRIORITY AREA**

It is the intent of this Plan that the dominant land use within the Agricultural 1 Priority Area shall be for the development and maintenance of a productive farming area based on the production of food and fibre (including animal husbandry) and supported by a community and services vital to such area's needs.

Activities which are not directly engaged in farming, but are supportive of farming and are part of the infrastructure necessary to a farming area, shall be encouraged provided there is compliance with all other relevant policies.

Activities which would conflict with farming, either now or in the future, shall not be permitted unless these conflicts can and will be overcome.

The Agricultural 1 area has been established on the following criteria:

- (a) The soil capability for agriculture, as rated by the Canada Land Inventory (C.L.I.), is high. There is a predominance of soil capability Classes 1, 2, 3, selected areas of 4, and presently farmed organic soils.
- (b) The farming in this area is above average, as characterized by a combination of the following factors:
  - i) a higher percentage of improved farmland,
  - ii) a larger number of livestock per acre,
  - iii) a greater degree of horticultural use,
  - iv) higher economic returns per acre.
- (c) The farmland is not severely fragmented by non-agricultural uses.

#### 4.3.1.2 **AGRICULTURE 2 PRIORITY AREA**

The dominant land use within this priority area is agriculture, although there are a number of non-agricultural uses. In general, the quality of agriculture is not as high as in the Agriculture 1 area for a number of reasons:

- (a) predominance of Canada Land Inventory soil Classes 4 and 5,
- (b) Canada Land Inventory soils 1, 2 and 3 which are severely fragmented by non-agricultural uses,
- (c) the quality of farming generally is not as high as the Agriculture 1 area, e.g. land, economic returns, etc.,
- (d) a negative long term impact on agriculture can be predicted because of major land use changes such as: urban expansion, construction of highways, utility lines, etc.

As in the case of the Agriculture 1 area, it is the intent of this Plan to protect agricultural uses in this priority area. Fewer restrictions, however, will be placed on non-agricultural uses.

4.3.1.3 **POLICIES**

It is the policy of Council that:

- (a) Within the Agriculture 1 Priority Area, uses which are not supportive of, or compatible with, agriculture will not be permitted unless it can be shown that the proposed use will not conflict with or fragment surrounding agricultural operations.
- (b) Within the Agriculture 2 Priority Area, proposed land use changes which are not supportive of, nor compatible with, agriculture may be permitted. In addition to other policies of the Plan, such proposals will be evaluated to determine their impact on agriculture, the need for a change to a non-agricultural land use, the land area required and the choice of location. In particular, the acceptability of the proposed change to a non-agricultural land use will be carefully considered to ensure that:
  - i) only soils with poorer agricultural capability such as Classes 4, 5, 6 and 7, as defined by the Canada Land Inventory are used;
  - ii) the amount of agricultural land consumed is minimized;
  - iii) minimal restrictions or constraints are imposed on the operational freedom of adjacent or surrounding farmland;
  - iv) there is compliance with the minimum distance separation formulas of the Agricultural Code of Practice, as amended from time to time by the Government of Ontario;
  - v) the proposal is consistent with the projected population goals of the Community or Planning Area;
- (c) Farm related land severances are permitted in both Agriculture Priority Areas under certain conditions (6.1.2 - Land Division by Consent).
- (d) Non-farm Land Severances are permitted only in the Agriculture 2 Priority Area. In the Agriculture 2 Priority Area and in the Hamlet areas in the Agriculture 1 Priority Area, such severances are permitted in the form of infilling, where the severance does not

contribute to strip and ribbon development and does not create a negative impact on agriculture in the surrounding area (6.1.2 - Land Division by Consent).

#### 4.3.2 **MINERAL AGGREGATE RESOURCE CONSIDERATIONS**

Council recognizes that, in order to provide a high standard of roads in the Town, at an economical cost to the taxpayers, it must ensure the protection and optimum utilization of its high potential aggregate resource areas. Council also recognizes that the quality and quantity of this resource is limited and must therefore be protected for the public good.

##### 4.3.2.1 **HIGH POTENTIAL MINERAL AGGREGATE AREAS AND LICENSED PITS AND QUARRIES**

High Potential Mineral Aggregate Areas, as defined in Schedule 'B', Map 2 of this Plan, are those areas which exhibit high potential for mineral aggregate extraction. Licensed Pits and Quarries are those pits and quarries which have been licensed by the Ministry of Natural Resources and are shown on Map 3, Schedule 'B', Resource Priority Areas.

Where developments are proposed, either on, or adjacent to a High Potential Mineral Aggregate Area and Licensed Pit or Quarry, including lands which have at some time been used for extraction purposes, but which use has since ceased, the owner will be required, in consultation with the Ministry of Natural Resources to undertake an assessment of the quantity and quality of the deposit, the results of which are to be reported to Council prior to Council making a decision concerning the development. Council will allow non-aggregate development within these areas provided that:

- (a) the proposed development will not unnecessarily preclude the option of mineral aggregate extraction, or
- (b) where a non-aggregate development is proposed within an area designated as a Licensed Pit or Quarry, the applicant must further obtain an amendment to this Plan and implementing zoning by-law.

#### 4.3.3 **FORESTRY CONSIDERATIONS**

Council, in conjunction with the Ministry of Natural Resources and Lake Simcoe Region Conservation Authority, will encourage private land owners to develop and manage wood lots with the intention of increasing wood product production.

## SECTION 5

### GENERAL LAND USE POLICIES

The land resources of the Planning Area shall be developed in accordance with the land use pattern shown on the Land Use Plan, which is Schedule 'A' to this Plan and the policies contained herein. Particular attention will be given to development proposals which would affect lands defined in Schedule 'B' as being an **ENVIRONMENTAL PROTECTIVE AREA, OR RESOURCE PRIORITY AREA**. Proposed changes will be reviewed in light of the policies set forth in Section 4 in respect to these areas.

#### 5.1 **LAND USE POLICIES HAVING GENERAL APPLICATION**

##### 5.1.1 **EXISTING NON-CONFORMING LAND USES**

Land uses which exist at the date of approval of this Plan, but which do not conform with those land use designations, as shown in Schedule 'A' of the Land Use Plan, are classified as non-conforming uses. Ideally, non-conforming uses, which are neither compatible with adjoining uses nor with the intent of this Plan should, in the long run, cease to exist, to permit the land affected to revert to a use in conformity with the intent of this Plan and the implementing zoning by-law. However, some of these existing uses which are compatible with adjoining uses and with the intent of this Plan, may be provided for in the zoning by-law.

Those legal non-conforming uses, which are not specifically recognized as permitted legally conforming uses in the zoning by-law, are nevertheless permitted to continue under Section 34(9)(a) of the Planning Act, 1983. In certain cases, it may be desirable to permit the extension or enlargement of a legal non-conforming use to avoid undue hardship, providing such enlargement or extension would not create an adverse effect on adjoining land uses, nor be disruptive to the community. It is the intention of this Plan that applications for extensions and enlargements shall be processed through Council under Section 34(10), or the Committee of Adjustment under Section 44 of the Planning Act, 1983.

In considering an application for an extension or enlargement of a legal non-conforming use, regard shall be given to the following matters:

- (a) whether the proposed expansion or enlargement can be considered of a "minor nature" in that such expansion maintains appropriate and reasonable proportions to the existing size or scale of the non-conforming use or structure,

- (b) whether the existing non-conforming use and the proposed expansion or enlargement would contribute to such nuisance factors such as traffic conflicts, inadequate parking, dust, noise, odours, excess signs, unsightly outside storage and adverse lighting,
- (c) whether off-street parking and loading facilities are adequate or will be made adequate where necessary,
- (d) whether municipal services such as roads, water supply, waste disposal and storm drainage are adequate or will be made adequate,
- (e) the possibility of improvement of both the non-conforming use and the proposed extension by the provision of landscaping or buffering techniques, the reduction of nuisance factors and other means to protect neighbouring conforming uses,
- (f) the feasibility of municipal acquisition of the property at the time of the application or at some future date and/or of redeveloping the property in accordance with the provisions of the Planning Act,
- (g) the feasibility of the re-establishment of the non-conforming use at another location where the use would be able to function under improved conditions in accordance with the policies of this Plan.

#### 5.1.2 **PUBLIC USES**

Except as specified elsewhere in this Plan, it shall be policy that public parks, public schools, public utilities and other public or institutional uses which provide services to the general community will be permitted in all land use classifications designated in Schedule 'A', provided that such use is deemed necessary in the area and that it can be made reasonably compatible with adjoining land uses and its general environment.

#### 5.1.3 **LOCAL RECREATION AND OPEN SPACE USES**

Local Recreation and Open Space Uses which are intended to serve the needs of local residents may be introduced to an area of residential classification through an amendment to the zoning by-law with inclusion of an appropriate special provision to prevent conflict with adjacent uses.

5.1.4 **DEVELOPMENT ON AN ASSUMED PUBLIC HIGHWAY**

The erection of any building or structure on a lot which does not front on an assumed public highway, as defined in the Municipal Act, shall not be permitted, except where such erection is for:

- (a) the extension, enlargement, replacement or reconstruction of an existing building or structure, including a building or structure destroyed by natural causes, or fire. The approval of the Lake Simcoe Region Conservation Authority is a pre-requisite to reconstruction on lands susceptible to flooding,
- (b) a building or structure accessory to an existing permitted use,
- (c) a building or structure on a lot in a registered plan of subdivision where there exists a valid subdivision agreement and where the streets are not yet assumed.

Notwithstanding the foregoing provisions, the erection of a building for a use permitted by this Plan, or conversion of a seasonal residence to a permanent residence on a lot which fronts on a public highway, but which is not assumed, or is within a rural mobile home park, as set forth in Section 5.2.7, will be considered by Council with regard to the following:

- i) the nature and cost of public works required to bring the road up to an assumable standard;
- ii) the existing land use on the road, including the number of vacant lots and seasonal residence;
- ii) the location of the subject lot in respect to the intersection of the subject road and an assumed public highway;
- iv) whether the road is planned for assumption in the foreseeable future.

Having reviewed these matters, Council may, through amendment of the zoning by-law, permit the proposed construction or conversion if satisfied that the assumption of the subject road is not a necessary pre-requisite to permitting the said construction or conversion and providing there is compliance with all other policies of this Plan. No new buildings and structures nor conversions will be permitted on private rights-of-way, except where such buildings and structures are accessory to existing buildings or structures, or are a replacement of an existing building or structure.

**AMENDMENT #25**

5.1.4.1 **SPECIAL PROVISIONS**

(a) **LOT 13, PLAN 326 - REST GLEN ROAD**

Notwithstanding the policies for development on private rights-of-way, a single family dwelling may be erected on Lot 13, Registered Plan 326.

**AMENDMENT #56**

(b) **PART OF THE EAST HALF OF LOT 22, CONCESSION 1 (G)**

Notwithstanding the policies for development on private rights-of-way, a single family dwelling may be erected on Part of the East Half of Lot 22, Concession 1 (G).

**AMENDMENT #66**

(c) **LOT 14, REGISTERED PLAN 300 (NG)**

Notwithstanding the policies for development on private rights-of-way, a single family dwelling may be erected on Lot 14, Registered Plan 300 (NG)

**AMENDMENT #117**

**PART LOT 22, CON. 4 (G); PART 9, 65R-1817**

(d) Notwithstanding the policies for development on private rights-of-way, a wildlife rehabilitation centre and accessory buildings and structures related to such use and permitted agricultural or conservation uses, may be erected on Part of Lot 22, Concession 4 (G) more particularly described as Part 9, 65R-1817.

5.1.5 **ELECTRIC POWER FACILITIES**

All existing electric power facilities and the development of new electric power facilities, including all words, as defined in the Power Corporation Act, such as transmission lines, transformer stations and distributing stations shall be a permitted use throughout the planning area, provided that:

- i) such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant status;
- ii) Ontario Hydro takes into account the Town's Official Plan policies in developing their own programs, and



- iii) Ontario Hydro consults with Town Council before carrying out any undertaking.

#### 5.1.6 **DEVELOPMENT SUBJECT TO THE IMPACT OF RAILWAYS**

Prior to residential land development approvals being granted for lands within the area of railway lines, a noise and vibration analysis shall be carried out by the owner or subdivider, with terms of reference satisfactory to the Ministry of the Environment and the Municipality.

Noise and vibration control measures, or other requirements determined pursuant to the analysis, shall be developed by the Town in consultation with qualified consultants and the C.N.R., sufficient to satisfy the Ministry of the Environment. The control measures shall be met or incorporated into the subdivision agreement and/or site plan control agreement for the affected lands prior to final approval of any land use proposals for the lands as designated.

#### 5.2 **LAND USE CLASSIFICATION AND POLICIES**

Schedule 'A' (which includes Maps 1, 2, 3 and 4) establishes, in very general terms, the pattern of land use development by dividing the Planning Area into the following basic land use classifications:

- (1) Urban Residential
- (2) Lake Shore Residential
- (3) Commercial
- (4) Industrial
- (5) Hamlet
- (6) Estate Residential
- (7) Rural Mobile Home Park
- (8) Rural
- (9) Land Fill Sites
- (10) Rural Residential Vehicle Parks (Amend. #19)

When a use is permitted under a land use classification other uses, buildings or structures normally accessory to that use are also permitted.

The provisions governing the use of the lands within these classifications and as shown in Schedule 'A' are described in the following subsections.

5.2.1 **URBAN RESIDENTIAL**

**AMENDMENT #71**

The Urban Residential classification of land includes areas designated in Schedule 'A' within the communities of Keswick, Sutton and Pepperlaw.

The predominant land uses in the areas so designated shall be low density residential uses. In addition, churches, other local institutional uses, local parks, local commercial and other uses which are complementary to or serve the basic residential uses may also be permitted. In areas fronting on main streets adjacent to the Central Business Districts, a limited number of offices may be located. The policies for the development and zoning of the Urban Residential areas are as follows:

5.2.1.1 **GENERAL**

The general location of the low and medium density residential areas shall be controlled by the areas designated in Schedule 'A' and the following text:

- i) Adequate off-street parking and adequate driveways will be provided for all uses permitted. The location of the driveways will be such as to cause the least conflict with road traffic and neighbouring uses.
- ii) All new residential uses will be adequately separated and screened from any adjacent conflicting uses. In particular, special measures, such as increased yard parking areas and landscaped buffer strips, may be required to protect the amenities of the surrounding area.

5.2.1.2 **LOW DENSITY RESIDENTIAL**

- (a) Low density residential uses include one and two family dwellings and may be permitted in all areas designated Urban Residential.

Certain compatible home occupation uses may be permitted within residences provided adequate measures are taken to ensure that the residential character of the area is not adversely affected by obtrusive lighting, signs, parking, traffic, outside storage, or other evidence of an incompatible commercial activity and to ensure that such home occupation uses remain a minor adjunct to the principal residential use.

- (b) The majority of the uses will be single family dwellings and the density of all low density uses shall not exceed 50 persons per hectare of gross area<sup>3</sup> of Urban Residential land.
- (c) ---deleted--- **AMENDMENT #71**
- (d) **MAPLE LEAF ESTATES -  
PART OF LOTS 23, 24, 25, 26 AND 27,  
CONCESSION 3 (NG)** **AMENDMENT #10**

The subject area is intended to be a self-contained recreational residential retirement community, servicing the special community needs of specific population groups in the area and providing an alternate form of year-round community living in Georgina. Such a development shall exhibit a high standard of construction and services, and without limiting the generality of the foregoing, the development shall provide on-site recreational facilities such as a golf course, parks, walkways, open space areas and recreational complexes containing facilities such as shuffleboard, meeting rooms and games rooms for the use of the residents on the site. But, the development will not have highly developed commercial service, industrial and institutional facilities. It is the intent of the Municipality, as set forth in the Official Plan, as amended by the Keswick Secondary Plan, to prohibit further serviced Urban Residential development between the defined community area boundaries of Keswick and this development. Furthermore, unserviced residential development in the area between this development and the community of Keswick should be prohibited from locating on high potential mineral aggregate resource or Agriculture 1 Priority Areas.

Notwithstanding Section 5.2.1, "Urban Residential", and subsections thereto, a residential retirement community may be permitted on parts of Lots 23 to 27 inclusive, Concession 3 (NG), as shown in

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<sup>3</sup> **GROSS AREA** means an area which includes all neighbourhood uses such as road allowances, neighbourhood parks and playgrounds, schools, churches and local commercial uses. In a low density neighbourhood, the actual sites for residential lots are usually about 65% of the gross area of the neighbourhood

heavy outline on Schedule 'A' attached hereto. Any development on the site shall be subject to the following special provisions:

- i) Only site built or assembled single family detached dwellings, including manufactured dwelling units (mobile homes) for which a building permit, under the Ontario Building Code Act would be required with a minimum of double width that are transported to the site, placed on foundations and left on site as permanent dwelling units, shall be permitted.
- ii) Development shall be by one plan of subdivision of two lots wherein one lot will contain the entire retirement community and the other lot shall contain a single family detached dwelling. A draft reference plan for the one lot containing the entire retirement community shall be submitted with the application for plan of subdivision and as a condition of subdivision approval, the reference plan will be deposited in the Land Titles Office. All home sites, roads, the golf course, easements, etc. will be described as parts on the deposited plan of reference.
- iii) Development on the sites, as shown on the reference plan deposited in the Land Titles Office shall be in five phases, as set forth in the subdivision agreement. Phases 1 and 2 will not exceed 500 units.
- iv) Passive recreational facilities such as parks, walkways, golf courses and open space areas that are complementary to and compatible with the residential area shall be provided.
- v) Active recreational uses such as recreational complexes containing facilities such as shuffleboard, meeting rooms, games rooms, a swimming pool and a golf club house (pro shop/office), and any maintenance or private utility yards and facilities shall also be provided for the exclusive use of the retirement community residents and their guests. The first nine holes of the golf course and one recreation centre will be built as part of Phase 1.
- vi) Notwithstanding subsections (iv) and (v) above, and (vii) below, there will be no active recreational facilities or commercial facilities such as communal marinas and dock

areas, and hotels on lands that are adjacent to the Lake Simcoe shoreline and owned by the developer. All commercial facilities shall be contained within the two permitted recreational complexes to the south of Metro Road. Only recreational activities of a passive nature shall be permitted in the park and lakeshore lands in the development which are subject to Amendment No. 11.

