



GEORGINA

NOTICE OF PASSING OF A ZONING BYLAW THE CORPORATION OF THE TOWN OF GEORGINA

TAKE NOTICE that the Council of The Corporation of the Town of Georgina passed Bylaw Number 500-2025-0008 (PL-5) on the **19th day of November, 2025**, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that through the circulation and review of the proposed amendment to Zoning Bylaw Number 500, being Bylaw Number 500-2025-0008 (PL-5), the Town received two written submissions from the public. One verbal submission was made at the Council meeting held on October 22, 2025. No verbal submissions were made at the Council meeting held on November 19, 2025. Council considered Staff Reports DS-2025-0064 and DS-2025-0070, the effect of which helped Council make an informed decision.

The purpose of Zoning Bylaw Number 500-2025-0008 (PL-5) is to permit fourplexes on residential lots within the municipally serviced areas of Keswick and Sutton/Jackson's Point. The bylaw defines and introduces Fourplex Dwelling and Single Lot Townhouse Dwelling as permitted uses within the Residential (R), Low Density Urban Residential (R1), Low Density Urban Residential (R2) and Medium Density Urban Residential (R3) Zone categories, and establishes zoning standards and regulations for Fourplex Dwellings and Single Lot Townhouse Dwellings in a number of specific configurations.

This Zoning Bylaw Amendment Number 500-2025-0008 (PL-5) (Town File Number ZBA-2025-0006) is related to Official Plan Amendment No. 151 (Town File Number OPA-2025-0003). Zoning Bylaw Number 500-2025-0008 (PL-5) will come into full force and effect upon the final approval of Official Plan Amendment No. 151.

ANY APPEALS of the Zoning Bylaw Amendment must be filed to the Ontario Land Tribunal (OLT) in respect of Bylaw Number 500-2025-0008 (PL-5) by filing with the Clerk of the Corporation of the Town of Georgina no later than 4:30 p.m. on the **22nd day of December, 2025**. A notice of appeal must set out the reasons for the appeal and must be accompanied by a completed Ontario Land Tribunal "Appeal Form (A1)", a certified cheque or money order (currently in the amount of \$1,100 or \$400 for a private citizen, registered charity or non-profit ratepayers' association) payable to the Minister of Finance, and payment of the Town's Administrative Fee of \$352. A copy of "Appeal Form (A1)" is available on the Tribunal's website at <https://olt.gov.on.ca/>.

Bylaw Number 500-2025-0008 (PL-5) is attached for your reference. Clarification with respect to any portion of the bylaw can be obtained by contacting the Planning Policy Division by email at planning@georgina.ca.

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

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

APPLICANT: The Corporation of the Town of Georgina
DESCRIPTION: Zoning Bylaw Number 500-2025-0008 (PL-5) applies to the municipally serviced areas of Keswick and Sutton/Jackson's Point as shown on Schedule 'A' to the bylaw
FILE NUMBER: ZBA-2025-0006 (Related File Number OPA-2025-0003)

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

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK**

BYLAW NUMBER 500-2025-0008 (PL-5)

**A BYLAW TO AMEND BYLAW NUMBER 500, BEING A BYLAW TO REGULATE
THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF
BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Zoning Bylaw Number 500, as amended, is hereby further amended by adding Schedule 'A' as Schedule 'C' attached hereto.
2. That Section 2 **DEFINITIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following definitions:

“2.63 DWELLING, FOURPLEX: means a dwelling divided vertically and/or horizontally, that has four dwelling units, each of which has an independent entrance, either directly or through a common vestibule, with up to one of the four dwelling units being within a detached building.

2.72 DWELLING, TOWNHOUSE – SINGLE LOT: means a dwelling containing three or four attached dwelling units divided vertically on a single lot, which may not be separately conveyed, each of which has an independent entrance directly from the front yard or side yard in the case of an end unit, all of which face a public street.”

