

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2022-0022

**FOR THE CONSIDERATION OF
COUNCIL**

March 30, 2022

**SUBJECT: ZONING BY-LAW CONFORMITY EXERCISE – PHASE 1 UPDATE –
DRAFT COUNTRYSIDE ZONING BY-LAW. FILE NUMBER:05.263**

1. RECOMMENDATION:

- 1. That Council receive Report No. DS-2022-0022 prepared by the Planning Policy Division, Development Services Department dated March 30, 2022, respecting the Zoning By-law Conformity Exercise – Phase I Update and Draft Countryside Zoning By-law.**
- 2. That Council endorse the Draft Countryside Zoning By-law dated March 30, 2022 as the basis for refinement into a Proposed Countryside Zoning By-law for consideration at a statutory Public Open House and Public Meeting.**
- 3. That Council authorize Staff to prepare a proposed amendment to the Town Official Plan to revise Section 8.1.1.12 to allow for an additional dwelling unit in a detached building or structure to the primary single detached dwelling in the Rural Area, Agricultural Protection Area and Hamlet Area designations in addition to a second dwelling unit in the primary dwelling for a total of three dwelling units per single detached dwelling lot, as required under the Planning Act.**

2. PURPOSE:

The purpose of this report is to:

- Provide Council with an update on the progress and timing of the Phase I Zoning By-law Conformity Exercise; and,
- To present a Draft Countryside Zoning By-law for Council's endorsement.

3. BACKGROUND:

In accordance with the requirements of Section 26(9) of the Planning Act, the Town is undertaking the mandatory exercise of bringing Comprehensive Zoning By-law No. 500 (Zoning By-law 500) into conformity with the land use designations and policies

of the Town of Georgina Official Plan (Official Plan), which came into force and effect on November 23, 2016.

On September 9, 2020, Council adopted the recommendations of Report No. DS-2020-0068 by passing Resolution No. C-2020-0268 to:

- Endorse a Two-Phase approach to undertake the Zoning By-law Conformity Exercise; and,
- Advance pre-budget approval to retain a consultant to assist staff with Phase I.

Due to the length of the above- noted report, it has not been attached; however, it can be viewed online at the Town's website as follows:

- September 9, 2020 Council Agenda, Pages 66 through 82:
<http://www3.georgina.ca/archive/georgina/council-2020/2020-09-09-AGN.pdf>

The Phase I study area includes lands within the Countryside Area¹ of the Town, while Phase II will address the remaining lands within the Town (i.e. Urban Area, Towns and Villages, Hamlets and Lakeshore Residential Area), as shown on Official Plan Schedule A1, Municipal Structure (refer to Attachment 1). Phase II of the Zoning By-law Update is scheduled to commence in 2023.

Phase I primarily involves an exercise to review and revise / update the zoning where necessary for the Town's Countryside Area in accordance with Official Plan Schedule A2, Land Use Plan (refer to Attachment 2) and the following land use designations:

- Environmental Protection Area (EPA);
- Agricultural Protection Area (APA) and Specialty Crop Area;
- Rural Area; and,
- Site-specific Rural Commercial Area, Rural Industrial Area, Commercial Recreational Area, and Parkland Area.

On June 23, 2021, Council received an update on the process which included an introduction of the consulting team from Hardy Stevenson and Associates that had been retained to assist primarily in relation to the environmental planning and public consultation. The report was received for information and can be viewed at:

<https://pub-georgina.escribemeetings.com/FileStream.ashx?DocumentId=3040>

On August 18, 2021, Council received a further report outlining the Public Consultation and Engagement Plan for the process together with an update on the Project Work Plan. The subject report was received for information. A copy of this report is available at:

¹ The Countryside Area includes all lands located outside of settlement areas.

<https://pub-georgina.escribemeetings.com/FileStream.ashx?DocumentId=3577>

On December 8, 2021, Council considered Report No. DS-2021-0110 which provided an update on the Project Work Plan and a Discussion Paper outlining the policy context and key issues. The Discussion Paper further identified a number of principles for guiding decision making when reviewing existing zoning against the Official Plan. Council received the report for information and endorsed the Directions and Decision Making Principles within the Discussion Paper, as the basis for the preparation of a draft Zoning By-law Amendment (ZBA) to Zoning By-law 500. A copy of this report is available at:

<https://pub-georgina.escribemeetings.com/FileStream.ashx?DocumentId=4915>

4. ANALYSIS:

4.1 PROJECT WORK PLAN - GANTT CHART

As previously reported to Council, the Phase I Zoning By-law Update as originally conceived was to be completed within approximately one year- to be finalized by May 2022. Due to the COVID-19 emergency and staffing shortages in the Development Planning Division, there have been delays in advancing the Project. Adjustments to the project Work Plan have been made to reflect a Project completion in Summer 2022. Attachment 3 provides the timeline with the critical remaining steps/tasks in the Project.

4.2 DRAFT COUNTRYSIDE ZONING BY-LAW

4.2.1 Format and Approach

The Draft Countryside Zoning By-law represents a major zoning by-law amendment that will apply to the Countryside Area of the Town, outside of settlement areas. The Draft Countryside Zoning By-law will be adopted in a manner that will remove the Countryside Area from Zoning By-law 500 and implement zoning for this entire Area as a “free standing” by-law. The format and structure of the Draft Countryside Zoning By-law would largely remain the same as currently exists in Zoning By-law 500 for the purpose of consistency and understanding between the two Zoning By-laws. The zoning for the settlement areas in the Town would remain under Zoning By-law 500. In summary, for an interim period of time, the Town will have two Comprehensive Zoning By-laws in place.

Phase II of the Zoning By-law update process, commencing in late 2022 / early 2023 will address updating the zoning within the Settlement Areas of the Town. The completion of Phase II contemplates the harmonizing/combining of the Zoning By-law for the Settlement Areas and the Countryside Area Zoning By-law into a singular

new Comprehensive Zoning By-law. Furthermore, at this stage, various matters related to “modernizing” the format and structure of the By-law will be addressed.

4.2.2 New “Core” Zoning Categories

In terms of geographical coverage, the predominant existing zone category within the Countryside Area under Zoning By-law 500 is the Rural (RU) zone. This zone currently applies to most areas that are designated in the Official Plan as Rural Area, APA, Specialty Crop Area and EPA.

The Draft Countryside Zoning By-law provides for specific zone categories corresponding to these respective Official Plan land use designations as follows:

Rural – Countryside (RU-C) Zone

The RU-C zone corresponds to the Rural Area designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan. The Rural Zone is identified as “Rural Countryside” since there are Rural (RU) lands zoned in the Phase II Settlement Areas and the addition of the –C suffix is intended to avoid confusion.

Agricultural Protection (AP) Zone

The AP zone corresponds to the Agricultural Protection Area (APA) and Specialty Crop Area land use designations as identified on Schedule ‘A’, Land Use Plan to the Official Plan.

Environmental Protection (EP) Zone

The EP zone corresponds to the Environmental Protection Area (EPA) land use designations as identified on Schedule ‘A’, Land Use Plan to the Official Plan.

4.5.3 Secondary Zoning Categories

Outside of the above noted three “core” land use designations and zoning categories proposed above, there are four (4) other land use designations in the Countryside Area that are being considered as part of this Review. These include the following designations:

Rural Commercial Area

The Rural Commercial Area designation as identified on Schedule ‘A’, Land Use Plan to the Official Plan generally reflects existing commercial development in the Countryside Area. These sites have been largely zoned Highway Commercial – C2 under Zoning By-law 500 with Special Provisions where necessary to accommodate specific developments. The Draft Countryside Zoning By-law introduces a new Rural Commercial Zone (RC). This zone approximates the uses and regulations of the

former C2 zone with a new title that is consistent to the Official Plan land use designation title.