- vii) Commercial uses shall be restricted to small scale convenience stores necessary to serve the day-to-day needs of the residents of the development. These uses may include a tuck shop, instamatic bank teller outlet, barber shop/beauty parlour and a small cafeteria or restaurant within the aforesaid recreational complexes. These commercial uses are not intended for use by non-residents of the development and the recreational complexes will therefore not have direct access to an external municipal road.
- viii) Notwithstanding Subsection 6.3.1.1 of the Official Plan, each site will be serviced with municipal water supply and sanitary sewage disposal. Initially, servicing capacity will be allocated for 737 sites based on 2 persons per unit at the time of draft plan approval. Council, however, reserves the right to review this allocation at the end of the third phase of the development, up to the servicing allocation for the 737 sites, and, may grant extensions of allocation for the subsequent phases (Phases 4 and 5 which consist of 336 units), in conjunction with the phasing scheme to be outlined in the Plan of Subdivision and Subdivision Agreement. When considering an extension of allocation, Council will have regard to the progress of the subject development and that of serviced development in Keswick and the availability of additional capacity for the other 336 units.
- ix) The ownership of the water and sewage systems will be determined at the time of draft plan approval. Notwithstanding the ownership of the systems, the developer shall be responsible for the maintenance of the internal systems servicing the development. The Town of Georgina shall be responsible for the operation of the sewage pumping station or stations servicing the site.

- x) The development shall be assimilated into, rather than conflict with, the surrounding landscape by the proper placement of residential sites, site design, building design, location and landscaping. Dwelling units should be of an adequate size to ensure that the development is in character with other "2 bedroom style" residential developments. To ensure that the development is compatible with the existing nearby neighbourhoods, high quality and standards of dwelling units shall be displayed.
  
- xi) All internal roads shall be paved and of a standard that meets Municipal requirements in the event that the Municipality may have to take responsibility for the development at a future date. Notwithstanding Section 5.1.4, internal roads on the site shall not be dedicated as municipal roads. Entrances to the site shall be designed to ensure an ease of access and safety and to ensure that traffic congestion on surrounding municipal access roads does not occur. In particular, the volume of traffic along Metro Road should not be increased to a significant degree. The main entrance to the site will be off Woodbine Avenue, with a secondary entrance on Deer Park Road, and an emergency access off Metro Road. The Plan of Subdivision agreement shall contain a provision to limit the entrances to the site to these noted locations. All sites in the development should front on an internal road in the development which eventually outlets onto an assumed public road. Transportation and traffic capacity studies have been completed indicating that, subject to specific road improvements, the existing road network is sufficient to carry the anticipated increased volume in traffic from the development. However, to alleviate local ratepayer concerns, Council will require continued monitoring of the traffic impact of the subject development to ensure that the improved road network continues to be adequate.
  
- xii) Internal garbage collection on the site shall be private.
  
- xiii) The community shall be marketed and develop as a retirement community without children living in the community on a permanent basis.

- xiv) The developer shall provide a 0.3 metre reserve around part of the perimeter of the property (as shown on Figure 1 attached) to the Town as a condition of approval. The Municipality will, upon completion of the installation of services in the fifth phase of the development, convey part interest in title of the said reserve to the Roches Point Property Owners' Association and Eastbourne Community Association as tenants in common.
  
- xv) It shall be the policy of Council to establish an area around the perimeter of the entire property of the retirement community which will serve to buffer those uses from adjacent areas. The area to serve this buffer function will be established in the zoning by-law. This matter and other matters outlined in the Planning Act, dealing with non-residential buildings, shall be implemented through Site Plan Control.

**AMENDMENT #74**

(e) **LOT 1, BLOCK A, PLAN 93**

Notwithstanding the general land use policies as stipulated in Section 5.2.1, a mechanical garage shall be a permitted commercial use. It is recognized, however, that no potential exists to service the garage on private services.

**5.2.1.3 MEDIUM DENSITY RESIDENTIAL**

- (a) Medium density residential uses include all forms of multiple unit dwellings, generally less than 11 metres in height, under 150 persons and 60 units per hectare of net site area<sup>4</sup>. Buildings of greater heights may be permitted when appropriate fire fighting equipment and capacity have been provided for the area.

Where the conversion of a building to multiple units is proposed, the density and lot area provisions above may be relaxed to allow for the proposal. In such cases, the following provisions shall be adhered to:

- i) The number of units per site shall not exceed ten.

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<sup>4</sup> NET SITE AREA means the area of the individual building lots or group of lots.

- ii) Each unit shall be of an adequate size, with a minimum floor area of 35 square metres.
- iii) Adequate off-street parking should be available on the site or within the immediate vicinity.
- iv) Planting strips for buffering between non-compatible uses should be provided on site.
- v) An adequate area of usable open space must be available, either on site or in close proximity to the site for the use by the residents of the building.

**AMENDMENT #12**

Further, Council may require the owner to submit, for its approval, a structural analysis of the building prior to considering an amendment to the zoning by-law.

- (b) Medium density units should generally be located close to a Central Business District. Some other matters to be considered in the location of the developments are:
  - i) its proximity to a park or other community facilities,
  - ii) whether it lies adjacent to an arterial or collector road with either direct or close access.

- (c) ---deleted---

**AMENDMENT #71**

**AMENDMENT #71**

- (d) Limited medium density development will be permitted by amendment to this Plan, where such developments are adjacent to Lake Simcoe. As a consideration to the approval of such amendment, it must be demonstrated that the proposed development is compatible with adjacent low density residential uses and will not adversely affect water quality and associated fish habitat of Lake Simcoe.

- (e) ---deleted---

**AMENDMENT #71**

**AMENDMENT #12**

- (f) Some medium density development may be permitted outside the above areas where three or four units are involved.



(g) Great care shall be taken in development of medium density uses to reduce an adverse impact on adjacent land uses.

(h) **SPECIAL PROVISIONS**

i) ---deleted--- **AMENDMENT #71**

ii) ---deleted--- **AMENDMENT #71**

**AMENDMENT #26**

iii) Despite the locational criteria for medium density residential uses, as set forth in Section 5.2.1.3(b), on Lots 59, 60, 61 and 62, Registered Plan 290, a row house dwelling having a maximum of six dwelling units shall be a permitted use.

iv) ---deleted--- **AMENDMENT #71**

**AMENDMENT #55**

**AMENDMENT #73**

v) **PART OF LOT 10, CONCESSION 3 (NG)**

Notwithstanding the locational criteria for medium density residential uses provided in Section 5.2.1.3 (b), on land described as Part of Lot 10, Concession 3 (NG), and further shown in heavy outline on Schedule 'E' hereto , a residential development consisting of a maximum of eighty-three townhouse dwellings shall be permitted. Passive recreational facilities such as tot lot and open space area shall also be permitted. The existing forest cover will be preserved to the greatest extent possible by placing the southerly half of the property in an appropriate open space zone in accordance with the Town's comprehensive zoning by-law. Further, a minimum 150 metre separation distance shall be required between the sewage treatment plant and the nearest dwelling unit.

**AMENDMENT #67**

vi) **PART OF LOT 16, CONCESSION 2 (NG)**

Notwithstanding the locational criteria for medium density residential uses provided in Section 5.2.1.3 (b), on land described as Part of Lot 16, Concession 2 (NG), and further shown in heavy outline on Schedule 'E' attached hereto, medium density residential development shall be permitted in accordance with the following.

That the maximum number of apartment dwelling units shall be thirty-eight (38) or the number determined from the relevant zoning provisions, whichever is the lesser. That the maximum number of rental or condominium townhouse dwelling units shall be determined in accordance with the minimum zoning requirements for a townhouse dwelling unit on an individual lot basis.

And further that opportunities will be provided for the provision of moderately priced housing, in accordance with the Provincial Land Use for Housing Policy Statement, which requires the provision of a minimum of twenty-five percent affordable component and, in particular, to encourage the development of such housing for senior citizen and other residents who require accommodation.

**5.2.1.4 LOCAL COMMERCIAL**

- (a) Local convenience stores necessary to serve the day-to-day needs of the immediate surrounding residential area may be permitted in a separate zoning category. These uses shall generally be restricted to arterial or collector roads.
- (b) Where necessary, special measures such as increased yards and parking, or landscaped buffer strips, may be required in order to protect the amenities of the surrounding residential area. These uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.

5.2.1.5 ---deleted---

**AMENDMENT #71**

**5.2.1.6 LOCAL INSTITUTION**

- (a) In addition to public uses permitted under Section 5.1.2 hereto, local institutional uses such as private schools, day care centres, nursing homes, and places of worship may be permitted under a separate zoning category.
- (b) Special measures such as outlined in 5.2.1.4(b) may be required, depending on the extent of the impact of the use on the surrounding uses and roads.
- (c) ---deleted---

**AMENDMENT #71**

**5.2.1.7 OFFICE USES**

In the areas adjacent to the Central Business Districts and fronting on main streets, some limited office uses will be permitted, mostly in converted dwellings. Appropriate measures will be taken to ensure compatibility with adjacent uses.

**5.2.2 LAKE SHORE RESIDENTIAL**

The Lake Shore Residential classification of land includes areas adjacent to Lake Simcoe as designated in Schedule 'A' which are presently largely developed with seasonal and year-round homes and some local commercial uses. The predominant land use will continue, although it is expected many seasonal dwellings will be converted to year-round dwellings. These conversions will be permitted in accordance with Section 5.2.2.2. In addition, churches, local parks, local commercial and other uses that are complementary to or serve the basic residential uses may also be permitted.

The policies for the development and zoning of the Lake Shore Residential areas are as follows:

**5.2.2.1 GENERAL**

- (a) Residential areas will be limited to minor infilling within and minor extension to existing development which would complete existing development to a natural physical boundary.
- (b) Council will include appropriate provisions in implementing by-laws to help preserve and enhance the lake shore. It will also assist the Ministry of Natural Resources and other government agencies with jurisdiction in this area to prevent the unnecessary proliferation of private facilities projecting into the lake.
- (c) Adequate off-street parking will be provided for all uses permitted.
- (d) Residential uses will be adequately separated from any adjacent conflicting uses.

**5.2.2.2 RESIDENTIAL**

The majority of the uses will be single family dwellings. Conversion of seasonal dwellings will be permitted when such conversions comply with the following:

- (a) that the lot fronts on an assumed public road, or where Council considers such conversion appropriate in accordance with Section 5.1.4 of this Plan,
- (b) that adequate public services are available close by, including school bus service and garbage collection,
- (c) that the water supply and sewage disposal systems are approved by the Medical Officer of Health for permanent residential use,
- (d) that the dwelling after conversion meets the requirements of the Building Code Act.

**AMENDEMENT #82**

- (e) An accessory apartment may be permitted in a single detached dwelling within the Lake Shore Residential designation, subject to an amendment to the Zoning By-law, and in accordance with the following provisions:
  - (i) an 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 the intent of this plan is maintained.

Certain compatible home occupation uses may be permitted within residences provided adequate measures are taken to ensure that the residential character of the area is not adversely affected by obtrusive lighting, signs, parking, traffic, outside storage, or other evidence of commercial activity and provided the commercial activity remains a minor adjunct to the principal residential use.

### 5.2.2.3 LOCAL COMMERCIAL

Local convenience stores necessary to serve the day-to-day needs of the immediate surrounding residential area may be permitted in a separate zoning category in the zoning by-law.

Where necessary, special measures such as increased yards and parking, or landscaped buffer strips may be required in order to protect the amenities of the surrounding residential area. Generally, these uses shall not include a residential unit in the same building or on the same lot, unless the open space and other amenities normally associated with a residential lot are provided on the lot.

### 5.2.2.4 SPECIAL PROVISIONS

- ( ) ---unassigned policy specific to Lot 113, Judges Plan 602  
---deleted in its entirety---

**AMENDMENT #9**  
**AMENDMENT #72**

**AMENDMENT #11**

**(a) LAKESHORE RESIDENTIAL SUBDIVISION, PART OF LOTS 26 AND 27, CONCESSION 3 (NG) AND PARTS OF PLAN 375.**

Notwithstanding the provisions of Section 5.2.2, on that area described above and designated as Lakeshore Residential on Schedule 'A' to this Official Plan, the following provisions shall apply:

- i) All roads serving the development shall be public roads and shall have ingress and egress onto Metro Road.
- ii) No communal lake front facilities for boats shall be permitted.
- iii) No commercial facilities shall be permitted.
- iv) A storm water management study that meets the requirements of the Ministry of the Environment, Ministry of Natural Resources, Lake Simcoe Region Conservation Authority and the Town of Georgina shall be undertaken prior to development occurring on the site.
- v) Development shall occur on large lots, both in the area and frontage, such as to be compatible with development in the immediate area. Development shall be limited to single family detached homes with a minimum floor area per dwelling unit of 140 sq m.
- vi) There shall be a private park, approximately 1.2 hectares in size (this park is to be used by residents of the retirement community, which is the subject of Amendment No. 10 and the residents of this subdivision).
- vii) Vehicular parking in the private park in the subdivision shall be restricted to that of maintenance vehicles and drop-off of persons only.  
  
No parking shall be permitted on Lake Drive abutting the subdivision.
- vii) The maximum number of lots on the site shall be 36.
- ix) Public meetings shall be held on the subdivision agreement associated with this development.

- x) This subdivision shall be serviced by Municipal water and sanitary sewage disposal systems.

### 5.2.3 **COMMERCIAL**

The Commercial<sup>5</sup> classification of land includes all areas so designated in Schedule 'A'. The predominant land uses within these areas are all types of commercial activities normally associated with small urban communities together with some tourist commercial uses.

Various types of commercial areas and uses permitted in the commercial classification are categorized by the text as follows:

#### 5.2.3.1 **CENTRAL BUSINESS DISTRICTS**

##### **AMENDMENT #71**

The Central Business Districts (C.B.D.) are the main shopping areas of the communities of Sutton and Pepperlaw and are outlined as follows:

- i) ---deleted--- **AMENDMENT #71**

- ii) **SUTTON** - The C.B.D. in Sutton is the area designated commercial in Schedule 'A' centred on High Street and the area east of Dalton Road between the Black River Road and the public school.

##### **AMENDMENT #70**

- ii) **PEFFERLAW** - The C.B.D. in Pepperlaw is the area designated commercial in Schedule 'A' hereto which is centred on Main Street lying south of Station Road and north of the intersection of Main Street and Pepperlaw Road.

The general principles to be considered for development in the Central Business Districts are as follows:

- (a) The uses permitted are those commercial uses which essentially serve the whole of that part of the Town centred within the respective community and may include those establishments essentially engaged in the buying and selling of goods and services, automobile service stations and sales garages, hotels, places of entertainment, offices and studios, residential uses in part of a permitted commercial use or apartments over business uses and recreational uses.

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<sup>5</sup> NOTE: Provision is also made for Commercial uses in both Hamlet and Rural land categories.

- (b) In order to maintain a continuous pedestrian shopping frontage in the Central Business Districts, street frontages, where practical, should be restricted to commercial or office uses only and should not be used for parking or ingress or egress to parking areas. Parking areas should be provided in the rear and store owners should be encouraged to provide entrances to their stores from such areas.
- (c) Adequate off-street parking shall be provided for the convenience of the customers and employees. It is the intention of this Plan that studies be conducted leading to the provision of common parking in these areas.
- (d) Residential apartment units may be allowed above permitted business uses on the second storey, and in the rear. These uses may be permitted when included in a specific amendment to the zoning by-law after careful consideration of all relevant matters.
- (e) Existing residential buildings in the C.B.D. may be converted to multiple residential use through a specific amendment to the zoning by-law.
- (f) New development planned as a minor extension of the existing C.B.D. shall remain as compact as possible in order to serve pedestrians most effectively and shall not be allowed to extend unnecessarily into adjoining areas.
- (g) No open storage shall be permitted in the Central Business Districts.
- (h) Provision shall be made to preserve land for buffer planting or screening between commercial uses and any adjacent residential areas.

## 5.2.3.2 MAJOR SHOPPING CENTRES

### 5.2.3.2.1 GENERAL

- (a) A Major Shopping Centre is one or more retail commercial establishments having a total floor area of more than 1,000 sq metres which is planned, developed, owned and managed as a unit, serving a broad area.
- (b) Prior to amending this Plan to designate an area in Schedule 'A' as a "Major Shopping Centre", or amending the zoning by-law to permit the proposed use, appropriate marketing and other studies will



be prepared and submitted to Council.<sup>6</sup> Essentially, proposals for Major Shopping Centres must be based on a need for additional retail space created by some or all of the following:

- i) an increase in the population to be served,
  - ii) an increase in per capita income within the market area,
  - iii) a decrease in the amount of retail floor space within the area caused, for example, by fire or conversion,
  - iv) a decline in the effectiveness of existing retail floor space because of deterioration or obsolescence.
- (c) Where a Major Shopping Centre development is proposed within a C.B.D. area, such development and existing commercial development within the area will be encouraged to complement one another.

#### 5.2.3.2.2 **TEXT PROVISIONS**

Any amendment to this Plan to designate such an area in Schedule 'A' shall also contain suitable text provisions based on the studies referred to in Section 5.2.3.2.1(b) above.

