



GEORGINA

NOTICE OF PASSING OF A ZONING BY-LAW

THE CORPORATION OF THE TOWN OF GEORGINA

TAKE NOTICE that the Council of The Corporation of the Town of Georgina passed By-law Number 500-2021-0006 (PL-5) on the **12th of May, 2021**, 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 application to amend Zoning By-law Number 500, the Town received no written comments from the public. Further, no verbal submissions were made to Council at the public meeting held on July 22, 2020 or its continuation on May 12, 2021. Council considered all public submissions and Staff Reports DS-2020-0048 and DS-2021-0034, the effect of which helped Council to make an informed decision.

The purpose of Zoning By-law Number 500-2021-0006 (PL-5), which adds Section 28.5.224 (RU-248) and Section 27.5.115 (OS-116) to the Zoning By-law Number 500, is to permit a single detached dwelling, an accessory apartment and accessory buildings, structures and uses thereto on an undersized lot while protecting environmental features at the property legally described as Part of South Half of Lot 11, Concession 9 (NG), Willow Beach.

ANY APPEALS of the Zoning By-Law Amendment must be filed to the Local Planning Appeal Tribunal in respect of the By-law by filing with the Clerk of the Corporation of the Town of Georgina not later than 4:30 p.m. on the **16th day of June 2021**. A notice of appeal must set out the reasons for the appeal and must be accompanied by a completed Local Planning Appeal Tribunal form "Appellant Form (A1)", a certified cheque or money order in the amount of **\$1,100** payable to the Minister of Finance, and payment of the Town's Administrative Fee of \$308.00. A copy of the appellant form is available on the Tribunal's website at: <https://olt.gov.on.ca/>.

A complete By-law is available for viewing in the Clerk's Division during regular office hours.

Dated at the Town of Georgina this **27th day of May, 2021**.

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

OWNERS:	Steven Mastoras and Louise Kanopoulos
APPLICANT:	Steven Mastoras
DESCRIPTION:	E/S Kennedy Road, Willow Beach Part of South Half of Lot 11, Concession 9 (NG) Roll No.: 134-120
FILE NUMBER:	03.1151 – Zoning By-law Amendment

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law 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

BY-LAW NUMBER 500-2021-0006 (PL-5)

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

Pursuant to Sections 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 Map 1, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbols from 'RU' to 'RU-248' and 'OS-116' on lands described as Part of South Half of Lot 11, Concession 9, shown in heavy outline and designated 'RU-248' and 'OS-116' on Schedule 'A' attached hereto.
2. That Section 28.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 28.5.223, the following:

"28.5.224 Part of South Half of Lot 11, Concession 9 'RU-248'

(Map 1)

On lands shown in heavy outline and designated 'RU-248' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Section 6.1 (b), one single family dwelling, one accessory apartment in accordance with Section 5.50 and accessory buildings and structures may be erected on lands described as Part of South Half of Lot

11, Concession 9, shown in heavy outline and designated 'RU-248' in Schedule 'A' hereto."

3. That Section 27.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.114, the following:

"27.5.115 Part of South Half of Lot 11, Concession 9 'OS-116'

(Map 1)

On lands shown in heavy outline and designated 'OS-116' on Schedule 'A' attached hereto the following provisions shall apply:

- b) On lands shown in heavy outline and designated 'OS-116' in Schedule 'A' hereto, the only permitted uses shall be forestry and conservation uses."

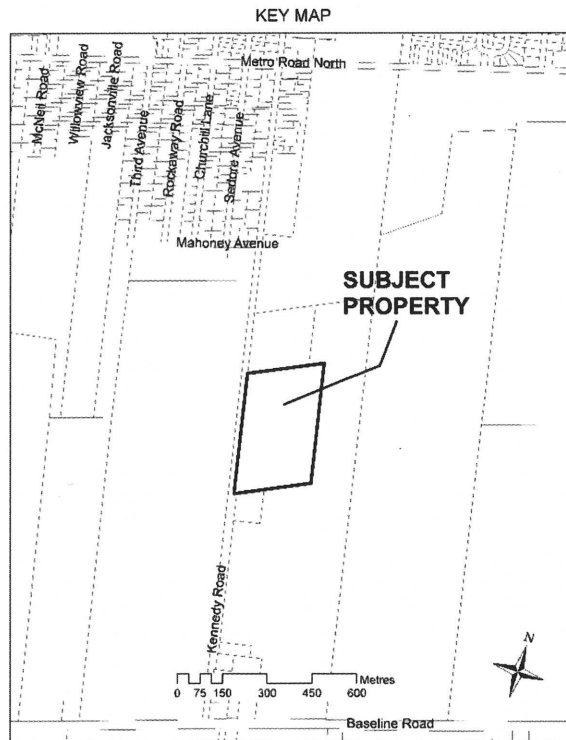
READ and ENACTED this 12th day of May, 2021


Margaret Quirk, Mayor


Rachel Dillabough, Town Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER 500-2021-0006 (PL-5)