Rural Industrial Area

The Rural Industrial Area designation as identified on Schedule 'A', Land Use Plan to the Official Plan generally reflects existing Rural Industrial development that has taken place in the Countryside Area over time and has very limited capacity for expansion given the policy direction of the Greenbelt Plan. Most of this historic development is recognized on Schedule "A" Land Use of the Town Official Plan and has been zoned in the M- class of Industrial zones under Zoning By-law 500. In developing the Draft Countryside Zoning By-law it has been determined by Staff that there is no need to adjust these zone categories at this time.

Commercial Recreation Area

The Commercial Recreation Area designation as identified on Schedule 'A', Land Use Plan to the Official Plan generally recognizes private open space and recreation facilities such as golf course and trailer parks. These areas have typically been zoned as C5 – Tourist Commercial and C6 Recreation Commercial. The Draft Countryside Zoning By-law establishes a new zone called Commercial Recreation (CR) which corresponds to the Commercial Recreation designation and recognizes existing develop and also puts in place regulations governing proposals for new development in the Commercial Recreation designation.

Parkland Area

The Parkland Area designation as identified on Schedule 'A', Land Use Plan to the Official Plan recognizes the primary lands in public ownership that provide opportunities for passive and active recreation and conservation activities. There are two properties in the Countryside Area with the Parkland Area designation in the Countryside – Sibbald Point Provincial Park and the Georgina Recreational Outdoor Complex (ROC). These sites are zoned in an Open Space category which is proposed to be carried forward in its existing form from Zoning By-law 500 into the Draft Countryside Zoning By-law.

Other Zone Categories

Since the release of the Discussion Paper on December 8, 2022, staff has determined the need to incorporate three zone categories currently within Zoning By-law 500 into the Draft Countryside Zoning By-law to appropriately recognize historic development. These zones include the I - Institutional zone, the R- Residential zone and A- Airfield zone.

4.5.4 Special Provisions

Since the original adoption of Zoning By-law 911 in 1977, over 200 zoning by-law amendments have been passed which contain site -specific provisions on properties.

A significant part of the Zoning By-law Update so far has involved examining each existing special provision in the Countryside Area to determine if it:

1. Can be carried forward in conformity with the Official Plan; or alternatively,
2. Should be considered for removal as it is now:
 - a) In conflict with the Official Plan; or,
 - b) Redundant as the relief that was originally granted would now be permitted in the proposed new Zoning By-law regulations.

For many properties, Staff have determined that it will not be necessary to retain or recognize the existing special provisions, including the majority of the site specific zoning approvals for rural lots that permit one house on the property. This is discussed in greater detail below in Section 4.5.5 of this report.

An analysis of all of the Zoning By-law 500 site or property specific special provisions in the Countryside Area has been undertaken, along with staff's preliminary recommendations on each. Owing to its substantive length, this analysis is not attached to this report, but is available for review at the dedicated project webpage and at the following link: www.georgina.ca/ZoningBylawUpdate.

4.5.5 Undersized Rural Lots

Specific requirements for residential uses within the Rural 'RU' zone are contained in Section 6 of Zoning By-law 500. The most noteworthy provisions respecting residential uses in the 'RU' zone are the minimum lot frontage and minimum lot area requirements in order to permit a single family dwelling. In this respect, Section 6.1 (a) and 6.1(b) of Zoning By-law 500 requires a lot to have a minimum lot frontage of 180 metres (590 feet) and a minimum lot area of 20 hectare (49 acres), respectively, to permit a single family dwelling.

These provisions were carried forward from Zoning By-law 911 and have served as a "planning tool" to require a ZBA for what are referred to as "undersized rural lots". More specifically, "undersized rural lots" are lots generally 10 to 25 acres in size that were created primarily in the 1950's and 1960's prior to more restrictive part-lot control provisions being included in the Planning Act. It is estimated that the Town has approximately 800 such lots.

Through the ZBA process, an Applicant is responsible for having any environmental features on the property evaluated to determine if there is a suitable building envelope which will not cause adverse impacts to identified key natural heritage features (KNHFs) and key hydrological features (KHF) and their associated functions.

With the introduction of an EP zone in the Draft Countryside Zoning By-law which will protect KNHFs and KHF, it is appropriate to incorporate less restrictive minimum lot area and frontage requirements for single detached dwellings. This would avoid the need for a ZBA process where there are no KNHFs or KHF present or impacted by the proposed location of the residential use or alternatively, the new EPA zone would not permit any development on the portion of the lands with such environmental features.

On this basis, the minimum lot area and frontage to permit a single detached dwelling on a lot in the Countryside Area is proposed to be 0.6 ha (1.5 ac) and 30 metres (98 ft.) respectively. This is reflective of the minimum lot area and frontage requirement under the Estate Residential (ER) zone. This would result in a large number of the existing Special Provisions in the Countryside Area that permit an “undersized rural lot” to be developed with a house to be no longer necessary or redundant. Accordingly, preliminary recommendations have been developed for these Special Provisions to be deleted without impacting upon the use and enjoyment of these properties in the Countryside area that were subject to site specific rezoning’s in the past.

4.5.6 Draft Countryside Zoning By-law Text

The proposed zone categories in the Draft Countryside Zoning By-law are provided in Table 1 below. The general format and content of the zone categories generally align with the current format in Zoning By-law 500. The text of the Draft Countryside Zoning By-law has been posted on the Town page for the Zoning By-law Update and is available at the following link: www.georgina.ca/ZoningBylawUpdate

Table 1 – Draft Countryside Zoning By-law Sections

Section	Subject / Zone
1.	Title, Area Covered and Application of the by-law
2.	Definitions
3.	Zone Classifications and Schedules
4.	Interpretation
5.	General Provisions
6.	Residential Uses
7.	Rural Countryside Zone (RU-C)
8.	Agricultural Protection Zone (AP)
9.	Environmental Protection Zone (EP)
10.	Residential (R)
11.	Commercial Recreation Zone (CR)
12.	Rural Commercial Zone (RC)
13.	Restricted Industrial Zone (M1)
14.	General Industrial Zone (M2)
15.	Extractive Industrial Zone (M3)
16.	Storage Industrial Zone (M4)
17.	Disposal Industrial Zone (M5)

18	Airfield Zone (A)
19.	Open Space Zone (OS)
20.	Institutional (I)

Some notable provisions are outlined in more detail below:

4.5.6.1 Additional Dwelling Units in Accessory Buildings.

Section 16(3) of the Planning Act states that an official plan shall contain policies that authorize the use of additional residential units by requiring:

- (a) The use of two residential units in a detached house, semi-detached house or row house, and
- (b) The use of a residential unit in a building or structure ancillary to a detached house, semi-detached housing or row house.

The Georgina Official Plan as approved in 2016 contains specific policies concerning accessory dwelling units in accessory buildings. In particular, Section 8.1.1.12 permits an accessory apartment in a detached accessory building or structure to the primary dwelling in the Rural Area, Agricultural Protection Area and Hamlet Area designations, provided that there is only one dwelling unit within the primary dwelling. Section 8.1.1.12 is now non-complying to the requirements of the Planning Act and requires an amendment.

Section 5.50 of Zoning By-law 500 contains provisions related to accessory apartments and permits a maximum of one accessory apartment per lot within a permitted single family dwelling, semi-detached dwelling or townhouse dwelling.