#### 5.2.3.3 **NEIGHBOURHOOD COMMERCIAL**

- (a) Neighbourhood Commercial areas are composed of an individual commercial establishment or a group of commercial establishments, related in location, size and type of shops to which commercial units serve. Such neighbourhood commercial areas are somewhat smaller than a C.B.D.
- (b) The uses permitted in Neighbourhood Commercial areas shall include retail and service commercial uses, including service stations, as well as residential uses in part of a permitted commercial use, or as a separate apartment building.
- (c) Residential apartment units may be allowed in the rear of or on a second floor of a commercial building subject to those conditions set forth in Section 5.2.1.3 hereto.

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<sup>6</sup> The “Guidelines for Shopping Centre Development”, as published by the Province of Ontario, Ministry of Municipal Affairs may be used as a guide for the required studies.

- (d) The conversion of a commercial building use to an exclusive residential building use may be permitted through an amendment to the zoning by-law after careful consideration is given to the effect the proposed change in use will have on the commercial character and viability of the neighbourhood commercial area and those conditions set forth in Section 5.2.1.3 hereto.
- (e) No open storage shall be permitted.
- (f) Adequate off-street parking shall be provided for the convenience of the customers and employees.
- (g) Provision shall be made to preserve land for buffer planting or screening between commercial uses and any adjacent residential areas.

#### 5.2.3.4 **HIGHWAY COMMERCIAL**

- (a) The Highway Commercial areas are intended to serve the motoring public and generally shall include commercial uses which would not be suitable to a shopping area designed for pedestrian shopping. The location of these areas will generally be on an arterial road as shown in Schedule 'C' and either within or on the periphery of urban areas. They shall include various automobile services such as public garages, motels, drive-in restaurants and retail service enterprises such as lumber dealers or similar uses. The uses permitted on a specific site may be limited to those compatible with the adjacent uses. This would be implemented by a special provision in the zoning by-law.
- (b) Adequate off-street parking facilities shall be provided on each site and the access points to such parking facilities shall be limited in number and designed in a manner that will minimize the danger to a vehicular and pedestrian traffic.
- (c) Provision shall be made to preserve land for buffer planting or screening between the Highway Commercial uses and any adjacent residential areas.

#### 5.2.3.5 **TOURIST COMMERCIAL**

Tourist Commercial areas are areas designated commercial in Schedule 'A' which are adjacent or close to Lake Simcoe or a river. The predominant land uses in these areas shall be for recreation oriented purposes including marinas, hotels, motels and parking. The permitted uses shall also include

small retail stores related to the tourist trade, restaurants and places of entertainment. Very light manufacturing, repair uses and showrooms may be permitted which are directly related to marine craft or another recreational related field.

The general principles to be considered in the development and zoning of the Tourist Commercial areas are as follows:

**AMENDMENT #71**

(a) Tourist commercial development related to accommodation of persons shall occur principally within the urban areas of Keswick and Sutton which are on full municipal services.

(b) ---deleted---

**AMENDMENT #71**

(c) Adequate off-street car parking facilities shall be established on site for the convenience of persons using the tourist commercial areas. Access points to such parking shall be limited in number and designed in such a manner as to minimize danger to vehicular and pedestrian traffic.

(d) Suitable landscape buffering will be provided to separate those uses from adjoining residential uses and to enhance the visual characteristics of the waterfront areas. Such development shall also be designed in recognition of the scenic nature of the waterfront and shall attempt to maintain or improve the amenity of the area.

(e) Tourist Commercial developments will provide facilities at the Lake for its patrons where appropriate.

(f) A residential unit accessory to the commercial uses on the lot may be permitted.

(g) Existing tourist commercial uses may be expanded where the nature and type of use does not change, and by amendment to the zoning by-law, provided that it is clearly shown that such expansion will be compatible with the surrounding uses and the environment.

5.2.3.6

---deleted---

**AMENDMENT #71**

5.2.4 **INDUSTRIAL**

The Industrial<sup>7</sup> classification of land means that the predominant use of land in areas so designated in Schedule 'A' will be predominantly of a light and medium industrial nature, and shall be for warehousing, processing, manufacturing, assembling, storage and similar uses. In addition, certain other compatible uses may be permitted, including commercial uses accessory to an industry and commercial uses primarily serving the industrial area, essential accessory residential uses, such as caretaker's residence, and compatible recreational and institutional uses. Salvage yards will not be permitted in the Industrial areas, but are permitted in Rural areas, as provided in Section 5.2.8.1.7.

The general principles to be considered in the designation, development and zoning of uses in the Industrial areas are as follows:

- (a) Prior to the approval of land use designations and subdivisions for industry other than as designated in the Plan, Council will require that the following matters be taken into account:
  - i) the accessibility of the area to all forms of transportation,
  - ii) the compatibility of the industrial development of the subject area with other nearby land uses,
  - iii) the total area of vacant industrial land which is available for development in the Town. In this regard, where serviced land is designated in the Plan, no additional lands shall be designated until 80% of the serviced industrial land has been developed.
- (b) New industry in the designated area will be encouraged to locate in a manner consistent with the policies of this Plan and in the following order of importance within designated areas in the Town:
  - i) First, in the urban areas of Keswick and Sutton on municipal sewer and water services. Industry will however, be permitted to locate on private services initially if servicing is not available in the designated areas, subject to the approval of the Medical Officer of Health. But, when services do become available, those industries will be required to connect to them, and

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<sup>7</sup> Note: Provision is also made for Industrial uses in both the Hamlet and Rural land use categories.

- ii) Second, in the urban area of Pepperlaw on private services.<sup>8</sup>
- (c) industry is permitted to develop on private services, such uses will be limited to those which do not deplete the water supplies of other uses nor pollute ground water or watercourses. No industrial use may be established without full services without the approval of the Medical Officer of Health.
- (d) The zoning by-law implementing this Plan will establish various industrial zones and will set out appropriate provisions for each. Two such zones will be the Restricted Industrial and General Industrial. The former will be restricted to those uses which will have no adverse effects on adjoining land uses as a result of the emission of noise, smoke or odour. Open or bulk storage uses will be excluded therefrom. The General Industrial zone will be less restrictive and will permit open storage.
- (e) Permitted non-industrial uses, with the exception of a caretaker's residence and a commercial outlet forming part of an industrial operation will be included in a separate zoning category in the zoning by-law. Such uses will not be allowed to establish at random in the Industrial area, but will be located in such a manner and subject to such restrictions as shall be necessary to prevent any adverse impact on the healthy development of the industrial area.
- (f) Adequate off-street parking will be provided to accommodate industrial employees.
- (g) Adequate off-street loading facilities will be provided.
- (h) Adequate land will be reserved to allow buffer planting between the industrial areas and any adjacent residential areas.
- (i) ---deleted--- **AMENDMENT #71**
- (j) ---deleted--- **AMENDMENT #71**
- (k) **PART OF LOT 7, CONCESSION 3 (NG)**  
**BEING PART 8, REFERENCE PLAN 65R-14008** **AMENDMENT #69**

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<sup>8</sup> Council will consider industrial development outside of the designated areas in the rural designations subject to the other policies of this Plan.

- i) In that area shown in heavy outline on Schedule 'E' attached hereto, the uses permitted on the subject lands designated Industrial shall also include a gas bar, a convenience store and automobile washing facilities.
- ii) The development shall be on full municipal services.
- iii) Adequate landscaping and buffering shall be required, particularly along the north side of the subject lands, to provide a natural buffer between the residential land commercial uses.

### 5.2.5 **HAMLET**

The Hamlet classification of land includes areas designated as such by symbol in Schedule 'A'.<sup>9</sup> Hamlets are intended to accommodate demands for rural residential development. Predominant land uses in the areas so designated shall be residential, home occupational, institutional uses and certain small-scale commercial and industrial uses.

The general policies to be considered in the development and zoning of uses in the Hamlet areas are as follows:

#### **AMENDMENT # 70**

- (a) Residential development in the Hamlets of Baldwin, Belhaven, Brownhill, Ravenshoe, and Virginia as designated in Schedule 'A' shall be limited to minor infilling within and minor additions to existing development until a hamlet secondary plan has been adopted by Council and approved by the Minister of Municipal Affairs after consultation with the Region of York. Further infilling in the Hamlet of Udora may occur by plan of subdivision, but the number of lots will be restricted to 30 lots until such time as a secondary plan of Udora is completed. Prior to adopting the Udora Secondary Plan, Council shall consult with the Council of the Township of Uxbridge.
- (b) Adequate off-street parking will be provided for all uses and adequate off-street loading facilities will be provided where required.
- (c) In general, only low density residential uses will be permitted in the Hamlet areas.
- (d) Institutional uses permitted in the Hamlet areas should be compatible with the main residential function of the Hamlet.

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<sup>9</sup> The delineation of Hamlets will be done through Secondary Plans or the Rural Area Plan.

Prior to zoning land for an institutional use appropriate measures will be taken to assure compatibility with adjacent uses.

- (e) Commercial and industrial uses permitted in the Hamlet areas should be compatible with the main residential function of the Hamlet.

Commercial and industrial uses classified as offensive trades under the Public Health Act will not be permitted in the Hamlet areas.

Commercial and industrial uses adjacent to residential areas will be required to reserve areas for buffer planting and/or screening and may be required to provide increased yards, to deflect lighting and to prohibit parking and loading on the side adjoining the residential area.

New industrial uses will be encouraged to locate among other industrial uses or in areas where adverse effects on surrounding uses will be minimized. In all cases, sufficient setbacks will be provided to minimize effects on nearby uses. In determining setbacks from other uses, the Council will consult with the Air Management Branch of the Ministry of the Environment.

## 5.2.6 **ESTATE RESIDENTIAL**

The Estate Residential classification of land includes those areas designated as such in Schedule 'A' hereto. A limited number of Estate Residential development will be permitted in rural areas of the Town. The Estate Residential areas are intended to provide for development sites with a distinctively rural environment. The rural environment of these sites may be enhanced by the inclusion of themes such as equestrian, golf, hobby farms or boating. Estate Residential areas will be developed by plan of subdivision.

Permitted land uses will be single family residential on large lots and may include other uses complementary to Estate Residential. No commercial uses will be permitted except in conjunction with the aforesaid recreational uses.

The following provisions will govern the location, development and zoning of Estate Residential areas:

### 5.2.6.1 **GENERAL**

- (a) For the first five years after adoption of this Plan, Council will permit a maximum of 120 Estate Residential lots only.

During this period, Council will monitor and study the impact which Estate Residential developments have on the rural community. At the end of this period, Council will review its Estate Residential policies in light of such impact studies and will amend such policies on the basis of this review.

- (b) Estate Residential developments will be prohibited from locating on lands which are identified as either a High Potential Mineral Aggregate Area or Agriculture 1 Priority Area as outlined in Sections 4.3.2.1 and 4.3.1.1, respectively, of this Plan and shown in Schedule 'B' hereto.

**5.2.6.2 LOCATION**

- (a) Estate Residential areas will be near, and have good access to, a distinctive rural amenity which can be incorporated into the residential development. Such amenities may include sports and recreation facilities, such as golf courses, riding stables, or boating.
- (b) Sites will generally be visually attractive with adequate tree cover and views of the surrounding countryside. Additional desirable features include undulating topography, water access, and other physiographical and environmental assets.
- (c) There will be adequate separation from any urban community or hamlet with particular regard to maintaining such separation throughout the long-term growth of such urban community or hamlet.
- (d) Care should be taken in respect to location, site conditions and form of servicing to ensure that a demand will not be created in the long-term for the provision or extension of services such as piped water and sanitary sewers.
- (e) Estate Residential areas should be located near major arterial roads, as shown in Schedule 'C', to reduce the possibility of conflicts between the use of non-farm and farm vehicles on rural minor arterial and collector roads.



### 5.2.6.3 **EXTENT OF SITE AND DESIGN CRITERIA**

The development should generally be limited in size to prevent the emergence of a new community which would require its own internal municipal services. Generally, these developments will be limited to 40 lots.

The following criteria will be considered in the selection and design of sites:

- (a) The development should be assimilated into, rather than conflict with, the rural landscape by proper site selection, site design, building design, location and appropriate landscaping. The development should be compatible with the site characteristics in order to minimize the loss of valued environmental features, such as tree cover. The countryside character of the area should be emphasized together with the privacy of the future residents.
- (b) The overall density for Estate Residential development will not exceed 1.25 dwelling units per hectare<sup>10</sup> with respect to the land within the approved site, which will include roads and parks. Each lot will have an area of at least 3000 square metres.<sup>11</sup>
- (c) All lots in the development should front on a new internal road which outlets onto an assumed public road. Such internal road will be assumed by the Municipality as a public road.

### 5.2.6.4 **DESIGNATION**

Future designations of Estate Residential areas in Schedule 'A' hereto will be accomplished by amendment to this Plan.

Applications for amendment to this Plan will be supported by:

- (a) a detailed landscape and environmental analysis of the site and adjacent property, prepared by professionally qualified persons;
- (b) a detailed site plan indicating building locations, roads, utilities and landscape elements (existing and proposed);
- (c) a detailed engineering report and servicing plan relating to proposed water supply, sewage disposal and storm drainage facilities;

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<sup>10</sup> For purposes of calculating density, land defined as Hazard Lands in Schedule 'B' is not included.

<sup>11</sup> This provision allows for considerable flexibility in design to take full advantage of the amenities of the site, i.e. large common areas.

- (d) an assessment of the impact which such development will have on the rural community and surrounding land uses.

5.2.6.5 **TEXT PROVISIONS**

Special text provisions will be added in the amendment as required for each development.

5.2.6.6 **DESIGNATED DEVELOPMENT**

The areas designated Estate Residential in Schedule 'A' hereto, are further governed by the following provisions:

(a) **PART OF LOT 10, CONCESSION 4 (NG)**

- i) Berming and tree planting will be required, particularly along the north side of the development, to give the appearance of tree covered, undulating land on the site, and further, to provide a degree of screening from Pollock Sideroad.
- ii) The development will include a paddock area along its west limit which will connect with a path system that will encircle the development running along the top of the river banks to the south and east sections of the development.
- iii) deleted **AMENDMENT #12**
- iv) The development will be serviced with individual septic tanks and wells to the satisfaction of the Medical Officer of Health and the Ministry of the Environment.

(b) **PART OF LOTS 22 AND 23, CONCESSION 3 (NG)**

- i) Berming and tree planting will be required along the east and south sides of the site to provide screening from Woodbine Avenue.
- ii) The development will include horse riding trails to be located around the perimeter and through the middle of the development. These trails are to be protected by rights-of-way as indicated in Appendix '4'. In addition, the development will include a central open space area, approximately 2 hectares in size owned in common by the

owners of the lots within the development area. The open space area will be planted with trees under a Forestry Management Agreement with either the Ministry of Natural Resources or the Lake Simcoe Region Conservation Authority.

iii) deleted **AMENDMENT #12**

**AMENDMENT #63**

iv) The development will be serviced with municipal water supply and individual septic systems to the satisfaction of the Medical Officer of Health and the Ministry of the Environment.

(c) **PART OF LOTS 21 AND 22, CONCESSION 6 (G)**

i) Berming and tree planting will be required, particularly along the north limit of the development, to give the appearance of tree covered, undulating land on the site and to provide a degree of screening from Provincial Highway No. 48.

ii) deleted **AMENDMENT #12**

iii) The development will include a large open space area which will be dedicated for public use and will be used for conservation and outdoor recreation purposes.

iv) The development will be serviced with individual septic tanks and wells to the satisfaction of the Medical Officer of Health and the Ministry of the Environment.

5.2.7 **RURAL MOBILE HOME PARK**

The Rural Mobile Home Park classification of land includes those areas designated in Schedule 'A' hereto. The predominant land use will be low density residential. In addition, local parks and other uses which are complementary to, or serve the basic residential uses, may also be permitted.

5.2.7.1 **GENERAL**

(a) The development of a Rural Mobile Home Park will generally be by way of medium term leases as provided for in Section 6.2. However, Council may require that such development take place by way of plan of subdivision.

- (b) For the first five years after adoption of this Plan, Council will permit only a limited number of Rural Mobile Home Parks. During this period, Council will monitor these developments and, at the end of such period, will review its development policies in respect to Rural Mobile Home Parks and will amend such policies on the basis of this review.
- (c) Rural Mobile Home Parks will be prohibited from locating on lands which exhibit a high potential mineral aggregate resource or which are within the Agriculture 1 Priority Area as outlined in Sections 4.3.2.1 and 4.3.1.1, respectively, of this Plan and shown in Schedule 'B' hereto.

#### 5.2.7.2 **LOCATION**

In general, the following provision will govern the location (designation by amendment to Schedule 'A') development and zoning of a Rural Mobile Home Park.

- (a) Sites will generally be visually attractive with adequate tree cover and areas of the surrounding countryside. Additional desirable features include undulating topography, water access and other physiological and environmental assets.
- (b) There will be adequate separation from any urban community or hamlet with particular regard to maintaining such separation throughout the long-term growth of such urban community or hamlet.
- (c) Care should be taken in respect to location, site conditions and form of servicing to ensure that a demand will not be created in the long-term for the provision or extension of services such as piped water and sanitary sewers.
- (d) Rural Mobile Home Parks should be located near major arterial roads, as shown in Schedule 'C', to reduce the possibility of conflicts between the users of non-farm and farm vehicles on rural minor arterial and collector roads.

#### 5.2.7.3 **EXTENT OF SITE AND DESIGN CRITERIA**

The development should be assimilated into, rather than conflict with, the rural landscape by proper site selection, site design, building design, location and landscaping. The rural character of the area should be emphasized together with the privacy of the future residents. To this end, it will be well buffered by distance or other means from conflicting uses.

The development should be limited in size to prevent the emergence of a new community which would compete with established communities or require its own internal services.

