

Certificate of Approval

AMENDMENT NO. 148

TO THE

OFFICIAL PLAN OF THE

TOWN OF GEORGINA PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on _____, 2023.

Date: _____

**Denis Beaulieu MCIP, RPP
Director of Development Services
Corporation of the Town of Georgina**


AMENDMENT NO. 148
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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PART A - THE CERTIFICATION
AMENDMENT NO. 148
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 148 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2023 – 0085 (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 15th day of November, 2023.


Margaret Quirk, Mayor

for 
Mamata Baykar, Deputy Clerk

NOTE: This amendment is exempt from York Region approval. In this regard, the Town of Georgina is the approval authority.

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 2023 – 0085 (PL-2)

BEING A BY-LAW TO ADOPT AMENDMENT NO. 148 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA.

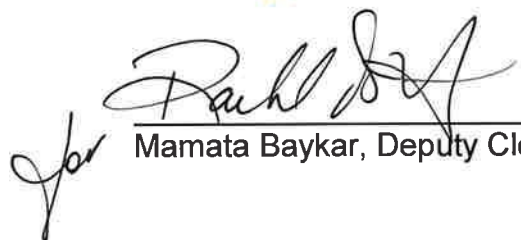
The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. 148 to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.

Read and enacted this 15th day of November, 2023.



Margaret Quirk, Mayor



Mamata Baykar, Deputy Clerk

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 148
to the Official Plan of the
Town of Georgina

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text and Schedule A - Location Map, constitutes Amendment No. 148 to the Official Plan of the Town of Georgina.

3. PURPOSE

The purpose of Amendment No. 148 is to amend a policy in the Official Plan concerning the permissibility of additional residential units on lots associated with a single detached dwelling in the Agricultural Protection Area and Rural Area designations. The Amendment permits an additional residential unit in a detached building on the same lot as a single detached dwelling irrespective of whether the single detached dwelling contains an additional residential unit. Combined with other policies in Section 8.1.11, the Amendment would allow the zoning by-law to permit up to three dwelling units on a lot that permits a single detached dwelling in the Agricultural Protection Area and Rural Area designations (i.e. up to two dwelling units in the single detached dwelling and one dwelling unit in a detached building).

4. LOCATION

This Amendment applies to all of the lands in the Town of Georgina designated Agricultural Protection Area and Rural Area in the Official Plan and as shown on Schedule "A" - Location Map, to this Amendment.

5. BASIS

The Town of Georgina Official Plan currently permits an accessory apartment in a detached accessory building or structure to the primary dwelling in the Rural Area and Agricultural Protection Area designations provided that there is only one dwelling unit within the primary dwelling. The proposed Amendment would remove the requirement that the primary dwelling only contain one dwelling unit.

The proposed Amendment is consistent with the direction of Planning Act provisions which override existing zoning provisions to provide for up to three dwelling units in a single detached dwelling, semi-detached dwelling or rowhouse or related detached building on a parcel of urban residential land that do not apply to the Rural Area and Agricultural Protection Area. The proposed Amendment provides for reasonable and appropriate intensification of residential uses within the Rural Area and Agricultural Protection Area by allowing for up to three dwelling units on a lot that permits a single detached dwelling. Specific regulations ensure that this is implemented by Zoning By-law provisions which ensure that the character and context of the Rural Area and Agricultural Protection Area is recognized and protected.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 148 to be appropriate.

PART C - THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and Schedule 'A' - Location Map constitutes Amendment No. 148 to the Official Plan of the Town of Georgina.

2. ACTUAL AMENDMENT

The Official Plan of the Town of Georgina is hereby amended as follows:

That Section 8.1.12 is hereby amended as follows:

By deleting the existing Section 8.1.12 and replacing it with a new Section 8.1.12 as follows:

"8.1.12 One additional residential unit is permitted in a detached building on the same lot as a single detached dwelling in the Rural Area and Agricultural Protection Area designations. For the purpose of this Plan, an additional residential unit shall be considered to be an accessory apartment and vice versa.

In the Hamlet Area designation, an accessory apartment is permitted in a detached accessory building or structure to the primary dwelling provided there is only one dwelling unit within the primary dwelling. An accessory apartment in a detached accessory building or structure in the Hamlet Area designation shall comply with Section 8.1.13 and/or 8.1.14."