The proposed provisions in the Draft Countryside Zoning By-law would permit a maximum of three dwelling units on a lot within all zones permitting a single detached dwelling, with the exception of the Environmental Protection Zone (EP). This would be subject to specific criteria as set out in the Official Plan including:

- Adequate servicing (sewage and potable water)
- Sufficient parking available to accommodate the accessory apartment (s).
- Frontage on an assumed municipal road,
- Restrictions of the gross floor area of an accessory apartment to no more than 40% of the primary dwelling unit gross floor area

In order to comply with the provisions of Section 16(3) of the Planning Act, an amendment to the Official Plan (OPA) would be required to enable the Zoning By-law to allow for the required three dwelling units per lot. An enabling OPA should be adopted at the same time the Countryside By-law is adopted. The zoning provisions concerning an accessory apartment in an ancillary detached building would not come

into force and effect until such time as an enabling amendment to the Official Plan comes into force and effect allowing for a third dwelling unit on a residential lot.

4.5.6.2 Change from Single Family Dwelling to Single Detached Dwelling

Zoning By-law 500 defines a “single family dwelling” as a completely detached dwelling containing one dwelling unit and may contain an accessory apartment and/or a short-term rental accommodation, provided the accessory apartment and/or short-term rental accommodation (sentence appears incomplete).

The term “single family” is a legacy term relating to the typology of the housing type and its history and origins as a dwelling accommodating families and persists in Zoning By-law 500. Section 35(2) of the Planning Act provides that the authority to pass a by-law under Section 34 does not include the authority to pass a by-law that has the effect of distinguishing between persons who are related and persons who are unrelated in respect of the occupancy or use of a building or structure or part of a building or structure, including the occupancy or use as a single housekeeping unit.

The term “single family” has been removed from use in new zoning by-laws and all manner of planning documents in Ontario since the introduction of this restriction. The Town Official Plan refers to single detached dwelling. The change in the Draft Countryside Zoning By-law is consistent with the terminology in the Official Plan.

4.5.6.3 Single Detached Dwellings in Environmental Protection Zone

The Environmental Protection (EP) zone corresponds to the Environmental Protection Area designation in the Official Plan, which in turn corresponds to the location of KNHF’s and KHF’s and their respective 30 meter vegetation protection zone. The Official Plan provides that a single detached dwelling may be permitted in the Environmental Protection Area designation in accordance with Section 5.3.1.12 which states:

“One new single detached dwelling and accessory uses and accessory buildings or structures thereto, may be permitted on an existing vacant lot of record subject to obtaining any necessary planning approvals and an Environmental Impact Study that demonstrates to the satisfaction of the Town, in consultation with relevant agencies, that the proposed dwelling will not result in any negative impacts on any key natural heritage features or key hydrologic features or their ecological function. Notwithstanding, a new single detached dwelling shall not be permitted within wetlands or in the habitat of endangered and threatened or special concern species”. It is not possible to determine in a comprehensive Zoning By-law review process such as this, which existing vacant lots of record located within the Environmental Protection Area designation could be developed for a single detached dwelling without having unacceptable negative impacts on any key natural heritage features or key hydrological features or their functions. This determination requires specific on-site examination through an Environmental Impact Study (EIS). In this regard,

there will likely be situations where the environmental conditions are such that it is not appropriate to construct a dwelling due to the nature or extent of the environmental impacts on the site or surrounding area. On that basis, the Draft Countryside Zoning By-law does not permit a single detached dwelling as a permitted use in the EP zone. Proposals for a single detached dwelling in the EP zone will be required to proceed through a rezoning process supported by an EIS in accordance with the above referenced Official Plan policy.

4.6.5.4 Home Industries

Section 5.21 of Zoning By-law 500 currently provides that:

No home industry shall be permitted in any zone unless a home industry is a permitted use and conforms to the following provisions:

- i. not more than three persons, other than the resident occupant or his/her family, shall be employed in such home industry;
- ii. there shall be no external display or advertising, other than a legal sign, to indicate to persons outside, that any part of the lot is being used for home industry purposes;
- iii. parking is provided in accordance with Section 5.28;
- iv. the floor area shall not exceed 190 square metres;
- v. the home industry is clearly secondary to the main use of the property and does not create or become a public nuisance, particularly in regard to traffic, parking, noxious odours or emissions of smoke;
- vi. the owner has been issued a certificate of occupancy by the Town.

With the local economic objective of increasing the opportunity for home based industrial businesses to grow, proposed new provisions in the Draft Countryside Zoning By-law would:

- Remove reference to the family in i) and increase the number of non-residents allowed in the Home Industry from three to four persons not resident in the single detached dwelling;
- Increase the permitted floor area from 190 to 250 square metres in iv, and
- Remove reference to a certificate of occupancy since the Town no longer issues these certificates for home industries.

4.6.5.5 Mapping

The draft mapping for the Draft Countryside Zoning By-law has been prepared with the assistance of the Information Technology Division at the Town. The precise layout and final number of maps has yet to be determined. However, it is anticipated that for ease of legibility that the mapping will be broken into a number of sheets in a grid pattern over the Countryside Area.

Attachment 4 is a GIS format map showing the existing consolidation of Zoning By-law 500 for the Countryside Area.

Attachment 5 is a GIS format map showing the existing consolidation of Zoning By-law 500 for the Countryside area with an overlay showing the land use designations from the Official Plan. This map is most instructive from the perspective of Official Plan conformity in that it informs the development of the zone categories corresponding to the Official Plan designations.

Attachment 6 is a GIS format map showing the existing zoning under Zoning By-law 500 for the Countryside Area with the overlay of the Greenlands System as identified in the Official Plan. This Greenlands System replicates the Natural Heritage System as identified in the provincial Greenbelt Plan. The Greenland System generally reflects existing natural features and an area of influence in their vicinity. Planning Act applications for development within the Greenlands System are required to be supported by appropriate environmental studies that ensure that development doesn't impact upon KNHF's or KHF's.

Attachment 7 – is a GIS format map depicting the Source Protection Areas from Schedule “B3” of the Town Official Plan which includes Highly Significant Groundwater Recharge Areas, Highly Vulnerable Aquifers and other significant hydrological features. It is proposed that this Schedule be included for information in the Appendices of the Draft Countryside Zoning By-law for reference, as applicable, during the development process.

4.7 NEXT STEPS

Following the March 30, 2022 Council meeting, the next steps of the Work Program involve the following:

- Continuing the Public Engagement and Communications Plan and in particular, meeting with stakeholders and interested property owners, as necessary, in order to refine the “Draft Countryside Zoning By-law”. This process also includes meeting with the Agricultural Advisory and the Environmental Advisory Committees concerning any potential changes (April 2022).

- Meeting(s) with the Technical Working Group (including Lake Simcoe Region Conservation Authority, York Region and the project consultants – Hardy Stevenson and Associates) to finalize a “Proposed Countryside Zoning By-law” from the refined Draft Zoning By-law (April / May 2022).
- Formal Planning Act circulation/notice of the Proposed Countryside Zoning By-law for review and comment and consideration at a statutory Open House and Public Meeting under the Planning Act (May / June 2022).
- Following the statutory Public Open House and Public Meeting, the public, agency and stakeholder comments will be considered and incorporated where appropriate into a final Proposed Countryside Zoning By-law, which will be presented to Council at a public meeting for consideration of adoption (August 2022) .