Mobile home sites may vary in size, but generally will be at least 1800 square metres with a density generally averaging no more than 11 persons per gross hectare.<sup>12</sup>

Development will be limited to units of double width to emulate the appearance of other homes within the Town.

#### 5.2.7.4 **DESIGNATION**

Future designations of Rural Mobile Home Park areas in Schedule 'A' hereto will be accomplished by amendment to this Plan. Applications for an amendment to this Plan will be supported by:

- (a) a detailed landscape and environmental analysis of the site and adjacent property prepared by professionally qualified persons;
- (b) a detailed site plan indicating building locations, roads, utilities and landscape elements (existing and proposed);
- (c) a detailed engineering report and servicing plan relating to proposed water supply, sewage disposal and storm drainage facilities;
- (d) an assessment of the impact which such development will have on the rural community and surrounding land uses.

#### 5.2.7.5 **TEXT PROVISIONS**

Special text provisions will be added in the amendment as required for each development.

#### 5.2.7.6 **DESIGNATED DEVELOPMENT**

Notwithstanding any other provisions in this Plan, a Rural Mobile Home Park may be permitted on Lots 5 and 6, Concession 7 (G), as shown in Schedule 'A' attached hereto, subject to the following provisions:

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<sup>12</sup> For the purposes of calculating densities, lands defined as Hazard Lands in Schedule 'B' are not included.

**AMENDMENT #36**

- i) The predominant land use will be low density residential consisting of a maximum of 320 units.
- ii) The development will be serviced with septic tanks approved by the Medical Officer of Health and a private (communal) water system under an agreement with the developer, the Town of Georgina and the Region of York and approved by the Ministry of the Environment.
- iv) Development will be on a low density basis with a maximum of two persons per site or 15 persons per gross hectare.
- iv) A single collector road will be constructed to connect the Park Road and Black River Road for the internal servicing of the development through agreement with the developer.
- v) All services within the area will be maintained by the developer as set forth in a developer's agreement.

**AMENDMENT #36**

- vi) Development shall be by one Plan of Subdivision, wherein one lot contains the entire retirement community including the existing first phase of 127 sites. The other lot may be used for one single family detached home. A draft reference plan will be submitted with the application for plan of subdivision and the depositing of this reference plan shall be a condition of draft approval for the plan of subdivision. All home sites, roads, easements, etc. will be described as parts on a Deposited Plan of Reference.

It shall be a condition of draft approval that the owner enter into a new amending operating agreement with the Regional Municipality of York and the Corporation of the Town of Georgina respecting the operation of the required water works system. The said agreement shall provide that the owner maintain and operate the system at his own expense but the system(s) shall be assumed and operated by the Regional Municipality of York and the Town of Georgina in the event the municipality deems it necessary.

**AMENDMENT #44**

**5.2.8 RURAL**

The Rural classification of land means that the predominant use of land in areas so designated in Schedule 'A' hereto will be for agriculture, forestry, mineral aggregate extraction, and activities connected with the conservation of soil, water resources and wildlife.

While Section 3.3.12.1.1 includes outdoor recreation as a goal of forestry and Section 4.2.1.4 envisages outdoor recreation opportunities in forest and wetland areas, such outdoor recreation would normally include only non-commercial outdoor recreation and commercial outdoor recreation in such areas would be discouraged. The development of lands which are identified as either a High Potential Mineral Aggregate Area or Agriculture 1 Priority Area as outlined in Sections 4.3.2.1 and 4.3.1.1, respectively, of this Plan and shown in Schedule 'B' hereto, will be discouraged.

Commercial recreational uses requiring extensive open space areas such as golf courses and recreational vehicle parks will be permitted. Cemeteries and institutional uses will also be permitted. Commercial uses serving either the travelling public or related to the farming community and limited industrial uses will be permitted. A residential use accessory to a commercial, industrial or institutional use shown under Section 5.2.8.2.1 of this Plan will be permitted. Further scattered residential development in the Rural areas generally will be discouraged, but may be permitted in respect to existing undersized lots under Section 5.2.8.2.2 of this Plan and in respect to lots created by consent under Section 6.1.2 of this Plan.

The general principles to be considered in the development and zoning of uses in the Rural areas are as follows:

- (a) Agricultural land - The preservation of good agricultural use is an objective of this Plan. Generally, this includes Classes 1 to 4 lands under the soil capability of the Canada Land Inventory.
- (b) Proposed uses will be required to be compatible with other uses in the area or buffered in such a way as to reduce any incompatibility to an acceptable level.
- (c) Any lot proposed to be developed must be suitable for the intended use or building with adequate soil and drainage conditions.
- (d) Buildings should be sited and properties landscaped to present an attractive appearance, particularly when visible from main roads.
- (e) Adequate off-street parking facilities will be provided. The access points to such parking facilities will be limited in

number and designed in a manner which will minimize danger to vehicular and pedestrian traffic.

- (f) The Minimum Distance Separation Formulae in the Agricultural Code of Practice (published by the Province of Ontario) will govern the establishment and location of new livestock buildings, the renovation or expansion of existing buildings and the disposal of animal wastes. The Code will also be used to prevent adverse impact upon the farm community by restricting the encroachment of other uses, particularly non-farm residential uses in the agricultural livestock areas.

#### 5.2.8.1 **NON-RESIDENTIAL USE POLICIES**

##### 5.2.8.1.1 **AGRICULTURE, FORESTRY AND CONSERVATION**

Agriculture, Forestry and Conservation uses will be the major uses in the Rural designation. Council may consult with the Ministry of Agriculture and Food and the Ministry of Natural Resources and other appropriate relevant agencies on the effect Rural development proposals may have on these uses. It is the objective of this Plan to preserve and enhance the Rural area. In this respect, the policies of Section 4.3 of this Plan will be considered when reviewing development applications.

#### **AMENDMENT #21**

Further, an adventure game, as described in Section 5.2.8.1.4 **Commercial Recreational** herein, shall not be considered an Agriculture, Forestry or Conservation use.

##### 5.2.8.1.2 **MINERAL AGGREGATE EXTRACTION**

#### (a) **DEFINITION**

Mineral aggregate extraction will be a permitted use in the Rural designation. Permitted Uses include sand and gravel pits, quarries, aggregate storage areas, stone crushing plants, concrete and asphalt batching plants, as well as uses directly related and essential to the primary operation. Wayside pits and wayside quarries are also permitted.

#### (b) **ZONING BY-LAWS AND AMENDMENTS**

All existing pits and quarries will be zoned initially in the zoning by-law. New areas for extraction will be permitted only by specific



amendment to the zoning by-law. In accordance with the policies of this Plan, the following will be considered in any proposed zoning amendment:

- i) Where a proposed extractive operation borders on other uses, Council may require that a buffer area be provided, the extent of which would depend on the sensitivity of the adjacent uses and the nature of the intended extractive operation.
- ii) No pit or quarry may be excavated to permit its edge to be closer than 30 metres from the limit of any road right-of-way or 15 metres from any adjoining property line. These distances may be reduced if the adjoining properties have similar uses.
- iii) Pit and quarry uses must satisfy the requirements of the Ministry of the Environment concerning water supply and disposal of liquid wastes.
- iv) Pit and quarry uses and buffering from neighbouring uses must satisfy the requirements of the Ministry of the Environment, Air Management Branch concerning the control of air pollution.
- v) Wayside pits and wayside quarries will be permitted without an amendment to the zoning by-law, provided the lands in question are not zoned for residential, commercial, institutional or industrial purposes.

(c) **DEVELOPMENT AGREEMENTS**

It is the policy of this Plan that an applicant who wishes to undertake an extractive operation must enter into a development agreement with the Municipality. This agreement will be consummated prior to amendment of the zoning by-law.

Such an agreement will include:

- i) arrangements for the specific rehabilitation of the site as provided for in Section 210, paragraph 138 to the Municipal Act, R.S.O., 1980;

- ii) a guarantee that the operation of the subject extractive industry will continue to be conducted in accordance with the latest and highest standards of the sand and gravel industry;
- iii) the posting of a performance bond to assure rehabilitation will take place;
- iv) a designation of routes to be used by gravel trucks and the location of all entrances and exits to the site;
- v) a time schedule for any blasting operations;
- vi) arrangements for tree screening and/or berming, and the provision of an effective visual buffer between any proposed extractive use and any road, including unopened road allowances, or any nearby area designated in the Official Plan for hamlets, residential or recreational developments;
- vii) a stipulation that no new excavation or other processing will take place until such screening has been effectively established;
- viii) a stipulation that no polluted water from washing or screening operations will be discharged into any creek or watercourse;
- ix) a plan for site drainage; and
- x) particulars of the specific use to be made of the site and the location of each aspect of the site operation in the form of a site plan.

#### 5.2.8.1.3 **HIGHWAY COMMERCIAL**

Highway Commercial uses include commercial uses serving the motoring public and farm community and include commercial uses which would not be suitable to a shopping area designed for pedestrian shopping. These uses will generally be on the periphery of Urban areas on arterial roads as shown in Schedule 'C' hereto. They may include various automobile oriented services such as public garages, motels and drive-in restaurants as well as retail or service enterprises such as lumber dealers. These uses should be encouraged to locate in clusters to avoid indiscriminate spreading along the highways.

**AMENDMENT #21  
AMENDMENT #44**

**5.2.8.1.4 COMMERCIAL RECREATIONAL**

Except where any provision of this Official Plan otherwise provides, recreational uses, including both commercial and non-commercial recreational uses, such as golf courses, may be permitted in the Rural classification by specific by-law. Such recreational uses will, however, only

be permitted if an assessment of the impact on the surrounding area satisfies Council that the proposed recreational use will be compatible with nearby land uses and the policies of this Plan. Among the factors that Council may consider in making such assessment are the traffic and noise generated by the proposed use. These uses are not intended to include such uses as recreational vehicle parks, nor generally, recreational uses involving vehicles powered by internal combustion engines.

**AMENDMENT #19**

**RECREATIONAL VEHICLE PARKS**

---Section deleted.---

**5.2.8.1.5 PRIVATE CEMETERY AND INSTITUTIONAL**

Private Cemetery and Institutional uses will be permitted provided an assessment of the impact of such uses on the adjacent areas satisfies Council that the proposed development will be compatible with land uses in the area and the policies of this Plan.

**5.2.8.1.6 INDUSTRIAL**

Industrial development of a limited nature will be permitted in the Rural area subject to the industrial policies set forth in Section 5.2.4. These industries generally will be relatively small unless directly related to agriculture, mineral aggregate extraction, or forestry. Uses such as salvage yards will be permitted subject to stringent regulations on setbacks, buffering and other uses calculated to reduce adverse impacts, e.g. adjacent measures.

The following guidelines will be applied when rezoning is necessary to permit such uses:

- (a) Industry must be reasonably dry in the sense that its operation will not require excessive amounts of water.

- (b) The proposed use must not be permitted if it would create a nuisance in its impact upon the existing uses in the surrounding area.

**5.2.8.1.7 HOME INDUSTRIES**

Home Industry uses are very limited Industrial uses which are secondary to the main rural use of the lot and generally employing only family members. These uses will not be permitted in a dwelling unit or a building attached thereto. They must be compatible with adjacent uses, limited in size, and may be provided for in a general amendment or specific amendment of the zoning by-law to ensure that compatibility.

**5.2.8.1.8 HOME OCCUPATION**

Certain compatible Home Occupation uses may be permitted within residences, provided adequate measures are taken to ensure that the character of the area is not adversely affected.

**5.2.8.2 RESIDENTIAL USES**

**5.2.8.2.1 RESIDENTIAL USES ACCESSORY TO PERMITTED COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USES**

Where a permitted Commercial, Industrial or Institutional use requires a residence which is clearly secondary to and compatible with the permitted use, such residence may be provided for in the zoning by-law.

**5.2.8.2.2 RESIDENCES ON LOTS CREATED PRIOR TO 1977 05 09**

A single family dwelling may be permitted on a "lot of record"<sup>13</sup> created prior to 1977 05 09 by way of an amendment to the zoning by-law, where such lot has not been expressly exempted in the zoning by-law, provided the lot fronts on an assumed public road, or where the road is an unassumed public road and Council considers development on such road appropriate in accordance with Section 5.1.4, and provided development of the lot -

- (a) is approved by the Medical Officer of Health, as required under Section 6.3.1.7, and
- (b) complies with all other provisions of this Plan.

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<sup>13</sup> A "lot of record", is a lot which is in separate and distinct ownership and which may be conveyed without consent as set out in Section 49(3) of the Planning Act, 1983.

In cases where the size and shape of the lot are such that a larger area of land is available than is required for residential use, consideration will be given to other potential uses for the remainder of the lands within the context of this Plan prior to approval by Council of an amendment to the zoning by-law. Such consideration will relate primarily to intended agriculture, forestry and conservation uses.

**5.2.8.2.3 RESIDENCES ON LOTS CREATED ON OR AFTER 1977 05 09**

Where a building lot is created by consent after 1977 05 09 for purposes of building a residence thereon, as set forth in Section 6.1.2 of this Plan, one single family dwelling will be permitted on the said lot, subject to other relevant policies in this Plan.

**5.2.8.2.4 CONVERTED DWELLING HOUSE**

A bona fide farmer will be permitted to structurally alter or convert a single family dwelling on a farm to provide therein, one additional dwelling unit which dwelling unit is to be used only for the accommodation of a member of the bona fide farmer's immediate family or for the accommodation of persons employed on such farm or for the retiring bona fide farmer who owns the lot.

**5.2.8.2.5 SECOND RESIDENCE ON A FARM**

Where a lot has an area of 20 hectares or more and is farmed, a second dwelling, which may include a double wide mobile home, may be erected on the lot to provide accommodation for employees on the farm, or for a retiring farmer, provided such additional dwelling shall:

- (a) be separated from the principal dwelling by a minimum of 30 metres, and
- (b) use the same entrance to the street as the principal residence.

Notwithstanding the above, where a second dwelling was located on a farm lot and a parcel of land containing this second dwelling was severed after 1971 from the farm, another dwelling will not be permitted on the remaining lot unless the said lot is 40 hectares or more in size.

**AMENDMENT #82**

**5.2.8.2.5.1 ACCESSORY APARTMENTS IN SINGLE DETACHED DWELLINGS**

An accessory apartment may be permitted in a single detached dwelling within the Rural designation, subject to an amendment to the Zoning By-law, and in accordance with the following provisions:

- (i) an 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 the intent of this plan is maintained.

**AMENDMENT #2**

5.2.8.2.6 **SPECIAL PROVISIONS**

(a) **MULTIPLE RESIDENTIAL DWELLING  
LOT 23, CONCESSION 7 (NG)**

Despite the residential provisions of Sections 5.2.1.3 and 5.2.8, on that parcel of land described as Part 2 on Deposited Plan 65R-2927, being part of Lot 23, Concession 7 (NG), an apartment having a maximum of eight dwelling units shall be a permitted use.

**AMENDMENT #17**

(b) **SECOND DWELLING (MOBILE HOME) ON A LOT  
PART OF LOT 1, CONCESSION 6 (NG)**

Despite the criteria for a second residence on a Rural property, as set forth in Section 5.2.8.2.5, on that parcel of land described as part of Lot 1, Concession 6 (NG), Parts 1, 2 and 3, Deposited Plan 65R-5987, and indicated on Schedule 'A' hereto, a second dwelling, which may be a mobile home, shall be permitted.

**AMENDMENT #71**

(c) ---deleted---

**AMENDMENT #33**

(d) **DUPLEX DWELLING  
PART OF LOT 21, CONCESSION 6 (G)**

On those lands described as part of Lot 21, Concession 6 (G) and shown in heavy outline and hatched on Schedule 'A' hereto, a duplex dwelling unit shall be permitted.

5.2.9 **LAND FILL SITES - SOLID WASTE MANAGEMENT**

The location of open (i.e. operating) and closed landfill sites are indicated in Schedule 'A'. No use can be made on an open site which is being utilized for sanitary landfill purposes. Also, no use can be made of a closed site for a period of 25 years without the approval of the Minister of the Environment.

Development proposed in the vicinity of an existing or former waste disposal site may be subject to hazards. It shall be policy of Council that careful consideration shall be given to potential hazards to development being proposed within a specified distance of an existing or former waste disposal site. This specified distance will need to be determined on a case by case basis, taking into account such things as the type of waste disposed, and the

hydrogeologic factors. Before approving any applications for development or land division, Council will notify the Ministry of the Environment, and upon the recommendations of the Ministry of the Environment, may require that the applicant provide studies dealing with:

- (a) ground water quality;
- (b) drainage from the waste disposal site;
- (c) sub-surface gases.

Council, in consultation with the Ministry of the Environment, may conclude that the proposed development may be subject to one of the above-noted hazards, in which case the application will not be approved unless it is also concluded that effective remedial measures are available and will be undertaken.

#### **AMENDMENT #19**

### **5.2.10 RURAL RECREATIONAL VEHICLE PARKS**

The Recreational Vehicle Park classification of land includes those areas designated in Schedule 'A' hereto. The predominant land use will be recreational vehicles to be occupied on a seasonal basis only. In addition, a manager's residence and other uses which are complementary to or serve the basic recreational vehicle park use may also be permitted.

#### **5.2.10.1 LOCATION**

In general, the following provisions will govern the location, development and zoning of Rural Recreational Vehicle Parks.

- (a) Development will not be permitted within areas designated Agriculture 1 and 2 Priority Areas, High Potential Mineral Aggregate Areas, Licensed Pits and Quarries, Hazard Lands and Environmentally Significant Areas, as shown in Schedule 'B' and governed by policies set forth in Section 4.
- (b) Sites shall be separated from existing residential communities and other recreational vehicle parks a minimum radius distance of 1.5 km and 2.5 km, respectively.
- (c) Sites shall be within 1.5 km of an arterial road.



