



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 500-2025-0009 (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 500-2025-0009 (PL-5), the Town received one written submission from the public. Three verbal submissions were 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-2025-0065 and DS-2025-0070, the effect of which helped Council make an informed decision.

The purpose of Zoning Bylaw Number 500-2025-0009 (PL-5) is to permit Additional Residential Units (ARUs) associated with single family, semi-detached, linked dwelling and townhouse dwelling units on municipally serviced and privately serviced residential properties townwide, for a total of up to three total dwelling units on a lot. The bylaw provides that where less than two ARUs are located in an applicable dwelling, one ARU may be located in a detached building on the same lot. The bylaw further provides a number of regulatory provisions concerning ARUs including the size and location in a detached building, parking, lot coverage and other matters intended to facilitate the integration of these units in a manner compatible with existing adjacent uses and neighbourhoods.

This Zoning Bylaw Amendment Number 500-2025-0009 (PL-5) (Town File Number ZBA-2025-0007) is related to Official Plan Amendment No. 152 (Town File Number OPA-2025-0004). Zoning Bylaw Number 500-2025-0009 (PL-5) will come into full force and effect upon the final approval of Official Plan Amendment No. 152.

ANY APPEALS of the Zoning Bylaw Amendment must be filed to the Ontario Land Tribunal (OLT) in respect of Bylaw Number 500-2025-0009 (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 500-2025-0009 (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 500-2025-0009 (PL-5) applies townwide
FILE NUMBER: ZBA-2025-0007 (Related File Number OPA-2025-0004)

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.

Pursuant to Section 34 (19.1) of the *Planning Act*, there is no appeal in respect of the parts of a bylaw that are passed to permit the use of,

- (a) a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- (b) a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
- (c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BYLAW NUMBER 500-2025-0009 (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 Section 2 **DEFINITIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by deleting following definitions:

ACCESSORY APARTMENT

DWELLING, DUPLEX

DWELLING, LINKED

DWELLING, SEMI-DETACHED

DWELLING, SEMI-DETACHED DUPLEX

DWELLING, SINGLE FAMILY

DWELLING, TOWNHOUSE

DWELLING, TRIPLEX

2. That Section 2 **DEFINITIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding the following definitions:

2.1 A) ADDITIONAL RESIDENTIAL UNIT: means an additional self-contained dwelling unit located on a lot containing a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.

2.64 DWELLING, LINKED: means two or more single family dwellings which are completely detached except that they are attached below grade by foundation walls, floor and/or footings, and each single family dwelling may contain additional residential units, provided the additional residential units comply with Section 5.50 of this Bylaw.

2.68 DWELLING, SEMI-DETACHED: means a dwelling that is divided vertically into two dwelling units, which may be separately conveyable, and each dwelling unit may contain additional residential units, provided the additional residential units comply with Section 5.50 of this Bylaw.

2.70 DWELLING, SINGLE FAMILY: means one completely detached dwelling containing one dwelling unit and may contain additional residential units and/or a short-term rental accommodation, provided the additional residential units and/or short-term rental accommodation comply with Section 5.50 or 5.34 A) of this Bylaw respectively.

2.71 DWELLING, TOWNHOUSE: means a dwelling containing three or more attached dwelling units divided vertically, which may be separately conveyable, each of which has an independent entrance directly from the front yard or side yard in the case of an end unit and each dwelling unit may contain additional residential units, provided the additional residential units meet the provisions set out in Section 5.50 of this Bylaw.

2.77 A) FENCE, CLOSED BOARD: means a structure of posts, boards, wood, wire, plastic, concrete, stone, metal, hedge or any combination thereof which separates or purports to separate any parcel of land from the parcel of land

immediately adjacent, designed and built so that openings or gaps, if any, do not exceed 5% of the total surface area.

3. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by replacing Subsection 5.50 **ACCESSORY APARTMENTS** with the following:

"5.50 ADDITIONAL RESIDENTIAL UNITS

- (a) Additional residential units may be located on a lot with a single family dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling, subject to any specific restrictions as set out in the zones where such residential uses are permitted and provisions of this Subsection.
- (b) To a maximum of three dwelling units per lot, two additional residential units may be located on a lot with a permitted single family dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling as follows:
 - i) Where less than two additional residential units are located in a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling, one additional residential unit may be located in a detached building on the same lot.
- (c) An additional residential unit in a detached building shall comply with the following:
 - i) The detached building containing an additional residential unit shall comply with the maximum height requirements for accessory buildings in Section 5.1(f).

- ii) The separation distance from the permitted dwelling to the additional residential unit in the detached building shall be not less than 3 metres and not more than 50 metres.
- iii) Notwithstanding any provision in this Bylaw to the contrary, the detached building may be located within the minimum rear yard required for a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.
- iv) Notwithstanding any provision in this Bylaw to the contrary, a detached building containing an additional residential unit shall not be located within a front yard or side yard of a single detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.

In the case of a lot fronting on Lake Simcoe or a navigable river, or a through lot having frontage on a road which is adjacent to the lake or a navigable river, an additional residential unit may be erected in the area between the main building and the required front yard provided the accessory building complies with all applicable setbacks.

In the case of a through lot, an additional residential unit may be permitted in the established rear yard area.

Further, the established rear yard area shall be the yard opposite the established front yard area.

- v) Notwithstanding any provision in this 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.