5. RELATIONSHIP TO STRATEGIC PLAN:

Grow our economy

Promote a high quality of life

Engage our community & build partnerships

Deliver exceptional service

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts associated with this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There are no statutory public consultation or notice requirements associated with this report. However, notice of this report was provided via either email or regular mail (where requested) to all interested parties on record to date on March 16, 2022. A notice of today’s report was also posted on the dedicated project webpage, the Planning Public Notices webpage, the Town’s social media accounts, and in the Town Page in the March 23, 2022 edition of the Georgina Advocate.

The dedicated project webpage for the Phase I Zoning By-law Update has been populated with all staff reports and background documents including the Draft Countryside Zoning By-law and the Preliminary Recommendations on the existing Special Provisions.

Attachment 8 is a table summarizing input received to date and a preliminary response from Staff. Following review and consideration of input received from the consultation process, Staff will document, consider and track all comments from the public and stakeholders going forward until Council consideration and adoption from the public and stakeholders going forward until Council consideration and adoption of the Proposed Countryside Zoning By-law.

8. CONCLUSION:

This report provides an update on the remaining tasks and timing for the completion of the Phase I Zoning By-law Conformity Exercise and presents the Draft Countryside Zoning By-law for Council's endorsement. This includes the initial zone mapping corresponding to the Official Plan land use categories and the related text (land use permissions, development standards, etc.) for the Countryside Area.

APPROVALS

Prepared By: Alan Drozd, MCIP, RPP
Manager of Planning Policy

Reviewed and
Recommended By: Harold Lenters, MCIP, RPP
Director of Development Services

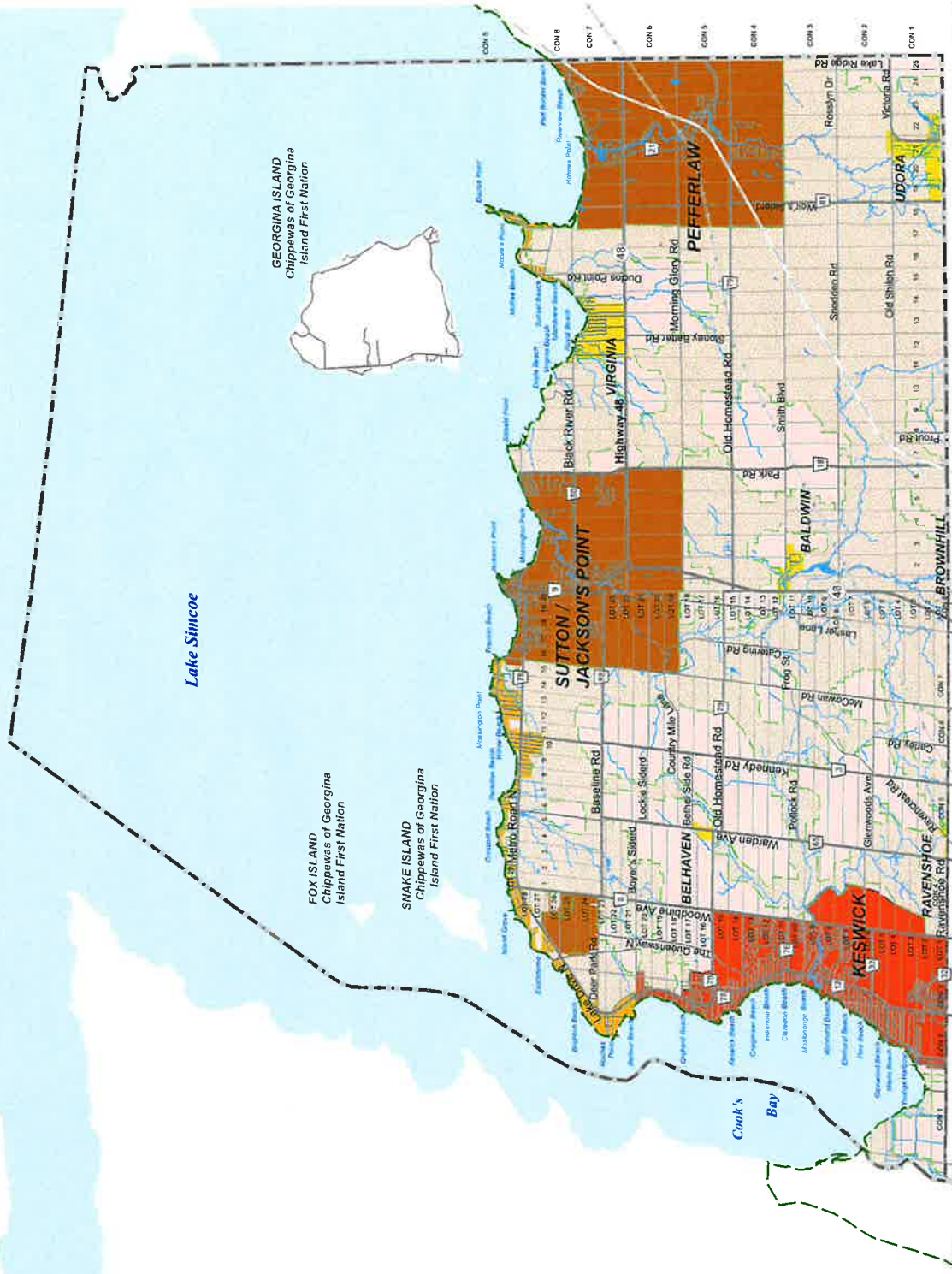
Approved By: Ryan Cronsberry,
Chief Administrative Officer

Attachments:

Attachment 1 – Official Plan Schedule A1, Municipal Structure
Attachment 2 – Official Plan Schedule A2, Land Use Plan
Attachment 3 – Updated Phase I Gantt Chart – March 30, 2021- Remaining Tasks
Attachment 4 – Map - Existing Zoning under Zoning By-law 500
Attachment 5 – Map - Existing Zoning with the Official Plan Land Use Designations
Attachment 6 – Map - Existing Zoning with the Greenlands System Overlay
Attachment 7 – Map – Source Water Protection
Attachment 8 – Table - Public Comments

Town of Georgina

Official Plan
Schedule A1
MUNICIPAL
STRUCTURE



January 2017

Sources: Town of Georgina, Regional Municipality of York, AscIS Online Base Map, Survey of Canada, Copyright © 2015, Produced by York Region and MHBC Planning under license from Ontario Ministry of Natural Resources.
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GEORGINA

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Attachment 1
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BASE MAP INFORMATION

- Provincial Highway
- Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Watercourse/Waterbody
- Lake Simcoe

- Urban Area
- Towns and Villages
- Hamlet
- Lakeshore Residential Area
- Countryside Area
- Greenlands System
- Greenbelt Plan Area Boundary

Town of Georgina

Official Plan

Schedule A2

LAND USE PLAN



The municipal and regional boundary line into Lake Simcoe extends to the northern limit as depicted in Schedule A1.

FOX ISLAND
Chippewas of Georgina
Island First Nation

SNAKE ISLAND
Chippewas of Georgina
Island First Nation

GEORGINA ISLAND
Chippewas of Georgina
Island First Nation

LAND USE DESIGNATIONS

- Lakeshore Residential Area
- Serviced Lakeshore Residential Area
- Urban Residential Area
- Hamlet Area
- Rural Commercial Area
- Commercial Recreation Area
- Rural Industrial Area
- Parkland Area
- Rural Area
- Agricultural Protection Area
- Environmental Protection Area

BASE MAP INFORMATION

- Provincial Highway
- Regional Road
- Railway
- Municipal Boundary
- Regional Boundary
- Hydro Corridor
- Watercourse/Waterbody
- Lake Simcoe

OTHER

- Specially Crop Area
- Greenlands System
- Renewable Energy Project
- Waste Disposal Site (Closed)

Certain properties may be subject to special provisions. Please see Schedule 1 for their locations.

