

**SECTION 26 - TRANSITIONAL (T) ZONE**

**26.1**                    **PERMITTED RESIDENTIAL USES**

- existing residential dwelling
- single family dwelling

**26.2**                    **PERMITTED NON-RESIDENTIAL USES**

- day care, private home
- home occupation
- (500-98-003) - police station
- accessory buildings, structures  
and uses to any permitted use

**26.3**                    **ZONE REQUIREMENTS - RESIDENTIAL USES**

In accordance with the provisions of Section 6 hereof for the Low Density Urban Residential (R1) Zone.

**26.4**                    **ZONE REQUIREMENTS - NON-RESIDENTIAL USES**

A home occupation and private home day care shall be subject to the same lot frontage, lot area and yard requirements as the single family dwelling in which it is located.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,  
PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER  
GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.

SECTION 26 - TRANSITIONAL (T) ZONE (cont.)

**26.5**                    **SPECIAL PROVISIONS**

**26.5.1**                    **PART OF LOT 6, CONCESSION 8(G)**                    **'T-1'**  
(500-2003-0001) **LOTS 45 TO 74, PLAN 427**                    **(Map 8)**

Notwithstanding Section 26.1, on land shown in heavy outline and designated 'T-1' in Schedule 'A', and further indicated in Schedule 'B-39' attached hereto, a single family dwelling shall not be a permitted use.

**26.5.2**                    **PART OF LOT 18, CONCESSION 2(NG)**                    **'T-2'**  
(500-2009-0001) **294 METRO ROAD NORTH**                    **(Map 3)**

Notwithstanding Section 26.1 and 26.2 a 'Garden Suite' shall be permitted as an accessory use to the existing single detached dwelling.

For the purposes of this by-law 'Garden Suite' shall be defined as "a single unit, detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable".

Notwithstanding any other provisions of the by-law, the following shall apply to the erection of a 'Garden Suite' on the subject property.

- (a) Floor Area (Minimum) ..... 45 square metres
- (b) Floor Area (Maximum) ..... 60 square metres
- (c) Number of Garden Suites (Maximum) ..... 1
- (d) Height (Maximum) ..... 5 metres
- (e) Interior Side Yard (Minimum) ..... 3 metres
- (f) Rear yard (Minimum) ..... 30 metres
- (g) Required Number of Parking Spaces ..... 2

And further, the 'Garden Suite' must be located behind the rear wall of the existing single family dwelling.

The 'Garden Suite' may not include a basement or cellar.

Pursuant to Section 39 of the Planning Act, this section of the By-law, being 26.5.2 shall remain in

**SECTION 26 - TRANSITIONAL (T) ZONE (cont.)**

full force and effect for the period between March 23, 2009 and March 23, 2019, subject to:

- (a) The owners shall enter into an agreement with the Town of Georgina, agreeing to satisfy all terms and conditions of the agreement including but not limited to the cost of registering the agreement on title, securities to guarantee removal of the garden suite at the expiration of the By-law and specifying the intended occupants of the 'Garden Suite'.