5.2.10.2      **EXTENT OF SITE AND DESIGN CRITERIA**

The development should be assimilated into, rather than conflict with, the rural landscape by proper site selection, site design and landscaping. The rural character of the area should be emphasized, together with the privacy of the recreational vehicle occupants. To this end, it will be well buffered by distance or trees or other means from conflicting uses.

Rural Recreational Vehicle Parks should be designed to accommodate the longer term user (note: not permanent use), and in this regard, the developer will be required to provide on-site administration offices, recreation facilities, service buildings and water distribution and sewer collection systems approved by the appropriate authorities.

5.2.10.3      .....

5.2.10.4      **DESIGNATION**

Future designations of Rural Recreational Vehicle Park areas will be accomplished by amendment to this Plan. Application for an amendment to this Plan should be supported by:

- (a) detailed landscape and environmental analysis of the site and adjacent property, prepared by professionally qualified persons;
- (b) a detailed site plan indicating building locations, roads, utilities and landscape elements (existing and proposed);
- (c) a detailed engineering report and servicing plan relating to proposed water supply, sewage disposal and storm drainage facilities;
- (d) an assessment of the impact which such development will have on the rural community and surrounding land uses.

5.2.10.5      **SPECIAL PROVISIONS**

**AMENDMENT #76**

**(a)      LOT 10 & PART OF LOT 11, CONCESSION 8 (NG)**

In addition to the uses permitted under Section 5.2.10, on those lands described as Lot 10 & Part of Lot 11, Concession 8 (NG) as shown on Map 1, Schedule 'A' to the Official Plan, a maximum of twenty-eight hotel/motel type efficiency units and a caretaker/manager's residence, each of which is being limited to a maximum floor area of sixty-five square metres, shall be permitted within an existing commercial building.

In addition, uses accessory to the existing golf course, rural recreational vehicle park and hotel/motel, including but not limited to a pro-shop, clubhouse, pool and office, are also permitted uses in the existing building.

Development of the hotel/motel and accessory uses shall be implemented through a zoning by-law amendment which shall identify the subject existing commercial building and include provisions permitting cooking facilities in the hotel/motel units as well as restricting the number and size of the units.

## SECTION 6

### DEVELOPMENT POLICIES

#### 6.1 **LAND DIVISION**

All divisions of land must comply with all policies of this Plan and, in particular, those Land Use Policies set forth in Section 5. Furthermore, all land divisions will be subject to the provisions of the Planning Act, with special emphasis on Sections 50(4) and 50(5), 1983, thereof. Other matters to consider where major divisions of land are proposed, include the impact on the population base of the community, as well as existing public services.

Generally, where no more than three lots are to be created, and where it is determined that a registered plan of subdivision is not required to ensure proper and orderly development, the land to be developed may be divided by consent of the Committee of Adjustment. In determining whether a proposed land division should require a plan of subdivision or merely a consent to sever, the following questions shall be examined:

- (a) whether the extension of an existing public road, opening of an unopened road allowance, or the creation of a new road is required;  
or
- (b) whether the extension or expansion of municipal services is required;  
or
- (c) whether an agreement with appropriate conditions is required by the Town, Region or Province in respect of any part of the lands that would be defined as remaining lands in a consent application.

Where there is an affirmative answer to any of such questions, the proposed development should take place by plan of subdivision.

#### 6.1.1 **PLAN OF SUBDIVISION**

As a general rule, most major land division in the Town shall take place by registered plan of subdivision. The exceptions to the rule are set forth in Sections 6.1.2 and 6.2. It shall be the policy of Council to recommend to the Region, only those plans of subdivision which comply with the policies of this Plan. Before recommending a plan of subdivision to the Region, Council will ensure that the area to be subdivided can be provided with the necessary services and amenities and that the proposed development would not adversely affect the economy of the Town. Council will also consult with other relevant governments or agencies, and, in particular, with adjoining municipalities in respect to hamlets or other developments on their boundaries.

Special attention will be given to proposals for the development of lands which are located on or adjacent to lake front land, to provide opportunities to obtain and preserve both private and public open space as outlined in Section 7. Further concerns will be met in regard to the environmental impact which the development of such lands may have on the water quality of Lake Simcoe.

#### 6.1.2 **SEVERANCES**

The Committee of Adjustment will consider the following policies as well as those stated in 6.1 above when granting consents for severances within the Town:

- (a) The proposed use must conform with the policies of this Plan and the zoning by-law. Should an amendment to this Plan or the zoning by-law, or both, be required, the applicant for consent, prior to making his application, must obtain the required amendments.
- (b) Severance consents should be granted only after it has been established that the lot sizes are adequate and soil and drainage conditions will permit proper siting of buildings.
- (c) Where full piped services are not available, all development on private services must be in accordance with the policies of Section 6.3.1.7.
- (d) Severance consents for new building lots will not be granted unless the land fronts on an assumed public road.
- (e) The Committee should carefully consider the Minimum Distance Separation Formulae in the Agricultural Code of Practice (published by the Province of Ontario) when considering a consent application which would affect lands designated Rural in Schedule 'A' to this Plan.

#### 6.1.2.1 **FORMS OF SEVERANCES PERMITTED**

##### 6.1.2.1.1 **MINOR BOUNDARY ADJUSTMENTS FOR ALL LAND USES**

Severances which would allow for minor adjustments to property lines to recognize existing lines of occupancy or to enlarge a lot where such enlargement would not adversely affect the lot to be reduced, will be permitted. In these cases, the Committee should require that the part being severed will be consolidated through title registration with the lot to be expanded.

**6.1.2.1.2 SEVERANCES FOR COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USES**

Severances for Commercial, Industrial or Institutional uses will be permitted in accordance with the land use policies set forth in Section 5. As a condition of severance, Council, or the Region where relevant, may require that the owner enter into a written agreement with the Town or the Region, to be registered on title, governing subdivision design, landscaping, provision of services and other material concerns in respect to the affected lands.

**6.1.2.1.3 SEVERANCES FOR AGRICULTURE, FORESTRY AND CONSERVATION USES**

Severances for Agriculture, Forestry or Conservation Uses, which support the respective goals, objectives and policies of this Plan will be permitted. When such applications are made, the Committee should consult with the relevant authorities, e.g. Ministry of Agriculture and Food, Ministry of Natural Resources, and Lake Simcoe Region Conservation Authority.

Land consolidations for these uses will be encouraged. Therefore, where a consolidation occurs, and as a result of the consolidation an existing dwelling becomes superfluous, a lot containing the existing dwelling may be severed from the consolidated parcel, in accordance with the general requirements for Rural Residential severances as outlined in Section 6.1.2.1.5. In these circumstances, and to ensure that a bona fide consolidation is intended, Council, or the Committee, may require, as a condition of severing the lot containing the dwelling, that the remaining parcels be consolidated through title registration. Where severance of a farm parcel is required to permit consolidation, the Council and the Committee will give consideration to the agricultural viability of the resultant parcel.

**(a) SPECIAL PROVISIONS**

**AMENDMENT #81**

**i) PART OF LOT 11, CONCESSION 7 (NG)**

In that area shown in heavy outline on Schedule 'E' hereto, the severance of a lot containing an existing surplus farm dwelling may be severed from the south-east corner of the existing landholding, provided an existing livestock barn located just north and west of the existing residences has been removed.

**AMENDMENT #70**

**6.1.2.1.4 RESIDENTIAL SEVERANCES (RESIDENTIAL, URBAN RESIDENTIAL, LAKE SHORE RESIDENTIAL AND HAMLET DESIGNATIONS)**

Severances of residential lots will be permitted provided the resulting parcels are of a satisfactory geometric design and are adequate in size to support necessary services and will comply with the yard requirements of the zoning by-law and provided such parcels are generally compatible with adjacent lot sizes and patterns. Subject to these considerations, an application to sever land will be considered favourably if it constitutes infilling. A consent to sever land will, however, be discouraged where the granting of such consent may preclude the comprehensive planned development of the area or contribute to strip or urban development.

**6.1.2.1.5 RURAL RESIDENTIAL SEVERANCES**

A limited number of individual Rural Residential severances will be permitted. The overall impact of such severances throughout the Town will be carefully considered prior to approval. Approvals will generally be conditional upon meeting the following requirements:

**(a) GENERAL REQUIREMENTS**

- i) All applicable provisions of this Plan are complied with, in particular Sections 4, 5 and 6.3.1.7.
- ii) The building lot to be severed is not greater than one hectare, nor less than 1800 square metres in area. Within these limits, smaller lots will receive preference.
- iii) The building lot has a minimum frontage of 30 metres and a depth of not more than four times the frontage.
- iv) The lot to be severed and the remainder parcel must have adequate frontage on an assumed, public road. Where the land to be severed contains an existing dwelling, this requirement may be waived and provided for in an amendment to the zoning by-law. When considering such a by-law, Council will have regard to:
  - a) the nature and cost of public works required to bring the road up to an assumable standard;
  - b) existing land uses on the road, including the number of vacant lots and seasonal residences;

- c) location of the subject lot in respect to the intersection of the subject road and an assumed public highway;
- d) whether the road is planned for assumption in the foreseeable future.
- v) Where a farm is the subject of a severance application for residential purposes, the creation of the new lot should not result in a significant reduction in farm operating efficiencies.

(b) **PERMITTED CASES**

- i) Minor infilling will be permitted by way of severance of a lot between two houses existing on the 1st of January, 1979, provided that:
  - such houses are not more than 100 metres apart on the same side of an assumed road or around a corner on an intersecting road;
  - the depth of the lot from which the new parcel is being severed is not more than 200 metres.
- ii) A severance will be permitted when the general requirements in (a) above are met, as well as the following criteria:
  - 1) - In the Agriculture 1 Area, such a lot may be severed for a retiring bona fide farmer where the existing parcel is 40 hectares or more, contains a dwelling, and has been owned by the farmer for at least three years;

OR

- In the Agriculture 2 and other rural areas outside the Agriculture 1 Area, a severance is available to anyone if the existing parcel is 20 hectares or more, contains a dwelling and has been owned by the applicant for at least three years;

AND

- 2) - The existing parcel is not a subject parcel or a remainder resulting from a severance for a new residential lot granted after the 1st of January, 1971, and
  - the lot to be severed is suitable for the intended residential use and has some particular merit in this regard.

iii) Severance of a parcel of land which possesses particularly outstanding natural qualities, e.g. backs onto a navigable river or, by its division, would complete a minor infilling of a group of residential lots limited by natural features, will be permitted.

(c) **SPECIAL PROVISIONS**

**AMENDMENT #5**

i) **PART OF LOT 22, CONCESSION 4 (NG)**

In that area shown hatched and in heavy outline on Schedule 'A' hereto, the severance of a 0.4 ha lot to contain a single family detached dwelling shall be permitted provided such lot is located between the existing residence on the subject lands and the existing non-farm residential lot to the south of the subject lands.

**AMENDMENT #20**

ii) **LOT 18, CONCESSION 5 (G)**

In that area shown hatched and in heavy outline on Schedule 'A' hereto, the severance of a lot approximately 10.07 ha (24.88 ac) in size, to be used for single family residential purposes, shall be permitted.

iii) .....

iv) .....

**AMENDMENT #29**

v) **PART LOT 3, CONCESSION 7 (G)**

In that area shown cross-hatched and in heavy outline on Schedule 'A' hereto, the severance of five lots to be used for



single family residential purposes shall be permitted, provided that not more than three mutual driveways are allowed for the six lots to the satisfaction of the Regional Municipality of York.

**AMENDMENT #28**

v) **PART OF LOTS 7 & 8, CONCESSION 7,  
PARCEL 4 (G)**

The severance of a 4.05 ha (10.0 ac) parcel of land, shown cross hatched on Schedule 'A' hereto, from a larger landholding of 71.23 ha (176.0 ac), upon which a single family dwelling may be erected, shall be permitted.

The entrance from Park Road (Regional Road 18) to the subject land shall be located a maximum of 10 metres (32.8 ft) from the north lot line.

vii) .....

viii) .....

**AMENDMENT #35**

ix) **PART OF LOT 5, CONCESSION 7 (G)**

In that area shown hatched and in heavy outline on Schedule 'A' hereto, the severance of approximately 11.50 ha of land for the purpose of enlarging the adjacent Rural Mobile Home Park shall be permitted.

The policies permitting expansion of the Rural Mobile Home Park shall be implemented by way of a separate amendment to this Plan.

x) .....

**AMENDMENT #38**

xi) **PART OF LOTS 16 AND 17, CONCESSION 4 (NG)**

In that area shown hatched in heavy outline on Schedule 'A' hereto, the severance of a 0.19 hectare lot, to be used for single family residential purposes, shall be permitted.

**AMENDMENT #39**

xii) **PART OF LOTS 5 AND 6, CONCESSION 2 (G)**

That the severance of a 4.50 ha parcel of land from an existing 9.13 ha land-holding, shown in heavy outline and hatched on Schedule 'A' hereto, shall be permitted. The erection of a single family dwelling on the vacant lot shall be permitted.

**AMENDMENT #42**

xii) **PART OF LOT 25, CONCESSION 5 (G)**

In that area shown in heavy outline on Schedule 'E' hereto the severance of a lot not exceeding 1.0 hectares in area to be used for single family residential purposes shall be permitted.

xiv) .....

xv) .....

xvi) .....

**AMENDMENT #51**

xvii) **PART OF LOT 2, CONCESSION 6 (G)**

In that area shown in heavy outline on Schedule 'E' hereto, the severance of a single family residential lot approximately 0.80 hectares in area shall be permitted.

**AMENDMENT # 77**

xviii) **PART OF LOT 14, CONCESSION 6 (G)**

In that area hatched in heavy outline on Schedule 'A' hereto, the severance of a 0.81 hectare lot to be used for single family residential purposes shall be permitted.

**AMENDMENT # 86**

xix) **PART OF LOT 17, CONCESSIONS 2 & 3 (NG)**

Notwithstanding Section 6.1.2.1.5 RURAL RESIDENTIAL SEVERANCES in that area shown cross hatched and in heavy outline on the location map attached hereto, the Subject Land may be divided into two parcels of approximately equal size, with the easterly parcel containing

two residential dwellings and the westerly parcel containing one residential dwelling unit. Further, notwithstanding 6.1.2.1.5 iv) the easterly lot is not required to have frontage on public road.

6.1.2.1.6 **SEVERANCES FOR PUBLIC USES**

Where a public use is proposed which is permitted in accordance with the conditions established in Section 5.1.2 and where the proposal requires that a new lot be created for the intended use, a severance will be permitted.

6.1.3 **PART LOT CONTROL**

In an area located within a plan of subdivision and governed by the zoning by-law, to expedite acceptable development and to permit some flexibility to owners of land, Council may pass by-laws under Section 49(7) of the Planning Act, 1983, to exempt part or the whole of a subdivision from part lot control. Council may also pass such by-laws to relieve against a situation created with a merger under the Planning Act of two formerly separate parcels within a plan of subdivision under one ownership. As a condition of passing such a by-law to remove part lot control, Council may first require the lands in question to be shown as a numbered parcel on a deposited plan of reference and to be described in such manner in a required amendment to the zoning by-law. Applications to remove part lot control will be subjected to substantially the same conditions as would the usual plan of subdivision application.

6.2 **MEDIUM TERM LEASES OF PRIVATE PARK LANDS**

Where a development is proposed which would permit either the land or building within such development to be leased, and, in effect, divided by such leases, the implications of such development will be carefully considered in the formation of a zoning amendment. In particular, a lease of a parcel of land in a recreational vehicle park or mobile home park has the same effect as would a lease of a lot on a subdivision plan. This situation is more readily apparent if such leases of land parcels within the park are from a corporation owned in common by the tenants. In these circumstances, such an application for rezoning will be subjected to substantially the same conditions as would the usual plan of subdivision application.

For greater clarity it is deemed to be the policy of this Plan that as a condition of a zoning amendment to effect the proposed use, a reference plan shall be deposited in the local land registry office and must show and identify all relevant parcels within the park as well as all private roads.

6.3 **SERVICING**

6.3.1 **MUNICIPAL WATER SUPPLY AND SEWAGE DISPOSAL SERVICES**

6.3.1.1 **PRIORITY OF SERVICING ALLOCATION**

Existing development will be given priority in the allocation of sewage treatment and water supply capacity. Existing vacant lots, areas of infill and areas adjoining the built up area will be given subsequent priorities. Such allocation will be assigned by Council in conjunction with the Regional Municipality of York. Such allocations will be assigned for new subdivision development upon draft plan approval.

**AMENDMENT #14  
AMENDMENT #71**

6.3.1.2 **KESWICK SERVICES**

**AMENDMENT #10**

Notwithstanding Section 6.3.1.1, that area shown on Schedule 'A' hereto in heavy outline, being part of Lots 23, 24, 25, 26 and 27, Concession 3 (NG), shall be serviced with municipal water supply and sanitary sewage systems. The cost of extension of such servicing from Keswick to the site shall be borne by the developer.

**AMENDMENT #11**

Notwithstanding Section 6.3.1.1, that area shown on Schedule 'A' hereto in heavy outline, being part of Lots 26 and 27, Concession 3 (NG) and parts of Plan 375, shall be serviced with municipal water supply and sanitary sewage disposal systems. Servicing will be allocated for 36 dwelling units at the time of draft plan approval, based on 3.8 persons per unit. Council however, reserves the right to review this allocation after three years coincident with the lapsing of draft plan approval and may grant extensions of draft plan approval, or alternatively, may revoke, in whole or in part, said allocation.

**AMENDMENT #63**

Notwithstanding Section 6.3.1.1, that area shown on Schedule 'A' hereto in heavy outline and designated Estate Residential, being part of Lots 22 and 23, Concession 3 (NG), shall be serviced with municipal water supply. Water supply servicing will be allocated for 31 detached dwelling units based on 3.8 persons per unit and said allocation shall be transferred from the water servicing allocation assigned by Council to phase 5 of draft plan of subdivision 19T-97055.