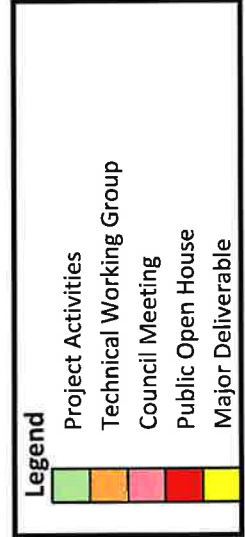
July 2020

GEORGINA

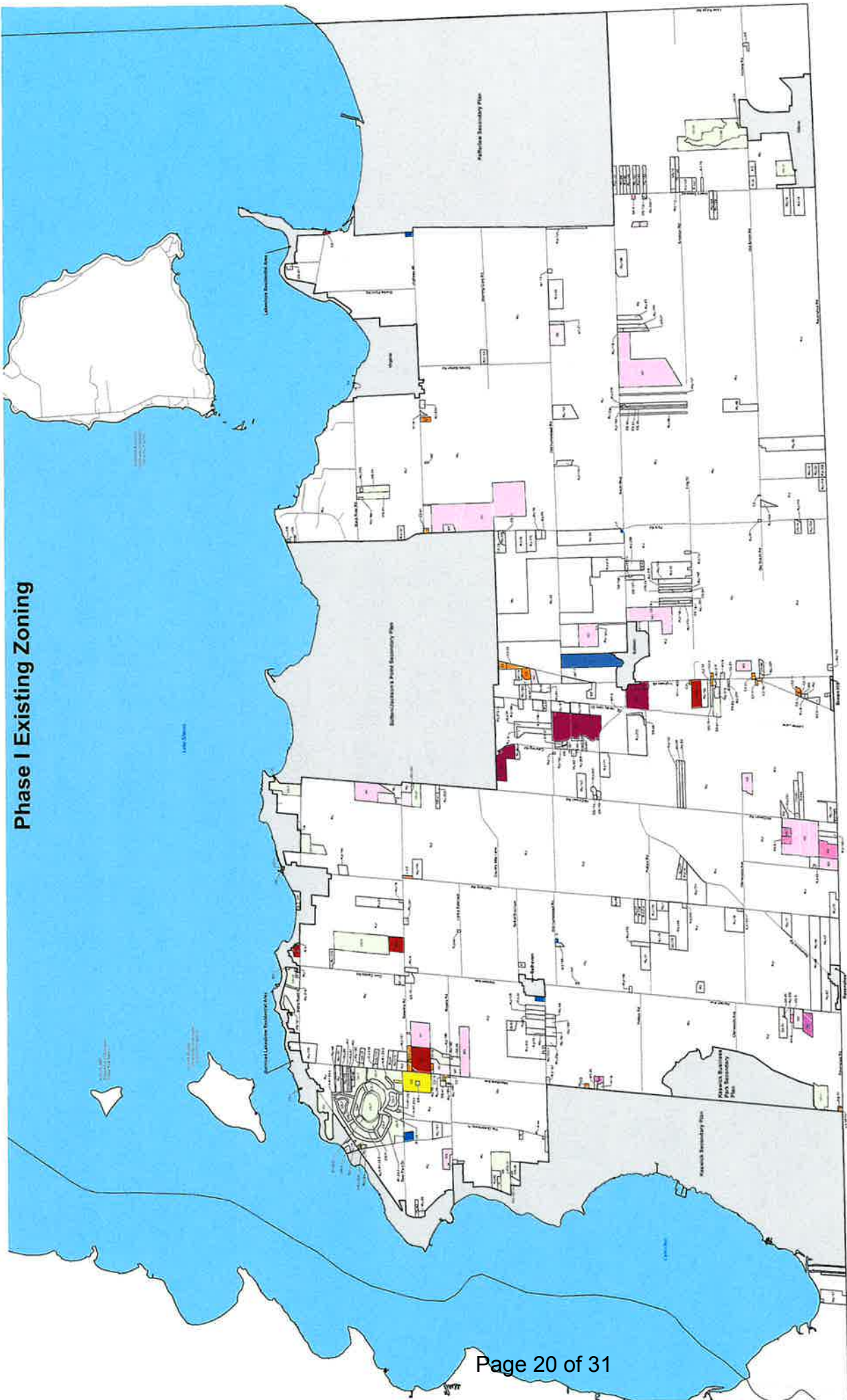
Sources: Town of Georgina, Regional Municipality of York, AccGIS Online
Basemaps: Lake Simcoe Region Conservation Authority, Produced by
York Region and MHBC Planning under license from Ontario Ministry of
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**ZONING BY-LAW CONFORMITY EXERCISE - PHASE I
GANTT CHART SHOWING REMAINING TASKS**

Task Breakdown	March-22			April-22			May-22			June-22			July-22			Aug-22				
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1. Present Draft By-law to Council, Request Release for Public and Agency Input																				
1.1 Report and Presentation to Council																				
2. Technical Working Group																				
2.1 Revisions to Draft By-law to create Proposed By-law																				
3. Engagement and Consultation																				
3.1 Present Draft By-law to Committees for Comment																				
3.2 Landowner/Stakeholder Meetings (As Required)																				
4. Finalize Proposed By-law and Circulate for Public and Agency Input																				
4.1 Proposed By-law Finalized and Circulated																				
5. Public Open House (Sec. 32(12)(b))																				
5.1 Public Open House Preparation																				
5.2 Public Open House																				
6. Statutory Public Meeting (Sec. 34(12)(a)(ii))																				
6.1 Report and Presentation Preparation																				
6.2 Statutory Public Meeting																				
7. Finalize Proposed By-law for Adoption																				
7.1 Finalize Proposed By-law for Adoption																				
8. Second Public Meeting with Recommendation for Adoption																				
8.1 Report and Presentation Preparation																				
8.2 Second Public Meeting																				



Phase I Existing Zoning



Use Map Information

- Phase II Lands
- Zone Boundary Outline
- Parcel Fabric
- Roads

Zoning Categories

- Agriculture (A)
- General Commercial (C-1)
- Highway Commercial (C-2)
- Local Commercial (C-3)
- Shopping Centre Commercial (C-4)
- Tourist Commercial (C-5)
- Recreational Commercial (C-6)
- Estate Residential (ER)
- Institutional (I)
- Exclusive Industrial (MI)
- Storage Industrial (IM)
- Disposal Industrial (MS)
- Open Space (OS)
- Retail/Industrial (R)
- Low Density Urban Residential (R1)
- Low Density Urban Residential (R2)
- Medium Density Urban Residential (R3)
- Rural (RU)
- Transitional (T)