3. That Section 2 **DEFINITIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by replacing “four or more dwelling units” with “five or more dwelling units” in the definition for **DWELLING, APARTMENT**.
4. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by replacing “a building containing three or more dwelling units (excluding townhouse dwellings or link townhouse dwellings)” with “a building or dwelling containing four or more dwelling units (excluding townhouse dwellings, townhouse single-lot dwellings or link townhouse dwellings)” within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)**.
5. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by replacing “duplex dwelling, or one or two dwelling units within a non-residential building” with “one to three dwelling units within a non-residential building” within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)**.
6. That Section 6 **ZONE REQUIREMENTS FOR RESIDENTIAL USES** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following after Subsection 6.3 **LINKED DWELLING (TWO DWELLINGS)**:

“6.4 FOURPLEX DWELLING

a) A fourplex dwelling shall be subject to the following provisions:

(a) LOT FRONTAGE (MINIMUM)	<p>Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot frontage shall be as follows:</p> <p>15 metres</p>
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	Except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.
(b) LOT AREA (MINIMUM)	Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot area shall be as follows: 450 square metres
(c) FRONT YARD (MINIMUM)	6 metres Except that in the case of a lot flanking Highway 48, the minimum front yard shall be 7.5 metres.
(d) EXTERIOR SIDE YARD (MINIMUM)	3 metres Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.
(e) REAR YARD (MINIMUM)	11 metres for main building
(f) INTERIOR SIDE YARD (MINIMUM)	1.2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.
(g) LOT COVERAGE (MAXIMUM)	45%
(h) HEIGHT OF BUILDING (MAXIMUM)	11 metres
(i) NUMBER OF FOURPLEX DWELLINGS PER LOT (MAXIMUM)	1 fourplex dwelling per lot.
(j) LOCATION	Shall be permitted as a standalone building or within semi-detached, townhouse, or linked dwelling unit and only on lots serviced by public water supply and public sanitary sewers within the areas shown on Schedule 'C'.
(k) DRIVEWAY WIDTH	Notwithstanding any provision in this Bylaw to the contrary, a minimum driveway width of 5.5 metres shall be provided for a driveway with tandem parking, and for a driveway used to access parking in a rear yard the minimum unobstructed width shall be 3 metres.
(l) PARKING LOCATION	Notwithstanding any provision in this

	<p>Bylaw to the contrary, parking spaces may be provided:</p> <ul style="list-style-type: none"> - In tandem on a driveway. - In the rear yard. - In the front yard to a maximum of 55% of the width of the lot frontage. - In the exterior side yard of a corner lot.
(m) PARKING IN REAR YARD	<p>Where parking is provided in a rear yard, the following shall be required to separate the parking area from any abutting property:</p> <ul style="list-style-type: none"> - A closed board fence with a minimum height of 1.5 metres and dimensions extending the full extent of the parking area along the rear and interior property lines. The required closed board fence may be located at any point between the parking area and such lot lines to prevent headlight glare to adjoining properties. - landscaped open space at least 1.2 metres wide along the side and rear lot lines.

b) A dwelling unit within a detached building forming part of the fourplex shall be subject to the following provisions:

(a) DISTANCE FROM MAIN BUILDING	Notwithstanding any provision in this Bylaw to the contrary, not less than 3 metres and not more than 50 metres.
(b) LOCATION ON LOT	Notwithstanding any provision in this Bylaw to the contrary, the detached building may be located within the rear yard but may not be located within the front yard or side yard.
(c) SETBACKS (MINIMUM)	Notwithstanding any provision in the Bylaw to the contrary, the detached

	building shall be setback a minimum of 1.2 metres from a rear lot line and interior side lot line and maintain the minimum exterior side yard setback for the main building in the Zone it is located in.
(d) BUILDING HEIGHT (MAXIMUM)	In accordance with Section 5.1(f) of this Bylaw.
(e) OTHER REGULATIONS	Shall not be permitted on lands affected by flooding, erosion or located within hazardous lands identified by the Lake Simcoe Region Conservation Authority, unless the Lake Simcoe Region Conservation Authority under the Conservation Authority Act has issued a permit.

6.5 DWELLING, TOWNHOUSE – SINGLE LOT

a) A single lot townhouse dwelling shall be subject to the following provisions:

(a) LOT FRONTAGE (MINIMUM):	Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot frontage shall be:
THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLING	20 metres
FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLING	26 metres
(b) LOT AREA (MINIMUM)	Notwithstanding Section 5.41 of the Zoning Bylaw, the minimum lot area shall be:
THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLING	600 square metres
FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLING	780 square metres
(c) FRONT YARD (MINIMUM)	The minimum front yard setback shall be 6 metres.