6.3.1.3 **SUTTON SERVICES**

**AMENDMENT #72**

An expanded Water Pollution Control Plan will have a capacity to accommodate approximately 13,500 persons equivalent. The water distribution system presently has a capacity of 5,670 persons equivalent and will require expansion to accommodate development contemplated within the Sutton Secondary Plan. Until such time as water and sewage capacity is available, new development will not be permitted.

6.3.1.4 **PEFFERLAW SERVICES**

It is not anticipated within the term of this Plan that Pefferlaw will be provided with municipal services.

6.3.1.5 **DEVELOPMENT ON MUNICIPAL SERVICES**

**AMENDMENT # 71**

- (a) In the community of Sutton, new urban development will take place on full municipal services. The servicing of new urban development, including pre-engineering studies, will generally be financed, constructed and maintained by the developer before being turned over to the Town or the Region.

**AMENDMENT #3**

**AMENDMENT #71**

- (b) In the Urban Residential areas of Sutton, low density uses on existing lots may proceed without full services. However, such development must be approved by all agencies having jurisdiction, preserviced for connection to the pending services and sited so that the lots may be redivided or otherwise fully utilized when services are connected.

Where municipal services are not planned in the community of Sutton, development may proceed on private water supply and sewage disposal systems in accordance with Section 6.3.1.7.

**AMENDMENT #24**

- (c) In that area shown on Map 1 of Schedule 'A' as "Areas not to be serviced with Municipal water and sewers", vacant lands existing as of the first day of January, 1986 shall not be permitted to be serviced by the Keswick water supply and sewage disposal system.

- (d) ---deleted---

**AMENDMENT #71**

**AMENDMENT #70**

- (e) In the community of Pefferlaw, low density uses and a very limited amount of medium density uses of three or four unit buildings may be allowed on septic tanks.

**AMENDMENT #13**

Notwithstanding the above, medium density uses on private sanitary sewage disposal and water supply systems in excess of that prescribed above, may be permitted in the following locations and subject to the following conditions:

- (a) Plan M-26 - The maximum number of units within an apartment on the subject land shall be thirty.

**AMENDMENT #4**

- (f) Notwithstanding paragraph (a) above, in that area shown hatched and in heavy outline in Schedule 'A', a maximum of six single family detached dwellings on individual lots, may be serviced by private sewage disposal systems until such time as the municipal sewage system is available to the site. Such development must be preserviced for connection to the pending sanitary sewers.

- (g) ---deleted---

**AMENDMENT #71**

**6.3.1.6 STORM DRAINAGE**

Before any major development will be permitted, a drainage study must be undertaken to determine the acceptability of the site in terms of an effective drainage design proposal. Such studies must take into consideration water table conditions as well as surface drainage. These studies will be either conducted by the Town or its consultant at the expense of the developers or, at the option of the Municipality, by the developer or his consultant. Consultation with the Ministry of the Environment and the Ministry of Natural Resources will be required as a component of such studies.

Such development proposals will be accompanied by a drainage plan indicating contours, elevations and the proposed final grade. Such a plan shall be prepared to the specifications and be subject to the approval of the Town Engineer.

**6.3.1.7 PRIVATE WATER AND SEWAGE SERVICES**

Generally, private water supply and sewage systems will not be permitted in the Town if such services are to be supplied to a third party. These services

may be permitted to be supplied by an individual in appropriate circumstances, for his personal use. Every other water and/or sewage servicing will be by way of a Municipal system, except as provided for in an approved amendment to this Plan supporting a particular development proposal.

Where a new building is proposed on a lot, the lot must satisfy minimum lot area requirements for the particular use, of the Medical Officer of Health, who must also approve water supply and/or sewage disposal systems proposed to service such buildings.

Plans for industrial buildings must first be approved by the Industrial Abatement Section of the Ministry of the Environment.

In the following situations, an engineering report, satisfactory to the Town, the Regional Municipality of York and all other appropriate agencies, will be required before development will be allowed to proceed:

- (a) Where, in the opinion of the Medical Officer of Health, there appear to be deficiencies which might adversely affect the efficient operation of an individual sewage disposal facility within a proposed area for development, or
- (b) Where, in the opinion of the Medical Officer of Health or the Town Fire Chief, or both, a proposed area for development appears to lack the components which would ensure an adequate and potable water supply.

Where a major development is permitted on private water and sewage services, Council will seek to ensure that the nature of such development will not create a future demand for extension thereto of Municipal piped water or sanitary sewers.

#### 6.4 **DEVELOPMENT PROPOSALS**

All proposals for development or redevelopment must be accompanied with sufficient detailed information prepared by qualified professionals to allow proper evaluation by Town staff.

Where it is deemed necessary, development agreements, including Site Plan and Subdivision Agreements will be entered into between the Town and the developer. All financial requirements, road widenings, easements and title transfers in favour of the Municipality must be satisfied prior to final approval of any development proposal.

6.5 **MUNICIPAL FINANCES AND DEVELOPMENT**

**AMENDMENT #71**

In order to protect the taxpayers of the Municipality from undue financial hardship, Council will ensure that the nature, location and timing of development is such that the demand for services is not excessive in terms of cost in relation to the taxable assessment generated therefrom.

Under the present Municipal taxation structure in Ontario there is a definite advantage in obtaining significant commercial and industrial growth. Council will pursue this objective and impose such terms and conditions, in a long term context as will ensure that new residential development will not become a financial burden on the Municipality.

6.6 **EDUCATIONAL FACILITIES**

The York Region School Board and York Region Roman Catholic Separate School Board have jurisdiction in the Municipality and have the responsibility of determining the need, extent and timing of additional educational facilities. Before approval is given for any development or redevelopment proposal which will result in additional pupils, the Municipality, through consultation and cooperation with the School Boards, will ensure that adequate educational facilities will be made available as required.

6.7 **SPECIAL STUDY AREAS**

As a first step towards development or redevelopment, the following areas are designated Special Study Areas. It is intended to conduct further studies, as required, prior to re-classification of land use or addition of new policy statements to the Plan.

6.7.1 **COMMUNITY OF KESWICK**

**AMENDMENT#14**

Section 6.7.1 and subsections deleted.

6.7.2 **COMMUNITY OF SUTTON**

6.7.2.1 **SECONDARY PLAN**

Prior to permitting any major new developments, Council will adopt a Secondary Plan for Sutton, to be incorporated into this Plan by amendment. This secondary plan will examine the feasibility of developing the area west



of Dalton Road with its apparent drainage problems<sup>14</sup> and the overall development concept for the community, with special attention to servicing and the easterly extension of serviced development.

**AMENDMENT #72**

Having completed a secondary plan study in accordance with the above policy, major development may be permitted within the Sutton community, provided that it conforms to the policies of the Sutton Secondary Plan – Official Plan Amendment Number 72.

**6.7.2.2 COMMERCIAL NEEDS STUDY**

This study will inventory currently available commercial floor space and commercially designated land in the Sutton area and attempt to assess the need, if any, for an immediate increase in present facilities and to project the future need for such facilities.

**6.7.2.3 SPECIFIC LAND USE STUDY**

A study will be conducted to determine the most suitable land use designations in the area east of Dalton Road between Faircrest Avenue and the Black River Road.

**6.7.2.4 BRUELS SUBDIVISION STUDY**

This area has a number of unique problems which should be the subject of a special study.

**6.7.3 COMMUNITY OF PEFFERLAW**

*--- OFFICIAL PLAN AMENDMENT #70, as amended ---*

**6.7.4 WATERFRONT PLAN STUDY**

It is a goal of this Plan to develop a Waterfront Plan to be incorporated into this Plan by amendment. Such a Plan will examine the compatibility of mixed land uses and will address the need for public and private access to the lake. Special attention will be given to the impact any proposed development will have on the water quality of Lake Simcoe. In the meantime, new developments will be permitted to proceed in accordance

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<sup>14</sup> Any plans to develop would need to address the problems raised by the Rural Communities Services Study prepared for the Region of York by Underwood McLellan and Associates Limited.

with the policies of this Plan. Where a Secondary Plan or amendment to the Official Plan is required, these will be used as a basis for the comprehensive Waterfront Plan. As an integral part of the preparation of the Waterfront Plan, Council will hold public meetings, invitations to which will be extended to various ratepayer groups and beach associations. The advice of the Region and the Province will be sought in the development of such Plan.

#### 6.7.5 **RURAL AREA PLAN**

The Rural Area Plan will examine such matters as:

- (a) the role Georgina's agricultural industry plays on the Provincial and Regional scales,
- (b) the impact of non-farm development on the farm community, including the impact on land values, social consequence and other relevant matters,
- (c) the need for non-farm building lots, including lots for Estate Residential and Rural Mobile Home Park developments,
- (c) the impact of rural development on Georgina's environment, and
- (d) Hamlet development.

The Rural Area Plan will be prepared in consultation with representatives of the farm and development communities. The advice of the Region and the Province will be sought in the development of such Plan.

In the meantime new developments will be permitted to proceed in accordance with the policies of this Plan.

#### **AMENDMENT #27**

#### 6.8 **SITE PLAN CONTROL POLICIES**

- 6.8.1 Pursuant to Section 40 of the Planning Act, 1983, as periodically amended, the Council of the Town of Georgina designates all lands within the Town of Georgina, as outlined on Schedule 'A' to the Official Plan, as a proposed site plan control area. The Town of Georgina corresponds with the corporate limits of the Town of Georgina. The Council may pass a by-law pursuant to Section 40(2) of the Planning Act, 1983 designating any portion of this proposed area as a site plan control area. Specifically excluded from this site plan control area are:

- 
- i) any lands which are existing or are designated on Schedule 'A' to the Official Plan for low density residential uses, consisting of a single family detached, semi-detached, duplex or converted two family dwellings and accessory structures,
  - ii) agricultural and farm related buildings or structures which are utilized for farming operations and by their nature do not serve the public (agricultural, commercial or industrial operations such as farm equipment sales and service, farm supply sales, greenhouse operations and agricultural storage, sales and supply establishments, but excluding a farm produce stand, are not subject to this exemption).
  - ii) residential and farm fences.

6.8.2 Save and except those uses specifically exempted in 6.8.1 above, the provisions of site plan control will be utilized by the Council of the Town of Georgina within the area(s) designated by by-law where:

- i) one or more buildings or structures are constructed, or
- ii) the construction of an addition or alteration to an existing building or structure increases the usability thereof,
- iii) commercial parking lots are established,
- iv) the location of three or more mobile homes.

6.8.3 Pursuant to Section 40(4) of the Planning Act, 1983, within the proposed site plan control area identified in Sections 6.8.1 and 6.8.2, the Council of the Corporation of the Town of Georgina, or where a referral has been made under Section 40(12) of the Planning Act, may require drawings to be submitted for approval, showing plan, elevation and cross-section views of all buildings and structures to be erected and showing the location of all facilities and works to be provided. In accordance with Section 40(7) of the Planning Act, 1983, the owner of land may be required to enter into a site plan control agreement and provide, to the satisfaction, and at no expense to the Municipality, any or all of the following:

- i) widenings of highways that abut on the land and where the highways and proposed planned widths of said roads are shown or described within this Plan;
- ii) access to and from the land, including ramps, curbs and traffic direction signs;

- iii) off-street vehicular loading and parking facilities;
- iv) pedestrian access;
- v) lighting facilities;
- vi) landscaping provisions;
- vii) storage of garbage and waste material;
- ix) required municipal easements, and
- ix) grading of lands and disposal of storm water.

6.8.4 Pursuant to Section 40 of the Planning Act, 1983, the following tables cite those Regional and Town roads proposed to be widened and the planned street widths of each which may be widened at no expense to the Town or the Regional Municipality of York.

<b>TABLE 1</b>		<b>AMENDMENT #71</b>	
<b>PLANNED ROAD WIDTHS FOR REGIONAL ROADS IN THE TOWN OF GEORGINA</b>			
No.	ROAD NAME	DESCRIPTION	PLANNED BASIC ROAD WIDTH
Y.R. 3	Kennedy Road	From Ravenshoe Road (YR 32) to Baseline Road (YR 8A)	36m (120')
		From Baseline Road (YR 8A) to Mahoney Avenue	30m (100')
		From Mahoney Avenue to Metro Road (YR 78)	26m (86')
Y.R. 8	Woodbine Avenue	From Metro Road (YR 78) to Lake Road (YR 78)	20m (66')
Y.R. 8A	Baseline Road	From Woodbine Avenue (YR 8) to Elizabeth Drive	36m (120')
		From Elizabeth Drive to Dalton Road (YR 9)	30m (100')

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Y.R. 9	High Street	From Hwy. #48 to Dalton Road (YR 9)	20m (66')
Y.R. 9	Dalton Road	From Baseline Road (YR 8A) to Black River Road (YR 80)	26m (86')
		From Black River Road (YR 80) to Metro Road (YR 78)	30m (100')
Y.R. 18	Park Road	From Ravenshoe Road (YR 32) to Sibbald Point Prov. Park entrance	30m (100')
		From Sibbald Point Prov. Park entrance to Lakeshore Road	26m (86')
		NOTE: Future realignment proposed at Ravenshoe Rd. (YR 32) to eliminate level railway crossing	
Y.R. 21	Pefferlaw Road	From Hwy. # 48 to C.N.R. and from Main Street to York/Durham Line	30m (100')
		From C.N.R. to Main Street	20m (66')
Y.R. 32	Ravenshoe Road	From West Town limit to Bruce Street on new proposed alignment, and,	
		From Woodbine Ave. (YR 8) to West limit of proposed Udora By-pass	36m (120')
		NOTE: Future grade separation at C.N.R. West of Park Road (YR 18)	
		From West limit of Udora By-pass to York/Durham Line	26m (86')
		NOTE: This section of Ravenshoe Road to be reverted to area municipalities on completion of Udora By-pass.	

Y.R. 78	Metro Road	From Boyers Sideroad to Dalton Road (YR 9)	30m (100')
Y.R. 79	Old Homestead Road	From Woodbine Ave. (YR 8) to Station Road  NOTE: Jog eliminations proposed at 5 <sup>th</sup> Concession, 6 <sup>th</sup> Concession, and Old Boundary between former Townships of North Gwillimbury and Georgina, west of Hwy # 48  - Possible future grade separation at C.N.R. crossing, east of Weir's Sideroad (YR 81)	30m (100')
Y.R. 80	Black River Road	From Dalton Road (YR 9) to Park Road (YR 18)	30m (100')
Y.R. 81	Weir's Sideroad	From Ravenshoe Road (YR 32) to Old Homestead Road (YR 79)  NOTE: Jog eliminations proposed at Second Concession Road and Old Homestead Road (YR 79)	30m (100')
Y.R. 82	Victoria Road	From Ravenshoe Road (YR 32) to York/Durham Line	30m (100')

**SIGHT TRIANGLES REGIONAL ROADS**

Intersections of Town of Georgina roads with Regional roads up to a maximum of 15.0m x 15.0m.

Intersections of Regional roads with Regional roads up to a maximum of 30.0m x 30.0m.

<b>TABLE 2</b>		<b>AMENDMENT #71</b>
<b>PLANNED ROAD WIDTHS FOR TOWN ROADS</b>		
<b>ROAD</b>	<b>SECTION</b>	<b>PLANNED WIDTH</b>
Malone Rd.	Jackson's Point Ave. to east limit	15 m

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Georgina Ave.	Lake St. to Lorne St.	15m
Simcoe St.	Lake St. to Thompson Dr.	15m
Lake St.	Lake Dr. to Georgina Ave.	15m
Thompson Dr.	Lake Dr. to Georgina Ave.	15m
DeGeer St.	Lake Dr. to Beech St.	15m
Sedore St.	Lake Dr. to north limit	15m
Cameron Ave.	Lake Dr. to north limit	15m
Beech St.	Dalton Rd. to Sedore St.	15m
Metro Rd.	Dalton Rd. to Park Ave.	20m
River St.	High St. to north limit	15m
Queen St.	Birch St. to Black River Rd.	15m
Birch St.	River St. to Georgina Ave	15m
Church St.	Elm St. to Birch St.	15m
Market St.	High St. to Georgina St.	15m
Market St.	Georgina St. to east limit	20m
Middle St.	Church St. to west limit	15m
West St.	Church St. to High St.	15m
Elm St.	High St. to Church St.	15m
Cedar St.	High St. to east limit	15m
East St.	High St. to east limit	15m
King St.	Georgia Ave. to west limit	15m
Roanoke Rd.	Dalton Rd. to west limit	15m
Queensway North	Boyer's Sideroad to Deer Park Rd.	20m
Deer Park Rd.	Woodbine to Metro Rd.	20m
Boyer's Sideroad	Metro Rd. to 5 <sup>th</sup> Conc. Rd.	25m
Riverglen Rd.	The Queensway to Woodbine Ave.	20m
Glenwoods Dr.	Woodbine to 7 <sup>th</sup> Conc. Rd.	25m
Pollock Rd.	Woodbine to 5 <sup>th</sup> Conc. Rd.	25m

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Catering Rd.	6 <sup>th</sup> Conc. Rd. to Dalton Rd.	20m
Cryderman S/R	Catering Rd. to Hwy. #48	20m
Baldwin Rd.	7 <sup>th</sup> Conc. Rd. to Hwy. #48	25m
4 <sup>th</sup> Conc. Rd.	Hwy. #48 to Weir Sideroad	25m
Catering Rd.	Ravenshoe Rd. to 7 <sup>th</sup> Conc. Rd.	20m
Centre Rd.	Glenwoods Dr. to Ravenshoe Rd.	20m
Black River Rd.	Park Rd. (YR 18) to Virginia Blvd.	25m
Virginia Beach Blvd.	Black River Rd. to Hwy #48	25m
Stoney Batter Rd.	Hwy. #48 to Old Homestead Rd	25m
6 <sup>th</sup> Conc. Rd. (G)	Stoney Batter Rd. to Pefferlaw Rd. (YR 21)	25m
3 <sup>rd</sup> Conc. Rd.	Weir Sideroad to end of open section of road at Lot 15	25m
3 <sup>rd</sup> Conc. Rd.	York/Durham Line to end of open section of road at lot line between Lots 23 and 24	25m
8 <sup>th</sup> Conc.	York/Durham Line to lot line between Lots 24 and 25	25m
Boyer's Sideroad	Metro Rd. to Woodbine Ave.	26m
Golf Road	Lake Drive to Metro Road	20m
Clarlyn Drive	Lake Drive to Metro Road	20m
Clarlyn Heights Drive	East/West section Metro road to east	20m
Clarlyn Heights Drive	North/South section	15m
Bowling Green Rd.	Hillcrest Ave. to southerly limit	15m
Tennis Road	Hillcrest Ave. to southerly limit	15m
Crestwood Drive	Shorecrest Road to Lake Drive	15m
Pleasant Lane	Lake Drive to Metro Road	20m
Riveredge Drive	Queensway to Woodbine Avenue	20m
Lake Drive	Willow Drive to Wyndhurst Road	20m
Lake Drive	Church St. to Old Homestead Rd.	20m
Terrace Drive	Lake Drive to Queensway	20m
Cameron Avenue	South Park Drive to Queensway	15m



If not individually listed, the planned street widths shall be 20 metres (66 ft.).