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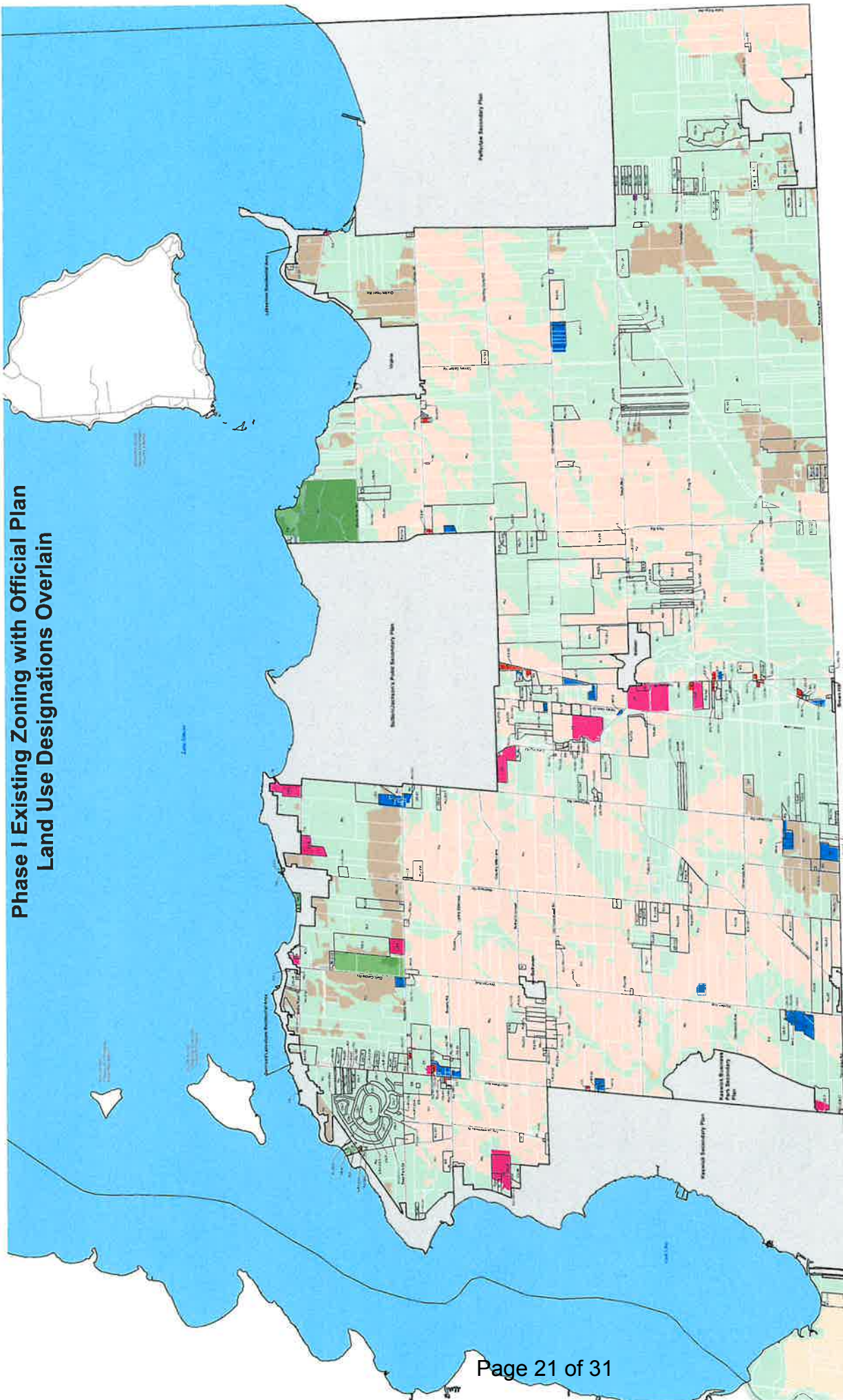
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GEORGIA

4-20-2022

Phase I Existing Zoning with Official Plan Land Use Designations Overlain



APR 11, 2022



4-20-2022

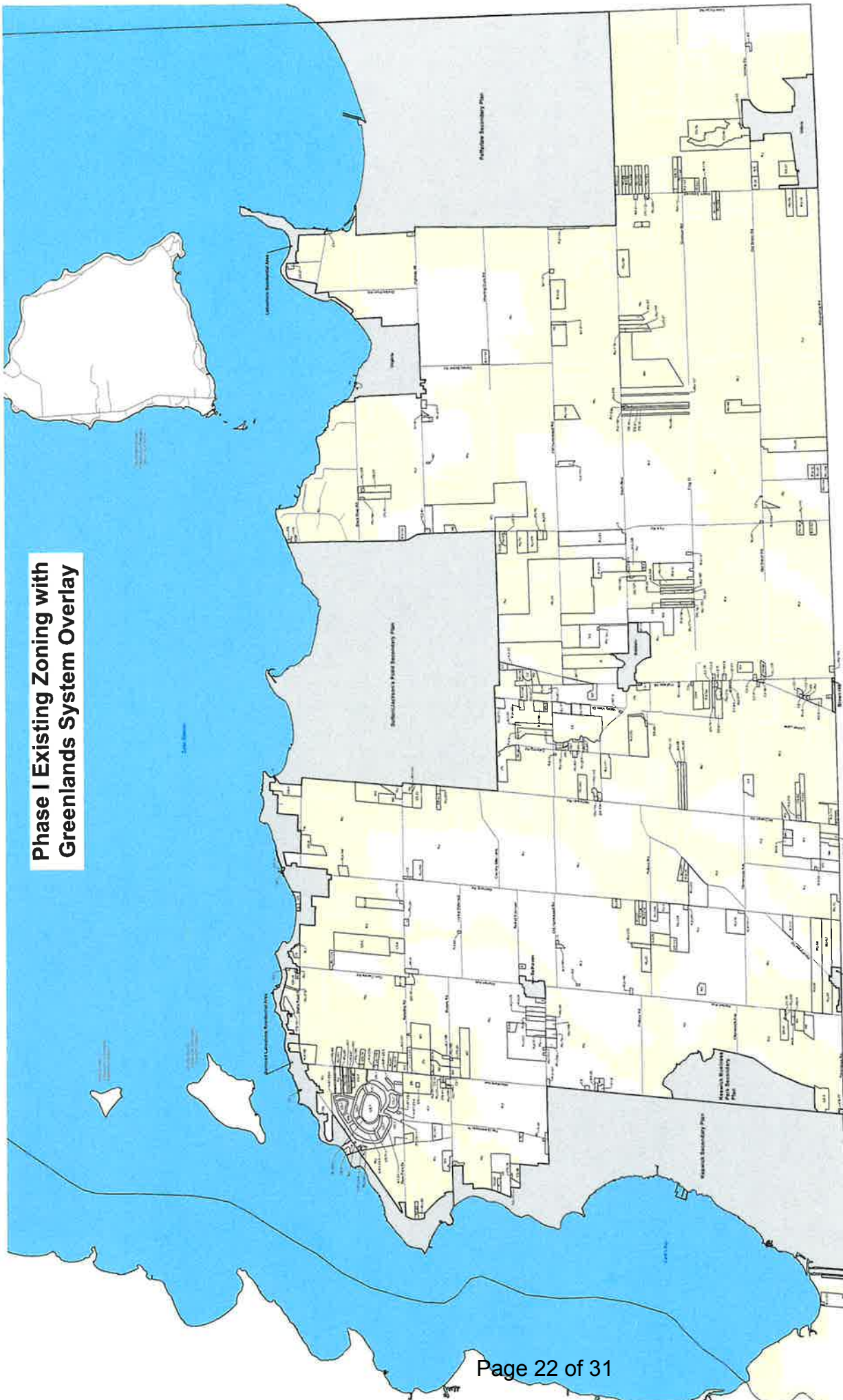


GEORGIA

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Phase II Lands	Land Use Designations	Zoning Categories
Phase II Lands	Parkland	Artificial (A)
Zone Boundary Outline	Commercial Recreational Area	General Commercial (C1)
Parcel Fabric	Rural Commercial	Highway Commercial (C2)
Roads	Rural Industrial	Local Commercial (C3)
	Agricultural Area	Shopping Centre Commercial (C4)
	Rural Area	Tourist Commercial (C5)
	Specialty Crop Area	Recreational Commercial (C6)
	EPA	Estate Residential (ER)
		Institutional (I)
		Restricted Industrial (M1)
		Extrusive Industrial (M3)
		Storage Industrial (M4)
		Disposal Industrial (M5)
		Open Space (OS)
		Residential (R)
		Low Density Urban Residential (R1)
		Medium Density Urban Residential (R2)
		Rural (RU)
		Transitional (T)