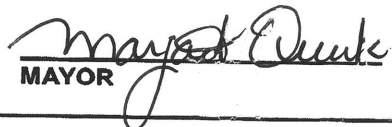
1. The purpose of Zoning By-law Number 500-2021-0006 (PL-5), which amends Zoning By-law No. 500, to amend the current zoning from Rural RU to a site-specific Rural RU-248 and Open Space OS-116 zone. The amendment is required to facilitate the construction of a single family dwelling, an accessory apartment and accessory buildings, structures and uses thereto with a lot area of 10 ha. whereas the minimum lot area in the RU zone is 20 ha.
2. Zoning By-law Number 500-2021-0006 (PL-5) conforms to the Town of Georgina Official Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2021-0006 (PL-5) applies is shown below:

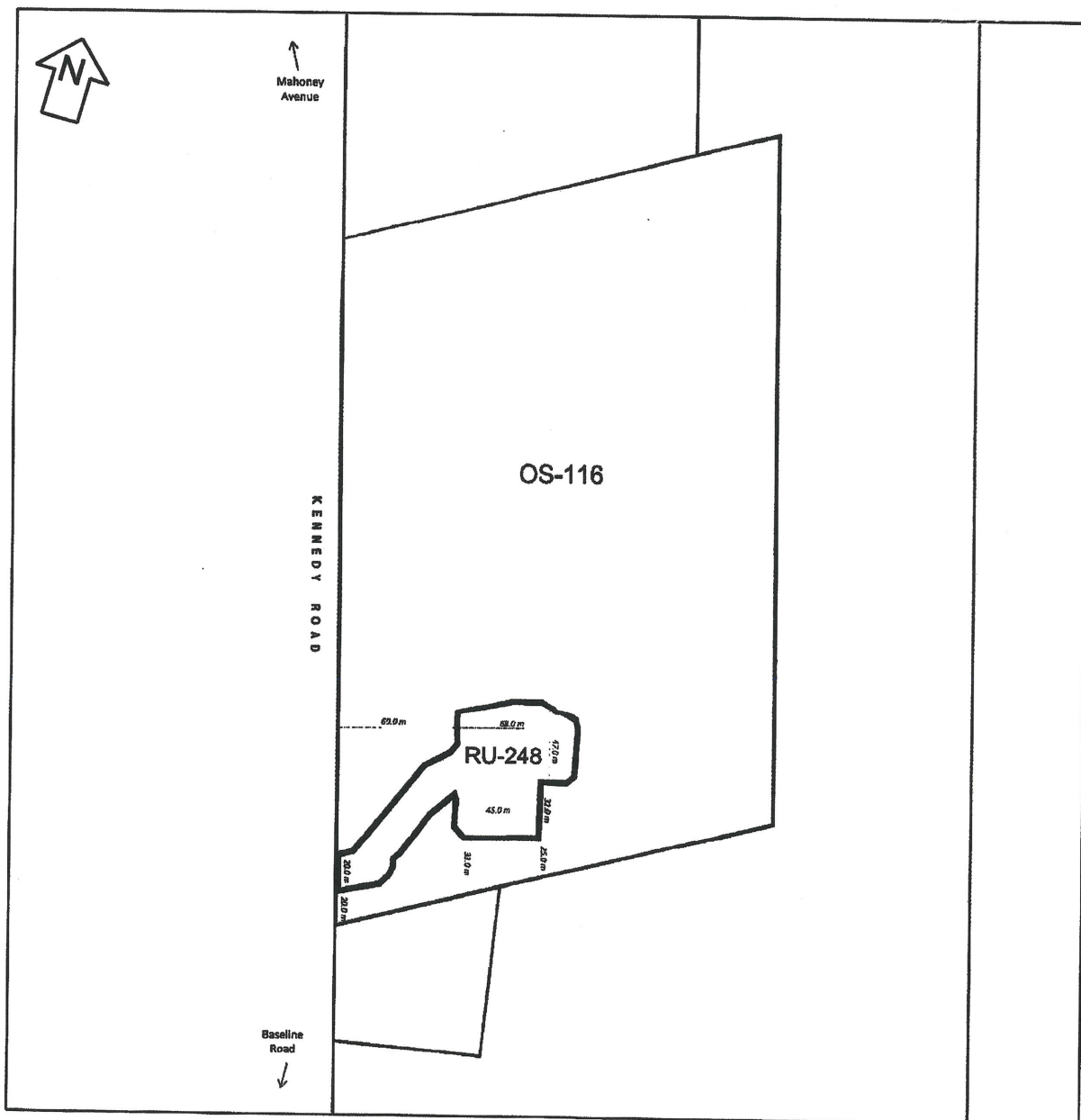


LOT 11, CONCESSION 9
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2021-0006 (PL-5)
PASSED THIS 12th DAY OF
MAY, 2021


CLERK


MAYOR



SCHEDULE 'A' TO BY-LAW 500-2021-0006 (PL-5)