- 6.8.5 In general, road widenings will be required to be dedicated in equal widths from the centre line on each side of the road allowance. When constraints such as topography, preservation of historical features, insufficient setbacks from buildings or structures or the previous pattern of dedication dictate, dedication may require that the road dedication be taken on one side of the road. However, in such cases, only one half of the widening described will be taken through site plan control.

## SECTION 7

### RECREATION AND OPEN SPACE

#### 7.1 INTRODUCTION

Open Space, for the purpose of this Plan, is defined as outdoor space which serves the following functions:

- (a) Enhancement and provision of opportunities for recreation;
- (b) Creation and reinforcement of physical and social spaces;
- (c) Preservation and protection of natural and man made environments;
- (d) Assistance in the perception of the structure and form of the Town.

These functions refer to the direct and indirect influence of open space on the Town and the perceptions of various user groups in interpreting the values which open space provides. The success of these functions requires the integration of both publicly owned and privately owned open space. However, this shall not mean that privately owned open space shall be free to public access, but rather that Council recognizes the integral part private open space plays in a Town-wide open space system. Public and private concerns are encouraged to participate whenever possible.

Traditionally, outdoor recreation has been considered the main function of open space within the Municipality. However, recreation must be planned in conjunction with other open space functions in order to satisfactorily develop a healthy living environment.

#### 7.2 RECREATION AND OPEN SPACE POLICIES

Schedule 'A' of this Plan does not designate specific sites for Recreation and Open Space uses. Public Recreation and Open Space uses are permitted in all land use categories in accordance with Section 5.1.2. Private Recreation and Open Space uses which include golf courses, cemeteries and beaches may be permitted as provided for in Section 5.1.3.

Where lands, which are privately owned are zoned "Open Space" in the zoning by-law, it shall not be implied that such areas are free and open to the general public, nor that they will necessarily be purchased or expropriated by the Town or any other public agency, but rather that buildings or land uses proposed on these lands must comply with the requirements of the "Open Space" zone in the said by-law. Because Council recognizes the functional necessity of these privately owned and maintained open space lands, it will

therefore encourage the owners of such lands to preserve and enhance the qualities of their properties.

Council will pass a zoning by-law which will control the height of new construction where the lack of such control might permit a form of construction which would detrimentally affect public visual access to Lake Simcoe.

Land for Recreation and Open Space uses will be provided through park dedication simultaneously with development or redevelopment as provided in the Planning Act and through other acquisitions by public agencies. However, where land is to be dedicated under the Planning Act, the Municipality shall not necessarily accept lands shown as Hazard Lands in Schedule 'B' of this Plan, storm drainage channels, nor other land physically unsuitable as part of such land dedication.

If, when considering a development or redevelopment proposal, Council determines that land, which has been identified in the Recreation Master Plan as being a potential park site is more suitable for Open Space purposes than lands within the perimeter of the development or redevelopment area, Council may authorize that such other land be purchased using funds obtained from the developer in lieu of parkland dedication within such development or redevelopment area.

Council will review Recreation and Open Space goals, objectives and policies of the Official Plan when the Recreation Master Plan is completed and approved and shall make such amendments to the Official Plan as Council shall deem appropriate.

### 7.3

#### **RECREATION MASTER PLAN**

In order to provide an understanding of the current and future local recreation needs, Council authorized the preparation of a Recreation Master Plan. The said Plan was received by resolution of Council on 1981 12 10.

Through the Recreation Master Plan, Council will implement the Recreation and Open Space goals and objectives of the Official Plan. The Recreation Master Plan supplements the Official Plan, provides detail not shown herein, sets forth both short term and long term Recreation and Open Space policies and recommendations of the Council and addresses such issues as:

- (a) existing and future open space, recreation facilities and programs related thereto;

- (b) standards and specifications for the maintenance and development of open space;
- (c) recreation policies for public and private facilities;
- (d) potential development site for open space, including parks and recreation-oriented transportation corridors.

The Recreation Master Plan will be reviewed and amended periodically to reflect changes in recreational needs, Council policies and the economic acceptability of such recommendations in the said Plan and amendments thereto.

As recommended in the Recreation Master Plan, Council adopts a Municipal Park Standard of 8 ha/1000 population to include Neighbourhood, District and Municipal-wide parks. The Municipal Park Standard further includes those park lands owned by senior governments.

The following park standards shall serve as a guideline for Public Park development:

- i) Land for Neighbourhood Parks shall be provided in the proportion of 1.5 ha/1000 population and such parks shall have a minimum area of 1.5 ha.
- ii) Land for District Parks shall be provided in the proportion of 1.0 ha/1000 population and such parks shall have a minimum area of 4 ha.
- iii) Land for Municipal-wide parks shall be provided in the proportion of 5.5 ha/1000 population and shall have a minimum area of 20 ha.

## SECTION 8

### COMMUNITY IMPROVEMENT POLICIES

#### AMENDMENT #14

#### 8.1 GENERAL

Community Improvement goals and objectives are set forth in Section 3 - Goals and Objectives under Community Improvement.

It shall be a policy of this Plan that Council shall establish a comprehensive community improvement programme to assist in the maintenance and improvement of the quality of buildings and services in the Town.

#### 8.2 CRITERIA FOR DESIGNATING COMMUNITY IMPROVEMENT AREAS

The following criteria shall be utilized when delineating Community Improvement Areas:

- (a) a substantial portion of the housing and other buildings are in need of maintenance and/or rehabilitation and/or redevelopment; or
- (b) inadequacies in the sanitary sewer system, storm sewer system and/or system of watermains; or
- (c) inadequate sidewalks, curbs and/or roads; or
- (d) insufficient lighting; or
- (e) the presence of deficiencies in social and recreation facilities; or
- (f) deficiencies unique to commercial areas including poor traffic circulation, lack of parking facilities or high commercial vacancy rate;
- (g) areas containing buildings of a heritage significance.

#### 8.3 COMMUNITY IMPROVEMENT AREAS

Community Improvement Areas are shown on Schedule 'D' hereto. These areas have been delineated following the application of the criteria outlined in Section 8.2 to all of the built-up areas of the Town.

Figure 1 is a matrix which provides a partial list of the hard and soft service projects required in each of the Community Improvement Areas.

8.4 **PHASING OF COMMUNITY IMPROVEMENTS**

Numerous community improvement projects have been identified in each of the community improvement areas previously discussed. The phasing of each improvement should permit a logical sequence of events to occur without unnecessary hardship on area residents and the business community. Improvements which will most substantially increase the stability and aesthetic and environmental qualities of a community improvement area shall be undertaken first. When appropriate, a substantial portion of the improvements in one project area shall be completed before a by-law is passed designating a second project area. Notwithstanding this, when a severe community facility deficiency is identified, a by-law may be passed designating a Community Improvement Project Area, allowing work to be undertaken.

Also, prior to undertaking improvements, Council shall be satisfied that it can reasonably finance and afford the Town's share of costs associated with the required work.

8.5 **METHODS OF IMPLEMENTATION**

The **COMMUNITY IMPROVEMENT** goals, objectives and policies of the Plan will be achieved through the following methods:

- (a) The designation of Community Improvement Project Areas and implementation of **COMMUNITY IMPROVEMENT PROJECT PLANS**. The Community Improvement Project Areas will be designated by by-law and the Community Improvement Project Plans will be prepared by staff and adopted by by-law after public meetings held to obtain the comments of landowners and residents in the respective areas.
- (b) Participation in Provincial and Federal government Community Improvement programmes and application for respective grants for the construction of community improvements and assisted housing, and for the restoration of heritage buildings. Community organizations will be encouraged to assist financially in such undertakings.
- (c) Participation in Provincial and Federal government programmes which provide assistance to private landowners for the maintenance, rehabilitation and redevelopment of their properties, and further, to advertise that such financial assistance is available.

- (d) Continued enforcement of the comprehensive Zoning By-law, Property Standards By-law and Sign By-law.
- (e) A continued liberal approach to zoning amendments and minor variances which would increase the stability of the community.
- (f) Continued support of existing Business Improvement Areas and the encouragement of new B.I.A.'s in the remaining commercial centres in efforts to maintain strong and vital commercial areas.
- (g) Participation in the coordination of public and private redevelopment, rehabilitation and heritage projects by providing administrative and liaison assistance.
- (h) Passing a by-law providing for cash-in-lieu of parking facilities where the provision of such facilities is not practical or is premature and utilization of such monies for commercial area parking lots.

## SECTION 9

### HOUSING POLICIES

#### 9.1 **GENERAL**

It is the policy of Council to play an active role in Housing in the Town of Georgina.

#### 9.2 **MUNICIPAL HOUSING STATEMENT AND ANNUAL HOUSING REVIEW**

Council will implement the Housing Goals and Objectives of the Official Plan through a Municipal Housing Statement, to be adopted by Council and approved by the Minister of Housing. The Municipal Housing Statement will set forth both the medium term (1986) and the long term (2001) housing targets and the relevant policies of the Town. The housing targets will be concerned with such matters as housing forecasts by type and tenure, and overall land development planning philosophy. Housing policies will have regard to such issues as total housing production, rental housing, housing maintenance and rehabilitation and assisted senior and family rental housing.

Council will develop and adopt each year, an Annual Housing Review designed to monitor the acceptability of the housing targets and policies in the Municipal Housing Statement. Based on the findings of such Review, Council will amend such Statement as deemed appropriate.

Council will forward the adopted Municipal Housing Statement and Annual Housing Reviews to the Province and the Region to provide their respective housing programs and studies with resource material.

#### 9.3 **GROUP HOMES**

A Group Home is defined as a single housekeeping unit in a residential dwelling in which three to ten mentally, physically or socially handicapped residents, excluding staff, live as a family under responsible supervision as may be required. A Group Home must be licensed or approved under Provincial Statute.

Group homes may be permitted in detached, single family dwellings in all low density residential areas pursuant to a general amendment to the zoning by-law which will set forth provisions for the separation of these homes and may include restrictions on the number and type of Homes permitted within each zone category.



## SECTION 10

### ROADS POLICIES

#### 10.1 **GENERAL**

The Roads Plan is based on the inter-relationship of land use and roads. The road pattern is designed to facilitate a satisfactory movement of both people and goods to and from various land use areas within and outside of the Town of Georgina Planning Area.

#### 10.2 **THE ROAD PATTERN**

##### **AMENDMENT #70**

The road pattern, as shown in Schedule 'C', and 'E3', Roads Plan, is based on the following principles:

- (a) The overall road pattern should be in harmony with the proposed road pattern of the adjoining municipalities, the Regional road system, and the Provincial highway system.
- (b) Arterial roads should permit the movement of large volumes of traffic through the planning area to and from the major traffic generating areas.
- (c) Collector roads should permit the movement of medium volumes of traffic between arterial and local roads.
- (d) Local roads should provide access only to the areas in which such local roads are located and should not serve major traffic generating areas.

#### 10.3 **CLASSIFICATION**

##### **AMENDMENT #70**

The roads of the Town of Georgina Planning Area, both existing and proposed, are classified in Schedule 'C' and 'E3' hereto according to their ultimate function. Where additional land is required for widening and extensions, such land shall be obtained wherever possible, in the course of approving subdivisions, severances or changes in zoning under the Planning Act.

While road widths are provided for herein, it is recognized that more detailed studies must be done in the built up areas, as these proposed widths cannot always be achieved. It is also recognized that greater widths are needed in areas of cut or fill or for other special purposes.

(A) **ARTERIAL ROADS**

Arterial roads are designed to facilitate inter-area or through movement of large volumes of traffic on 2 to 4 traffic lanes and provide limited land-access to abutting properties.

Such roads include Regional roads which link urban and resort centres. These roads are also divided into two divisions as follows:

- i) **Major Arterial** - These include major Regional roads with right-of-way widths in excess of 35 metres.
- ii) **Minor Arterial** - These include Regional roads of lesser significance with right-of-way widths of 30 metres.

(B) **COLLECTOR ROADS**

The remaining roads in the Planning Area are classified as local two traffic lane roads with a right-of-way width of 20 metres for through roads. These roads are designed primarily to provide land access to abutting property and to discourage the movement of through traffic.

(C) **PRIVATE STREETS**

While private streets serving a condominium or lease arrangement area are not maintained by the Town, this Plan recognizes that such private streets should be adequate for traffic, including fire protection vehicles, and that ultimately the Municipality may be required to accept responsibility for such streets. In approving developments with private streets, due consideration must be given to the aforesaid contingency.

(D) **PROVINCIAL HIGHWAYS**

These include roads with right-of-way widths in excess of 35 metres which are under the jurisdiction of the Ministry of Transportation and Communications.

10.4

**ROAD ACCESS**

Any new road access must be designed in such a manner that no traffic hazard is created by reason of concealment of such access by a curve or grade. Access points should be limited, especially in respect to major roads. Comments from the appropriate engineering department in respect to development proposals will be sought and carefully considered. Approval will be granted only if the access is found to be adequate.

10.5      **INTERSECTION IMPROVEMENTS**

It is intended, wherever possible, as traffic conditions warrant, that improvements such as jog eliminations, regulation of turning movements, proper signing, installation of traffic signals, marking of traffic lanes and channelization will be undertaken, particularly at those intersections indicated in Section 'C'.

10.6      **RAILROAD CROSSING IMPROVEMENTS**

It is intended, wherever possible, that those railroad crossings shown in Schedule 'C' be improved by means of grade separations or provided with other protective measures, such as sight triangles and signals.

10.7      **ROAD NEEDS STUDY**

Road improvements will generally follow the program set out in the Town Road Needs Study.\*<sup>15</sup>

10.8      **ENVIRONMENTAL CONSIDERATIONS**

Construction of new roads and bridges and the reconstruction of existing facilities may have an adverse impact on forest cover, fish and wildlife habitat. Accordingly, when such construction or reconstruction is considered, Council will consult with appropriate Regional and Provincial agencies.

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<sup>15</sup> Most recently published 1977 - 1978.

## SECTION 11

### PLAN IMPLEMENTATION AND AMENDMENT

#### 11.1 **GENERAL**

This Official Plan will be implemented by Council, the Land Division Committee, the Committee of Adjustment under the Planning Act, the Regional Municipality of York Act, the Municipal Act and such other statutes as may be applicable. In particular, this Plan will be implemented by zoning by-laws, by-laws pursuant to the Municipal Act, construction of public works, approval of plans of subdivision and consents for severances.

#### 11.2 **ZONING BY-LAWS**

Comprehensive Zoning By-law 911 was passed by Council on 1977 05 09 and approved by the Ontario Municipal Board on 1980 01 31. By-law Number 911 basically zones land in accordance with proposals contained within this Plan and establishes regulations to control the use of land and the character, location and use of buildings and structures.

Not all land areas shown in Schedule 'A' to the Plan will be zoned in the first instance by By-law 911 for their ultimate or most appropriate uses. Certain areas may, for example, be zoned in accordance with an existing use, or classified as transitional or rural or another similar category, pending subsequent rezoning to conform with this Plan.

When Council receives an application for a development project within an area which is not zoned to permit such development, it will require an assessment by staff and comments from outside agencies. If it can be shown to Council's satisfaction that the proposal is in conformity with this Plan, adequately serviced and not premature, Council may pass an amendment to By-law 911 to provide for the intended land use.

#### **AMENDMENT #12**

#### 11.3 **MAINTENANCE AND OCCUPANCY BY-LAW**

By-law TR-23(BU-1) was passed by Council on August 21, 1978, thereby adopting a Maintenance and Occupancy By-law relating to property standards. Ministerial approval was granted October 16, 1978.

This by-law is intended to establish minimum standards of maintenance and occupancy to conserve, sustain and protect existing and future development within the Town.

Council will continue to enforce and periodically review the aforesaid Maintenance and Occupancy By-law.

11.4 **MUNICIPAL ACT BY-LAWS**

By-laws governing uses such as waste disposal sites, salvage yards and signs will be enacted and periodically reviewed and considered to ensure that such uses are continuously regulated and controlled.

11.5 **PUBLIC WORKS CONSTRUCTION**

The construction of Public Works within the Planning Area will be carried out in accordance with the policies of this Plan.

11.6 Deleted by Amendment #27

11.6 **DIVISION OF LAND**

Division of land shall take place in accordance with the Land Division policies set forth in Section 6.1 hereto.