**Phase I Existing Zoning with
Greenlands System Overlay**



Phase I Map Information

- Phase II Lands
- Zone Boundary Outline
- Parcel Fabric
- Roads

and Use Overlay

Greenlands System Overlay
which is reflective of the
Natural Heritage System

Zoning Categories

- Airfield (A)
- General Commercial (C1)
- Highway Commercial (C2)
- Local Commercial (C3)
- Shopping Centre Commercial (C4)
- Tourist Commercial (C5)
- Recreational Commercial (CR)
- Estimate Residential (ER)
- Institutional (I)
- Residential (R)
- Low Density Urban Residential (R1)
- Low Density Urban Residential (R2)
- Medium Density Urban Residential (R3)
- Rural (RU)
- Transferable (T)
- Economic Industrial (M3)
- Storage Industrial (M4)
- Disposal Industrial (M5)
- Open Space (OS)
- Residential (R)
- Low Density Urban Residential (R1)
- Low Density Urban Residential (R2)
- Medium Density Urban Residential (R3)
- Rural (RU)
- Transferable (T)

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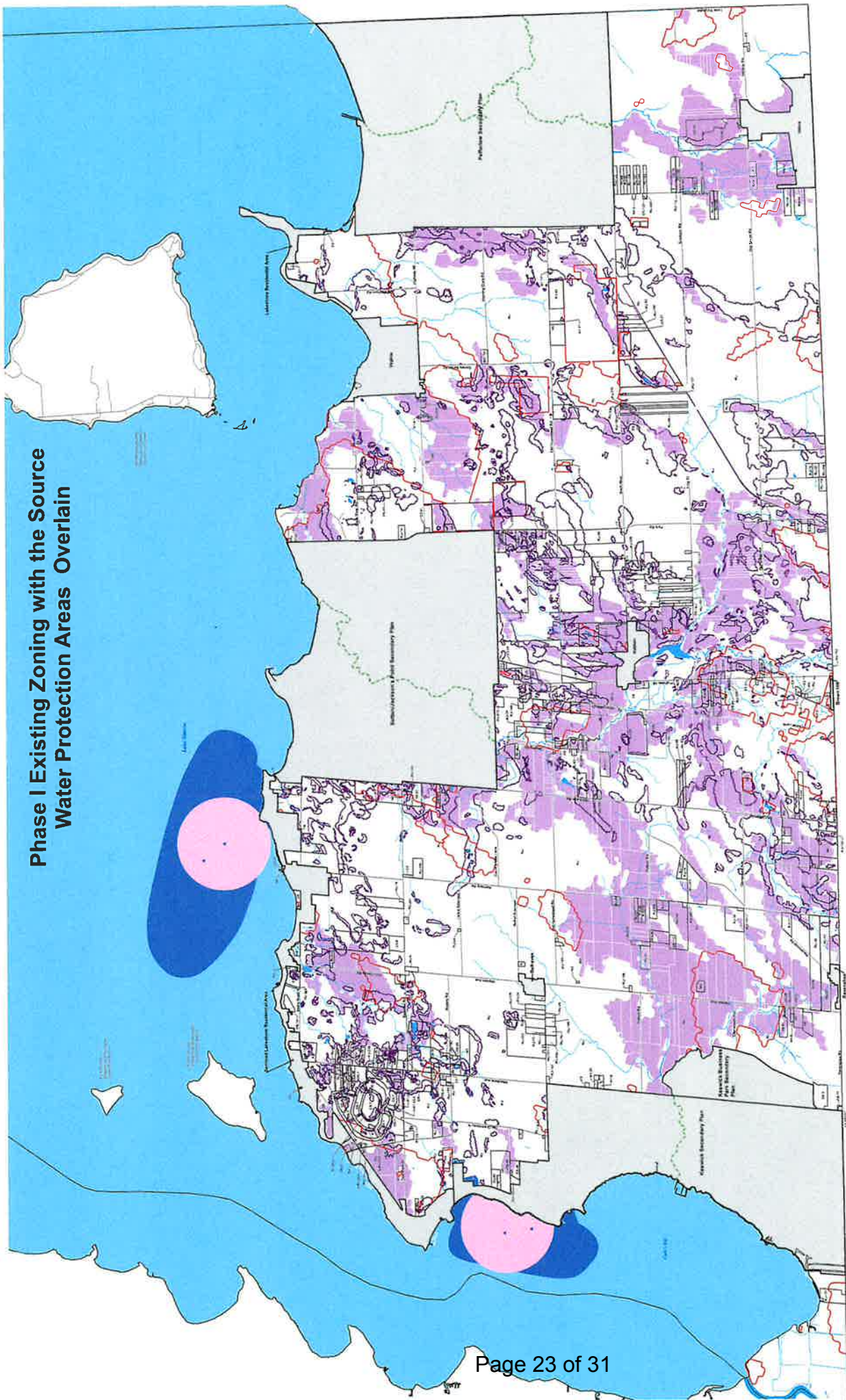
August 10, 2022



GEORGINA

4-7-2022

Phase I Existing Zoning with the Source Water Protection Areas Overlay



Map Information

- Phase II Lands
- Zone Boundary Outline
- Parcel Fabric
- Waterbody
- Roads
- Watercourse
- Municipal Water Intake
- Inlet Protection Zone 1*
- Inlet Protection Zone 2*
- Significant Groundwater Recharge Area
- Ecologically Significant Groundwater Recharge Area
- Highly Vulnerable Aquifer
- River Valley Connection

OP - Schedule B3

- General Commercial (C1)
- Highway Commercial (C2)
- Local Commercial (C3)
- Shopping Center Commercial (C4)
- Tourist Commercial (C5)
- Recreational Commercial (C6)
- Existed Residential (ER)
- Institutional (I)
- Restricted Industrial (MI)

Zoning Categories

- Arts & Entertainment (AE)
- General Commercial (C1)
- Highway Commercial (C2)
- Local Commercial (C3)
- Shopping Center Commercial (C4)
- Tourist Commercial (C5)
- Recreational Commercial (C6)
- Existed Residential (ER)
- Institutional (I)
- Restricted Industrial (MI)
- Extrusive Industrial (MI2)
- Storage Industrial (MI3)
- Disposal Industrial (MI4)
- Open Space (OS)
- Residential (R)
- Low Density Urban Residential (R1)
- Low Density Urban Residential (R2)
- Medium Density Urban Residential (R3)
- Rural (RU)
- Transitional (T)

April 13, 2022



GEORGINA



Map prepared by: Planning & Development Services
 Date: April 13, 2022
 Prepared for: City of Georgina, Ontario, Canada