	<p>Except that in the case of a lot fronting onto Highway 48, the minimum front yard setback shall be 7.5 metres.</p> <p>For the purposes of determining setbacks, on a corner lot, the exterior side lot line shall be deemed the front lot line for the purpose of determining the front yard setback. All other lot lines (interior side, exterior side, and rear) shall be determined on the basis that the exterior side lot line is the front lot line.</p>
(d) EXTERIOR SIDE YARD (MINIMUM)	<p>3 metres</p> <p>Except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 7.5 metres.</p>
(e) REAR YARD (MINIMUM)	11 metres for main building
(f) INTERIOR SIDE YARD (MINIMUM)	1.2 metres plus 0.5 metres for each additional or partial storey above the second, except between attached dwelling units where the minimum shall be nil.
(g) LOT COVERAGE (MAXIMUM)	45%
(h) HEIGHT OF BUILDING (MAXIMUM)	11 metres
(i) NUMBER OF SINGLE LOT TOWNHOUSE DWELLING ON A LOT (MAXIMUM)	1 single lot townhouse dwelling per lot.
(j) LOCATION	Shall only be permitted on lots serviced by public water supply and public sanitary sewers within the areas shown on Schedule 'C'.
(k) MINIMUM NUMBER OF DRIVEWAY CONNECTIONS TO A STREET	Two (2)
(l) MAXIMUM NUMBER OF DRIVEWAY CONNECTIONS TO A STREET THREE (3) UNIT SINGLE LOT TOWNHOUSE DWELLINGS: FOUR (4) UNIT SINGLE LOT TOWNHOUSE DWELLINGS:	Three (3) Four (4)

(m) NUMBER OF PARKING SPACES	Two (2) per unit, one of which may be in a driveway private to the unit and in the front yard. A maximum of two (2) tandem parking spaces shall be permitted.
(n) MAXIMUM WIDTH OF PARKING AREAS	The total width of all parking areas located in a front yard or exterior side yard shall not exceed 55% of the lot frontage.

b) One (1) additional residential unit may be permitted where there is a three (3) unit single lot townhouse dwelling on a lot within the main building or a detached building subject to the following provisions:

(a) NUMBER OF PARKING SPACES	One (1) additional parking space shall be provided for an additional residential unit.
(b) PARKING LOCATION	Notwithstanding any provision in this Bylaw to the contrary, parking spaces may be provided: <ul style="list-style-type: none"> - In the rear yard provided that there is a driveway used to access parking in a rear yard with an unobstructed width of 3 metres. - In the front yard or exterior side yard of a corner lot provided that the total width of all parking areas does not exceed 55% of the lot frontage.
(c) PARKING IN REAR YARD	Where parking is provided in a rear yard, the following shall be required to separate the parking area from any abutting property: <ul style="list-style-type: none"> - A closed board fence with a minimum height of 1.5 metres and dimensions extending the full extent of the parking area along the rear and interior property lines. The required closed board fence may be

	<p>located at any point between the parking area and such lot lines to prevent headlight glare to adjoining properties.</p> <ul style="list-style-type: none"> - landscaped open space at least 1.2 metres wide along the side and rear lot lines.
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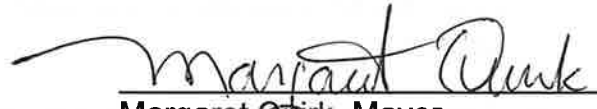
c) Notwithstanding any provision to the contrary, where an additional residential unit for a three (3) unit single lot townhouse dwelling is located within a detached building the following additional provisions shall apply:

(a) DISTANCE FROM MAIN BUILDING	Notwithstanding any provision in this Bylaw to the contrary, not less than 3 metres and not more than 50 metres.
(b) LOCATION ON LOT	Notwithstanding any provision in this Bylaw to the contrary, the detached building may be located within the rear yard but may not be located within the front yard or side yard.
(c) SETBACKS (MINIMUM)	Notwithstanding any provision in the Bylaw to the contrary, the detached building shall be setback a minimum of 1.2 metres from a rear lot line and interior side lot line and maintain the minimum exterior side yard setback for the main building in the Zone it is located in.
(d) BUILDING HEIGHT (MAXIMUM)	In accordance with Section 5.1(f) of this Bylaw.

7. That **PERMITTED RESIDENTIAL USES** in Subsections 7.1, 8.1, 9.1, and 10.1 of Zoning Bylaw Number 500, as amended, are hereby further amended by adding “fourplex dwelling” and “townhouse single-lot dwelling.”

8. This bylaw shall come into force and effect upon the final approval of Amendment No. 151 to the Town of Georgina Official Plan.

READ and enacted this 19th day of November, 2025.