11.7 **COMMITTEE OF ADJUSTMENT**

The Committee of Adjustment will be guided by the general intent and purpose of this Plan and implementing by-laws in making decisions pursuant to Section 44 of the Planning Act, 1983. The function of the Committee is to deal with applications to permit minor variances from the provisions of the zoning by-law.

Applications which deal with policy matters as set forth in this Plan and the zoning by-law will be referred to Council with the Committee's recommendation.

11.8 **OFFICIAL PLAN AMENDMENTS**

Following the Official Plan reviews<sup>16</sup> and as changing conditions require, amendments to the Plan may become necessary. The following procedure will be followed to ensure that proposed amendments are properly considered and that the general public receives adequate notification:

- (a) Prior to preparing an amendment to the Official Plan, Council will request relevant studies and comments from staff and appropriate

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<sup>16</sup> See Section 1.

external agencies. Then, if affirmatively disposed, Council will direct preparation of such amendment.

- (b) At this stage, Council will then hold a public meeting(s) to present the amendment and to request comments and/or discussion of the amendment.
- (c) Notice of such public meeting(s) will be given by advertisement in a local newspaper.
- (d) A record will be made of the public meeting(s) and it shall be appended to the submission to the Minister of Municipal Affairs in which approval of the amendment is requested.
- (e) If the amendment is approved, a notice will be placed in a local newspaper, announcing such approval and stating that copies of the amendment may be obtained from the Clerk.

11.9

### **SECONDARY PLANS**

A Secondary Plan is a Plan of a Neighbourhood or Community within the Municipality which, among other functions performed, shows such said Neighbourhood or Community in greater detail and depth than does the Official Plan. This is a planning exercise by which the needs of the area are evaluated and provided for and may be a condition precedent to further development beyond that permitted for by the Official Plan. Secondary Plans will be adopted by Council as amendments to this Plan.

When considering a Secondary Plan for a hamlet area or that portion of a Rural Area Plan dealing with any hamlets located on the Municipal boundary between the Regional Municipality of Durham and the Town, Council shall consult with the respective Council(s) of the adjacent Municipality(ies) prior to adopting such a plan.

11.10

### **WATERFRONT AND RURAL AREA PLANS**

Waterfront and Rural Area Plans are basically the same as Secondary Plans, except that they will affect larger areas of common interests. Waterfront and Rural Area Plans will be adopted by by-law of Council as an amendment to this Plan.

**AMENDMENT #10**

11.11 **SPECIFIC IMPLEMENTATION PROVISIONS**

In addition to the above implementation policies, the following specific implementation provisions shall apply to those developments listed below:

11.11(a) **MAPLE LEAF ESTATES  
RECREATIONAL RETIREMENT COMMUNITY  
PART OF LOTS 23, 24, 25, 26 AND 27, CONCESSION 3 (NG)**

- i) The development will be regulated by one plan of subdivision comprising two lots and one zoning by-law utilizing the holding ('h') provisions of Section 35 of the **Planning Act, 1983**.

The developer will be required to enter into a subdivision agreement including, among other matters, the zoning of the property, financial considerations of the Municipality, storm water control and the construction (if required) and maintenance of the municipal sanitary sewage system and municipal water supply system on site and the proposed phasing of development for the site.

Although all outstanding planning issues respecting this development have been resolved so that this Official Plan amendment may be approved, Council recognizes the desirability to continue to evaluate the impact of this development on:

- 1) the environment, particularly the water quality of Lake Simcoe;
- 2) traffic on surrounding roads; and
- 3) the financial resources of the Municipality, particularly with respect to the cost of social services.

Therefore, Council will enact a zoning by-law under s.34 of the **Planning Act, 1983**, consistent with the provisions of this Official Plan affecting the entirety of the lands. With the exception of those lands generally shown as Phase 1 and Phase 2 on Figure 1 (attached to O.P.A. 10), the by-law will also utilize the holding provisions of Section 35 of the **Planning Act, 1983**. The zoning by-law enacted pursuant to Section 34 of the **Planning Act, 1983**, shall define and incorporate a holding symbol which shall be the letter 'h' and which shall precede the use and density designations contained in any such by-law. This zoning by-law shall specify the use to which lands, buildings and structures may be put at such time in the future

as the holding symbol is removed from any such by-law on an incremental basis in accordance with the provisions of this Official Plan amendment.

At such time as the development is approved, Council will begin to monitor the impact of the development on the environment, traffic, finance and social services of the Municipality. In assessing the impact of traffic, Council will have regard, for comparative purposes, to the Transportation Assessment, as updated and completed by Marshall, Macklin, Monaghan. With regard to the future impact of the development on finance and social services, Council recognizes that it is difficult and complex to qualify such matters and will therefore use its best judgment in assessing the impact. The Municipality will also monitor the age profile of the population within the development and consult with social agencies regarding the provision of social services to residents of the development.

Council shall not remove the holding zone provision from Phases 3, 4 and 5 unless it is satisfied that the development of Phases 1 and 2 and the subsequent phase(s) have not, or will not, based on the results of the monitoring programme, decrease the quality of the environment to unacceptable levels, based on Provincial criteria, or place undue financial hardships on the Municipality or increase the level of traffic on Deer Park and Varney Roads to unacceptable levels as determined by the Municipality. Council will only remove the holding zone for Phase 3 after the results of the monitoring are completed for the first phase and such results are satisfactory to the Municipality, in consultation with the Ministries of the Environment and Natural Resources, the Lake Simcoe Region Conservation Authority, the Region and any other appropriate agency. Further, the holding zone shall not be removed from Phase 3 until at least 50% of the homes in Phases 1 and 2 have been completed and occupied for one year. Final approval for the removal of the holding zone on Phase 4 will be dependent on satisfactory results of the monitoring completed during Phase 2 of the development and will not occur until at least 50% of the houses in Phases 1, 2 and 3 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' from Phase 3. Final approval for the removal of the holding zone on Phase 5 will be dependent upon the satisfactory results of the monitoring completed during Phase 3 of the development and will not occur until at least 50% of the houses in Phases 1, 2, 3 and 4 have been completed and occupied and a minimum of one year has expired from the date of the removal of the 'h' zone on Phase 4.



Further, the holding zone shall not be removed and building permits shall not be issued for either of Phases 4 and 5 of the development if monitoring by the Town indicates that the servicing allocation for the prior three phases of the development has been reached prior to the maximum number of units being in place for these prior phases.

Prior to amending the by-law to remove the 'h' and allow Phases 3, 4 and/or 5, Council will hold public meetings and hear public submissions with respect to the above and any other relevant matters.

- ii) It is an objective of this Plan to protect Lake Simcoe as an important environmental and economic resource for the Town of Georgina. Therefore, as a condition of approval of the plan of subdivision, a storm water management programme<sup>17</sup> shall be developed to the satisfaction of the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources and approved under the Ontario

Water Resources Act. In assessing the storm water management programme, which shall include the provision for the monitoring of water quality up until one year following 80% of the construction of homes in the most recently approved phase, it is understood that the Ministry of the Environment will have regard to its, "Blue Book", entitled, **Water Management Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment**, Nov. 1978; Revised May 1984 (as may be amended from time to time) or any additional objectives or criteria it deems appropriate. It is further understood that reasonable application of the "Blue Book" requires that the Ministry use its discretion in interpreting the document.

The storm water management programme will incorporate the conclusions reached in the existing Storm Water Management Study completed by Cumming Cockburn that states that the runoff from the development will not decrease the quality of water in the local near shore conditions of Lake Simcoe to unacceptable levels for swimming and other recreational activities as determined by the Ministries of the Environment and Natural Resources and the Lake Simcoe Region Conservation Authority. To measure the water quality of Lake Simcoe for consideration in the final design of the storm water management facility and for monitoring purposes, a

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<sup>17</sup> For purposes of this development, storm water management programme shall include the design and operation of a storm water management facility and a monitoring programme.

baseline environmental data field programme shall be undertaken for the respective environmental agencies at the expense of the developer. The methodology for these baseline studies shall be satisfactory to the respective environmental agencies and may be modified by such agencies where they deem appropriate. Where such modifications are made, it will not be necessary to amend these policies herein. Further baseline studies may be required by the respective environmental agencies, if necessary to complete their assessment of the storm water management programme. The following baseline studies shall be undertaken:

1) **CURRENTS STUDY:**

A Drogue Study which shall identify the currents experienced in the immediate area of the lakefront. This study shall be undertaken by a professional consultant having physical limnological expertise. The study shall be carried out monthly during the annual ice free cycle of the year. The purpose of the study shall be to identify the varying water movement conditions exhibited by the lake in the area of this project.

2) **SURVEY OF EXISTING WATER QUALITY CONDITIONS:**

This study shall be undertaken with a view to determine the water quality parameters and their relationship to the Ministerial criteria and standards relevant to the aquatic and human environment in the area. Such a study shall be undertaken by an environmental consultant or consultants with recognized expertise in aquatic ecology and environmental planning. This study shall include, but shall not necessarily be limited to, a water quality analysis for the following parameters:

- (a) BOD;
- (b) suspended solids;
- (c) total phosphorous;
- (d) turbidity;
- (e) total Kjeldahl nitrogen;
- (f) coliform bacteria (total and faecal).

A study area shall be established which shall include a minimum of 300 metres of shoreline and a 200 metre perpendicular distance therefrom. The area involved shall

be subject to minor reduction or expansion as a result of the Drogue Study.

Sampling stations shall occur in the nearshore and offshore areas of the study area in a 4 station diamond pattern. The configuration could be modified on the basis of the results of the Drogue Study. A composite sampling of the full water column shall be taken at frequencies by the Developer or the Developer's Consultant, to the satisfaction of the Ministry of the Environment.

The results of the baseline studies shall be made available to interested agencies and the public as soon as they have been completed. The requirements of the studies as set out in this amendment are minimum requirements and are not intended to preclude higher standards or criteria as may be considered appropriate.

3) **PHYSICAL CHARACTERISTICS:**

A Physical Characteristics Study shall be undertaken by a consultant having lake bottom geological and mapping expertise.

The existing conditions of the bottom substrate within the study area (an area approximately 200 metres out from the shoreline and 300 metres along the shoreline) will be identified and mapped by two methods. The first is a mapping technique designed by the Lake Simcoe

Fisheries Assessment Unit which is as outlined by Fulford et al (1979) and Thorn et al (1978).

The second consists of transect investigations within the study area. Each will be discussed separately.

Contour mapping will be undertaken, including echo sounding to a 5 metre depth and covering the entire study area.

The substrate sampling will involve randomly placing a 1/4 sq m grid within the study area and study the substrate material in-situ with the aid of SCUBA. The following observations will be made:

- 1) Distance from shore
- 2) Water Depth
- 3) Deposition
- 4) Interstitial spaces
- 5) General description
- 6) Rubble strata
- 7) Plants, invertebrates, vertebrates

Approximately 20 to 30 grid observations will be made within the study area. The data collected by this method will then be compared to Fulford et al (1979), Thorn et al (1978) and Semple (1968).

Transect observations will be carried out to increase the total area actually observed and recorded by SCUBA and to locate any isolate shoals or potential fish habitat within the study area. A total of 12 transects will be laid out at 25 metre intervals perpendicular to the shoreline out to the 5 metre depth (approximately 200 m). Observations will be made every 20 metres along the transect. Information will be collected on:

- 1) Water depth
- 2) Deposition
- 3) General description
- 4) Interstitial species
- 5) Rubble, strata
- 6) Plants, invertebrates, vertebrates

Observations will be made on both sides of the transect as far as underwater visibility allows. Also, changes in substrate composition will be noted and measured along each transect.

The substrate sampling will provide exact information on the extent, depth, slope, rubble, size, type, nature of extent (continuous, patchy), the presence of algae and macrophytes and the extent of sedimentation. The portion of the study will be carried out in October or November, 1984 to observe and record conditions when coldwater species will most likely be utilizing the area.

The purpose of this physical characteristics study shall be to determine the suitability of the lake bottom in this area for fish spawning habitat and an identification of fish abundance

in the area, with a view to ultimately determining a location for the storm water outfall which will not adversely impact areas determined important to the Lake Simcoe fishery. The outfall shall however be a minimum length of 50 metres out from the shoreline.

iii) To ensure that the public is given an opportunity to have input in the process of approval for the storm water management programme, particularly in terms of the monitoring programme, Council will, by resolution, request the Director charged with the responsibilities under the **Ontario Water Resources Act** to hold a public meeting prior to the issuance of a Certificate of Approval if such approval is required under the Act. At that time, such matters as parameters to be sampled, the frequency of sampling and the location of sampling stations will be determined.

iv) In addition to the water quality objectives for this development, other objectives relate to traffic, finance and social services. It is an objective of this development to discourage the flow of traffic toward the existing Lakeshore community of Roches Point. In this regard, Council will take steps to control motorists from using Varney and Deer Park Roads west of The Queensway by such measures as signage, i.e., "Local Traffic Only", "No Heavy Trucks". Further, there shall be no levy, contribution or external work provided for in the subdivision agreement for improvements to Deer Park Road west of Varney Road.

It is also an objective to ensure that the development does not become a financial burden on the taxpayers of the Municipality, primarily through the provision of social services.

v) The subdivision agreement, among other things, shall outline the Developer's responsibilities for maintaining certain securities in the development such as the monitoring program, and effective storm water, sewage and water treatment facilities. In particular, the subdivision agreement shall contain security guaranteeing the introduction maintenance, alteration or substitution, including on-site treatment and extension of the lake outfall facility (if there is an unacceptable engineering problem with the system) of the storm water management of activities on site by the developer. Finally, if at any time the monitoring results for water quality indicate that, in the opinion of the Ministry of the Environment, the quality of water, as a result of runoff from the development into Lake Simcoe, does reach unacceptable levels, based on Provincial criteria, then remedial action will be taken immediately.

- vi) Further, the subdivision agreement shall contain a clause to the effect that where existing development is permitted to connect to the service extensions to the site from Keswick provided by the developer, that there shall be a pro rata fee charged for such connection and the Municipality shall ensure that the developer of this site receives that fee.
- vii) To minimize the impact which construction may have on the immediate area, the subdivision agreement shall also contain the following provisions:
  - (a) Excavation materials will be handled in a manner which would prevent any direct contamination of Lake Simcoe or contamination of run-off from the site into Lake Simcoe;
  - (b) The storm water pond shall be maintained free from debris and inordinate sedimentation;
  - (c) With reference to on-site construction, construction equipment shall use the following designated roads for the purpose of accessing the site:
    - Woodbine Avenue
    - Deer Park Road east of the inter-section with The Queensway
- viii) The subject land shall be zoned Residential and Open Space (for the golf course and large common areas) in an implementing zoning by-law.

The implementing zoning by-law shall provide that the minimum floor area per dwelling unit shall be 100 sq m and that garages must be located on the same site as the companion dwelling. There shall be no communal garages.
- ix) The maximum number of dwelling units permitted on the site shall be 1,073. This assumes a population of 2,200 on approximately 160 hectares.
- x) The storm water management programme and monitoring reports required herein shall be made available by the Municipality to interested ratepayer groups within a reasonable time prior to the acceptance and approval by the Town, the Region, the Lake Simcoe Region Conservation Authority and the Ministries of the Environment and Natural Resources. For the purpose of sampling, access to the

sewage pumping station overflow and storm sewer outfall systems will be given by the Town or other owner, within reason, to any professional qualified to take such samples at no risk or expense to the Town or other owner and in accordance with all relevant Provincial legislation. Complete information regarding the contents of these agreements and monitoring studies will be made available for viewing by the public, upon request, at the local Municipal offices in advance of any public meeting and prior to Council entering into such agreements.

- xi) The subdivision agreement shall provide that in the event the owner fails to maintain the services at a level satisfactory to the Town, the Region or the Ministry of the Environment, or the developer decides at a future point to further subdivide the lands by a plan of subdivision, that the Municipality shall assume ownership and maintenance of the system if not already owned and/or maintained by the Municipality. Council, or the Ministry of the Environment, may require, that in the event the owner decides to proceed with a plan of condominium, that the Municipality shall assume ownership and maintenance of the system, if not already owned and/or maintained by the Municipality. Council will ensure that the necessary easements form part of the subdivision agreement.

## SECTION 12

### INTERPRETATION

#### 12.1 **LAND USE BOUNDARIES AND ROADS**

It is intended that the boundaries of land use designations shown in Schedule 'A' be considered as approximate and exact only where bounded by roads, railways, rivers or streams or other similar geographical demarcations. It is also intended that the location of roads, as indicated in Schedule 'C', be considered as approximate and not exact. Consequently, amendments to the Official Plan will not be required to permit minor adjustments to such approximate land use boundaries or to such approximate location of roads, provided the general intent of the Plan is preserved. Such minor deviations will not be reflected in Schedules 'A' and 'C'.

#### 12.2 **STATED QUANTITIES AND MEASUREMENTS**

It is intended that all figures and quantities herein shall be considered as approximate only and not exact. Amendments to the Official Plan will not be required to permit minor variance from any of the proposed figures.

#### 12.3 **LEGISLATION**

Where this Plan makes reference to an Act of the Legislature or an Ontario Regulation, such reference shall include its successor upon amendment or replacement.

#### 12.4 **INTENT OF PLAN**

As indicated above, it is not the intent of Council to make this Plan a rigid document. A rigid Official Plan tends to function as a second tier zoning by-law. Such a Plan must be amended whenever the slightest variation thereto requires consideration. Generally, the provisions of the Plan allow flexibility in both directions, for example -

- (a) The boundary of a land use designation may be stretched where adjoining lands are not adversely affected and where the proposal is in conformity with the Plan.
- (b) A proposal which does not meet the general intent of the Plan, although it does meet the detailed criteria thereof, may be refused.

The Plan is a policy document, not a regulation, and much of its success depends on reasonable interpretation and equitable implementation.