**Phase I Zoning By-law 500 Conformity Exercise
Public Submissions**

#	Date	Contact	Property	Summary of Comments	Staff Comment/Response
1	Sept 16/20	Tyler Searls of MHBC on behalf of Votorantim Cimentos	4440 Baseline Rd	<ul style="list-style-type: none"> We would ask that the zoning permissions and boundaries reflected in the described ZBA be rightfully integrated with the zoning permissions and boundaries associated with the Town's new Comprehensive Zoning By-law. We would ask the Town clarify whether they hope to pass a council resolution, which would allow for amendment to the new Zoning By-law within 2 years of its passing, or whether a moratorium on amendment is otherwise expected to apply. 	<ul style="list-style-type: none"> Preliminary Recommendation for site-specific zoning: Retain existing M2-11 zoning in conformity with Rural Employment Area designation. Rezone from OS-98 to a Special Provision under the EP to recognize the floodplain on site in conformity with the Official Plan. Subsection 34(10.0.0.1) of the Planning Act does not apply as the entire zoning by-law is not being simultaneously repealed and replaced. Zoning by-law amendments to the new zoning by-law would be permitted.
2	Sept 21/20	Michael Smith of Michael Smith Planning Consultants on behalf of Powell Contracting	Powell Contracting Site on Park Rd, south of Hwy 48	<ul style="list-style-type: none"> Looking for confirmation that the Environmental features on the Powell Construction property are to be zoned to Open Space (or Environmental Protection). You will recall that the LSRCA wanted the zone changed as a condition of the Phase 2 site plan approval. The Phase 2 site plan application was submitted earlier this summer. 	<ul style="list-style-type: none"> The Environmental Protection rezoning required by the LSRCA will be implemented through the proposed zoning by-law mapping.
3	Nov 2/20	Claire Malcolmsen	N/A	<ul style="list-style-type: none"> Submitted policy report and mapping for high quality natural cover in the Lake Simcoe Watershed, technical definitions and criteria for determining KNHF and KHf from the LSPP, and a link to the LSRCA Natural Heritage and Restoration Strategy for consideration. 	<ul style="list-style-type: none"> Received for information.
4	Nov 4/20	Michael Davy	N/A	<ul style="list-style-type: none"> There is something that has always been problematic with the definitions and terms used in ZB 500 when compared to the policy documents. There are inconsistencies between the documents. It would prove very helpful if a term used and defined as a zoning provision matched that which appears in the policies. There are also terms in ZB 500 that refer to antiquated pieces of legislation that are no longer in 	<ul style="list-style-type: none"> Received for information. New definitions added to align with Official Plan definitions.

				existence. Some form of "rider" would be helpful in the definition which would direct the reader to amendments or replacement legislation (should it be enacted) to avoid requiring further ZB amendments.	
5	May 3/21	Leo Longo of Aird Berlis on behalf of North Gwillimbury Forest Alliance	Maple Lake Estates Lands	<ul style="list-style-type: none"> We are gratified to learn that the Town has now hired a consultant to work with Town staff on a zoning bylaw update to address the changes required at MLE and elsewhere in the countryside area. That said, we had hoped for more to have been achieved in the past 18 months since the release of the LPAT decision. We urge Council to ensure that this process proceeds as expeditiously as possible. Please take whatever steps are necessary to ensure that MLE and other lands are rezoned in full conformity with OPA 129, within the current term of Council. 	<ul style="list-style-type: none"> Received for information.
6	Sept 23/21	Michael Smith of Michael Smith Planning Consultants Michael Smith on behalf of Biljana Vukicevic	37 Sina St.	<ul style="list-style-type: none"> According to the Town of Georgina's Official Plan, the site is designated "Environmental Protection Area" and zoned "Site-specific Tourist Commercial (C5-17)" in the Town of Georgina's Zoning By-law. Additionally, the site is located outside the Serviced Lakeshore Residential Area boundary. The client wants to construct a single detached dwelling on the site; therefore, a Zoning By-law Amendment is required. My client has received a notice, stating that her site is located within the Phase 1 Study Area of the Zoning By-law Update. Please include me on a list of interested parties in regard to the update of the Town of Georgina Zoning By-law. 	<ul style="list-style-type: none"> Received for information. Added to Interested Party list.
7	Oct 28/21	Gary Foch	22869 & 26037 Woodbine Ave	<ul style="list-style-type: none"> My son lives at 22869 Woodbine and is operating a home based Real Estate office. Kathy and I attend daily update meetings there. Currently it is an ideal home size and location for him and his daughter. There is a fixed bill board on site which has been promoting real estate and other community events for over 20 years. The existing billboard on site has been approved to be converted to an LED. Through the RU ZBLA process underway we wish to separate the home based business/ occupation requirement of having someone live on site – 	<ul style="list-style-type: none"> The purpose of the Zoning By-law Update is to bring the By-law into conformity with the Official Plan. The Official Plan permits a home occupation use in the Rural Area designation, subject to the policies of Section 4.6.1. The Official Plan does not permit a professional office or similar uses in the Rural Area designation and therefore, does not comply with the

8	Sept 13/21	Sid Giddings, President of the Georgina Military Museum	26061 Woodbine Ave, Georgina Military Museum	<p>specifically for a real estate office and any and all appurtenances and accessories thereto, with out compromising any other uses under RU. In other words, if and when my son can move out, he doesn't have to worry about a Real Estate Office being able to continue in autonomy, without someone living there. We expect in the fullness of time that this location will become a major gateway destination which would synergize with a standalone Real Estate Office.</p> <ul style="list-style-type: none"> We wish the same amendment for 26037 Woodbine RU section of land. 2 years ago when we applied for a zoning Variance it was mentioned by a senior town official that to go through this every 3 years was redundant, the present zoning includes pleasure/leisure but not a museum? Are we not pleasure/ leisure? If not could you please modify the zoning as recommended 2 years ago. 	<p>Official Plan. An Official Plan Amendment and Zoning By-law permit the proposed use of the dwelling as an office.</p>
9	Feb 27/22	Mark and Jennifer Button	25812 Kennedy Rd.	<ul style="list-style-type: none"> We have serious concerns regarding the change in zoning of our property from RU to Agricultural and would strongly disagree as it relates to our present and continued use of our property. Any consideration relating to a change in zoning is unwarranted and could pose risk to our current and future use and enjoyment of our property. The current by-laws as they relate to home based industry and businesses on rural properties are too restrictive. At present, the limitations set a maximum square footage use of accessory buildings at 190 sq m and a maximum staff outside of family at 3 people. These bylaws restrict businesses opportunity for growth and discourage investment in existing historic rural buildings. The Town should consider a change to the bylaw that would: <ul style="list-style-type: none"> Allow property owners to utilize the full floor space of existing buildings on rural properties for home-based business & industry. 	<ul style="list-style-type: none"> Staff acknowledge receipt of the request and will give consideration to expanding permitted uses within the Commercial Recreation (CR) zone to include a museum use.
				<ul style="list-style-type: none"> The purpose of the Zoning By-law Update is to bring the Zoning By-law into conformity with the Official Plan. The property will be zoned based on the Official Plan land use designations which includes Agricultural Protection Area and Environmental Protection Area. Comments respecting home industries are acknowledged and will be considered; however, compared to comparable municipalities, Georgina has the most permissive regulations for home industry uses. In accordance with the mapping in the Official Plan, the Environmental Protection Area designation in the northwest portion of the property is representative of woodlands and wetlands. A review of Official Plan 	<p>Official Plan. An Official Plan Amendment and Zoning By-law permit the proposed use of the dwelling as an office.</p>

				<ul style="list-style-type: none"> • Eliminating the staffing limits in order to encourage business growth and increase local job opportunities for residents. • The EP designation at the northwest corner of the property has become a dead ash bush. The designation is questionable based on there being no environmentally protected land in near proximity or immediately surrounding it. We feel a review of this designation is warranted at this time. 	<p>mapping is not within the scope of this project.</p>
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