- vi) A 1.2 metres wide unobstructed pedestrian access shall be provided to the entrance of the detached building containing the additional residential unit.
 - vii) Parking spaces may be provided:
 - 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.
 - viii) Within the Rural Zone, the residential floor area of an additional residential unit in a detached building shall not exceed the lesser of 150 square metres or 40% of the residential floor area of the existing single family dwelling.
 - ix) Within the Rural Zone, a detached building containing an additional residential unit shall use the same driveway access from the road as the permitted single family dwelling.
 - x) An additional residential unit shall not be permitted in a detached building that is used to keep livestock.
- (d) Notwithstanding any provisions in this Bylaw to the contrary, where an additional residential unit is located on a lot within an area of settlement serviced by public water supply and public sanitary sewers, minimum floor area requirements shall not apply.
- (e) Except where a provision in this Bylaw permits a lot coverage in excess of 45 percent, where an additional residential unit is located on a lot within an area of settlement serviced by public water supply and public sanitary sewers, all buildings and structures may cover up to 45 percent of the lot area.

(f) Notwithstanding any provisions in this Bylaw to the contrary, a home occupation or home day care shall only be permitted within the primary dwelling unit on a lot containing additional residential units and shall comply with the requirements of Section 5.21.

(g) Access and Parking:

i) Road Access: An additional residential unit shall comply with the requirements of Section 5.13.

ii) Parking: Parking shall be provided in accordance with Section 5.28, except for the following:

- 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.
- Parking spaces provided in the front yard may occupy up to 55% of the width of the lot frontage.
- Parking spaces may be provided in the exterior side yard of a corner lot.
- Where parking is provided in a rear yard the following shall be provided: landscaped open space at least 1.2 metres wide along the side and rear lot lines and 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.

(h) Servicing:

- i) Additional residential unit on Private Septic System: Notwithstanding any provision of this Bylaw to the contrary, an additional residential unit shall not be permitted if serviced by a private septic system which is located within 100 metres of the Lake Simcoe shoreline or any permanent stream, unless such additional residential unit can be accommodated within the septic system of the existing permitted dwelling.
- (i) Other Regulations and Bylaws:
 - i) Additional residential units shall comply with all other applicable regulations and bylaws, including without limitation, municipal registration bylaws, the *Ontario Building Code*, *Ontario Electrical Code*, and the *Ontario Fire Code*.
 - ii) Additional residential units shall be registered with the Town.
 - iii) An additional residential unit 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."
- 4. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by replacing "accessory apartment" with "additional residential unit" within Subsections 5.28 **PARKING AREA REGULATIONS** and 5.34 A) **SHORT-TERM RENTAL ACCOMMODATION**.
- 5. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by deleting "duplex dwelling, or" from "duplex dwelling, or one or two dwelling units within a non-residential building"

within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)**.

6. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by replacing the entirety of the row titled "Single family dwelling, semi-detached dwelling unit or townhouse dwelling unit containing an accessory apartment (500-2012-0009)" within the **RESIDENTIAL USES** of Subsection 5.28 b) **NUMBER OF PARKING SPACES (MINIMUM)** with the following rows:

Type of Use	Minimum Number of Required Spaces
Lot containing a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling with one additional residential unit.	Notwithstanding any provisions in this Bylaw to the contrary, a total of three (3) parking spaces must be provided on the subject lot, provided they meet the following: <ul style="list-style-type: none">- Only one (1) of the three (3) parking spaces required can be in a garage.- Two (2) of the three (3) parking spaces required must have direct driveway access to a public road or street or access road or street.
Lot containing a single family dwelling, semi-detached dwelling, linked dwelling, or townhouse	Notwithstanding any provisions in this Bylaw to the contrary, a total of four (4) parking spaces must be

Type of Use	Minimum Number of Required Spaces
dwelling with two additional residential units.	<p>provided on the subject lot, provided they meet the following:</p> <ul style="list-style-type: none"> - Only two (2) of the four (4) parking spaces required can be in a garage. - Two (2) of the four (4) parking spaces required must have direct driveway access to a public road or street or access road or street.

7. That Section 6 **ZONE REQUIREMENTS FOR RESIDENTIAL USES** of Zoning Bylaw Number 500, as amended, is hereby further amended by deleting Subsections 6.4 **DUPLEX DWELLING** and 6.5 **TRIPLEX DWELLING**.
8. That **PERMITTED RESIDENTIAL USES** in Subsections 8.1 and 9.1 of Zoning Bylaw Number 500, as amended, are hereby further amended by deleting “duplex dwelling”, “semi-detached duplex dwelling” and “triplex dwelling” where they appear.
9. That Section 5 **GENERAL PROVISIONS** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding as new Subsections the following:

“5.52 DUPLEX AND TRIPLEX DWELLINGS

Duplex dwellings, semi-detached duplex dwellings, or triplex dwellings existing or constructed in accordance with a building

permit issued by the Town prior to November 19, 2025 shall be deemed to be in conformity with this Bylaw.

5.53 ACCESSORY APARTMENTS IN SPECIAL PROVISIONS

Where accessory apartments are permitted through Special Provisions for Zones, they are deemed to be in conformity with this Bylaw. New additional residential units on lots with accessory apartments may be permitted in accordance with Section 5.50. An accessory apartment shall be considered an additional residential unit when determining the number of dwelling units and/or additional residential units on a lot.”

10. This Bylaw shall come into force and effect upon the final approval of Amendment No. 152 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 500-2025-0009 (PI-5)

1. The purpose of Zoning Bylaw Number 500-2025-0009 (PL-5), which amends Zoning Bylaw No. 500, is to further amend the Bylaw to permit additional residential units in accordance with the *Planning Act*.
2. Zoning Bylaw Number 500-2025-0009 (PL-5) will come into force and effect upon the final approval of Amendment No. 152 to the Town of Georgina Official Plan.
3. Bylaw Number 500-2025-0009 (PL-5) applies to all lands within the Town where Bylaw No. 500 applies.