3. IMPLEMENTATION

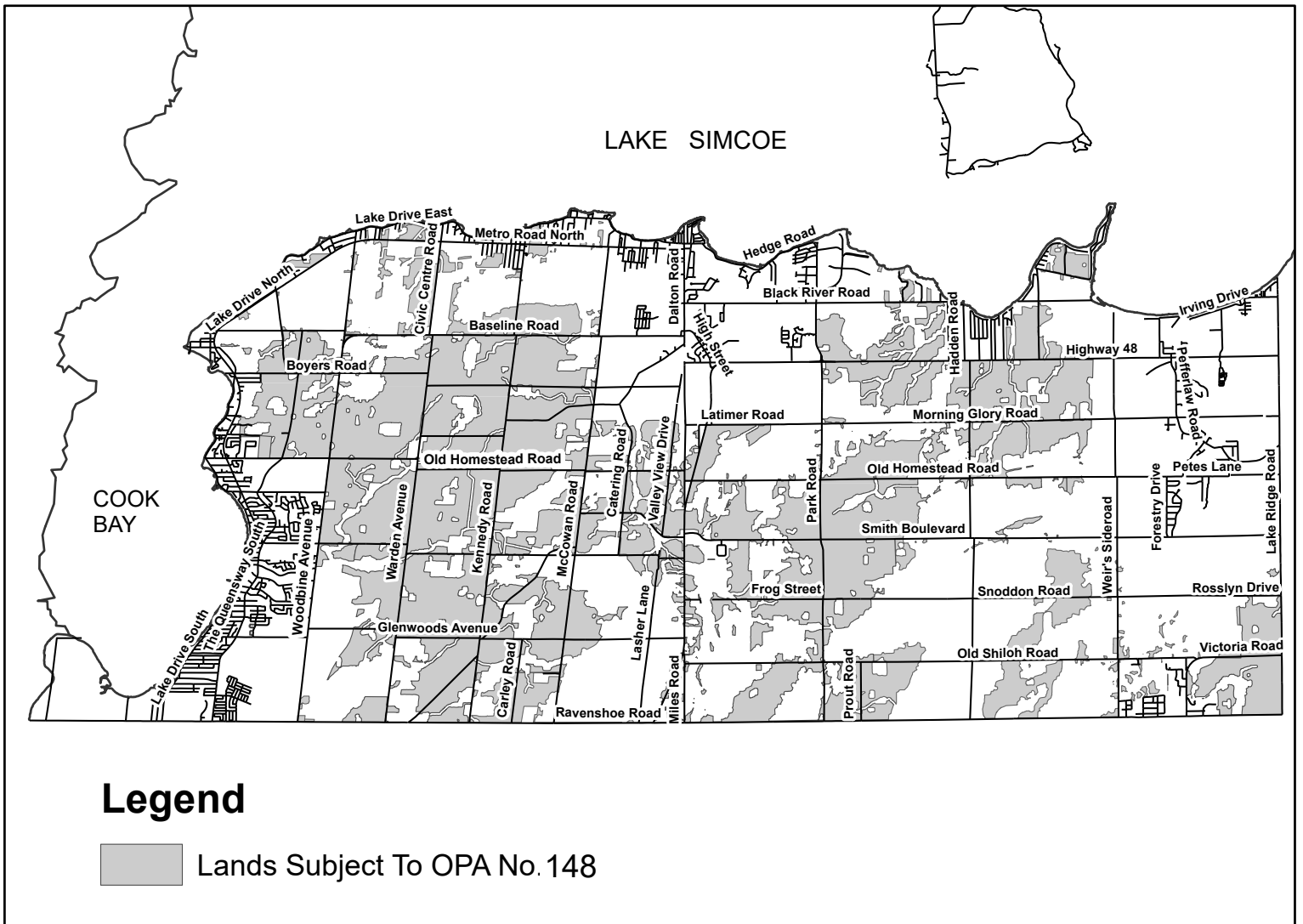
The provisions in Section 11, Implementation, shall apply in regard to this Amendment.

4. INTERPRETATION

The provisions in Section 12, Interpretation, shall apply in regard to this Amendment.

SCHEDULE 'A' LOCATION MAP

Official Plan Amendment No. 148



PROPERTY DESCRIPTION : Town of Georgina Formerly Township of Georgina and Township of North Gwillimbury

LAND USE DESIGNATION : Agricultural Protection Area and Rural Area