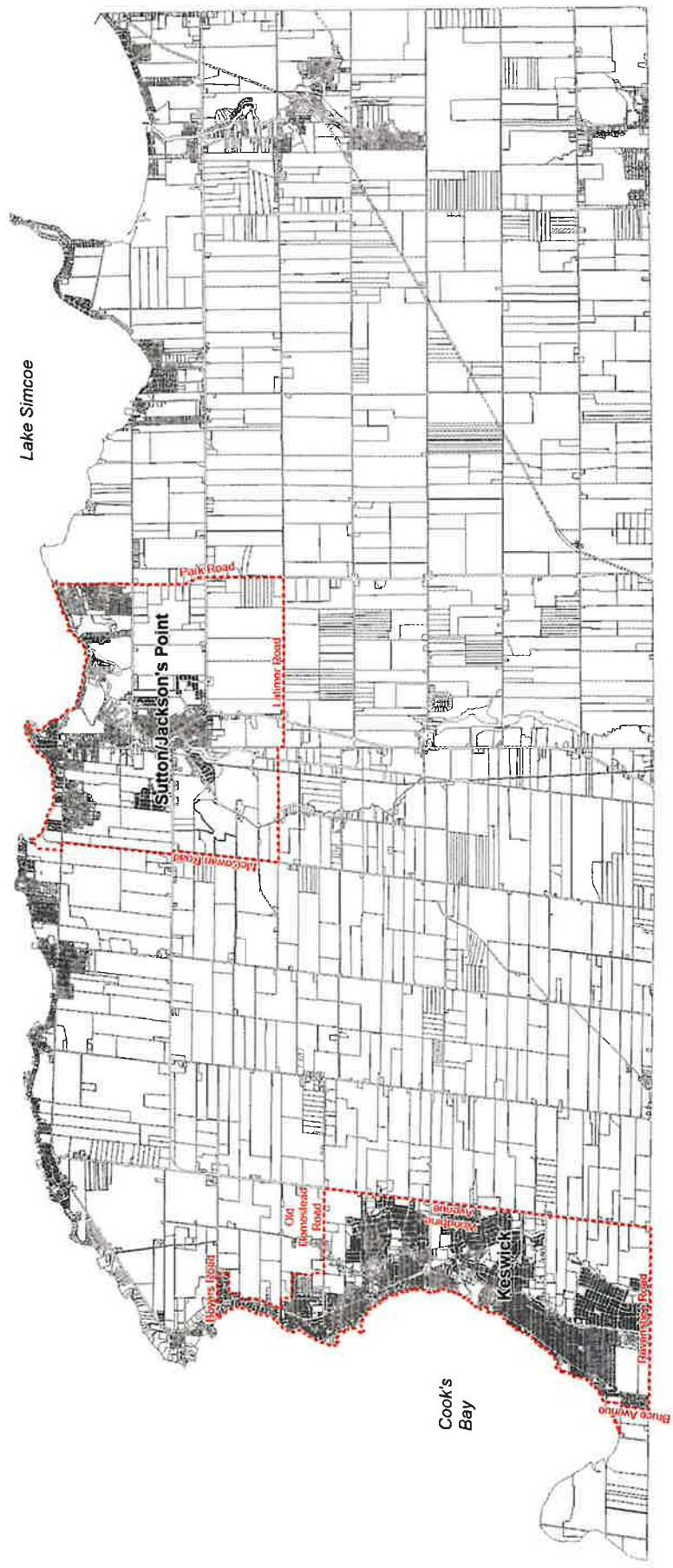
Margaret Quirk, Mayor




Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BYLAW NUMBER 500-2025-0008 (PL-5)

1. The purpose of Zoning Bylaw Number 500-2025-0008 (PL-5) which amends Zoning Bylaw No. 500, is to permit fourplex dwellings as a new use within residential zones in Keswick and Sutton/Jackson's Point, and to provide appropriate regulations for this use.
2. Zoning Bylaw Number 500-2025-0008 (PL-5) will come into force and effect upon the final approval of Amendment No. 151 to the Town of Georgina Official Plan.
3. The general location of the land to which Bylaw Number 500-2025-0008 (PL-5) applies is shown on Schedule 'A' attached hereto.

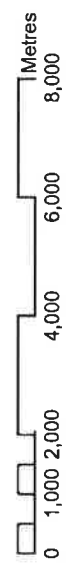


Legend

-  Areas where a fourplex dwelling is permitted on lots serviced by public water supply and public sanitary sewers. (Keswick and Sutton/Jackson's Point Settlement Areas)

Property data provided by the Development Services Department.

September 2025



These maps are provided for reference purposes only.
For accurate information, please confirm with Town Staff at building@georgina.ca.

TOWN
OF
GEORGINA
Schedule 'C'
To By-law 500
AS AMENDED