



# How to Use Zoning Bylaw 600

To determine what can be done with a particular property, the following steps should be undertaken:

1. Review Schedule 'A', Area Covered by this Bylaw, to determine if the property is subject to this Bylaw or Zoning Bylaw 500. If the lands are identified as being subject to Minister's Zoning Order (O. Reg. 251/22), refer to Section 3.5 and Appendix '2', Minister's Zoning Order (O. Reg. 251/22).
2. Review Schedule 'B', Zoning Schedules, to determine the zoning of the property. First, refer to the Index Map on Schedule 'B1' to find which specific Zoning Schedule the property is located on. Next, refer to the specific Zoning Schedule to determine the zoning of the property. The zone boundaries are shown as a black line and the zone categories are identified by a black zone symbol. If the zone symbol is followed by a hyphen and number (e.g. 'RU-C-1', 'AP-8', 'EP-14'), then the land is subject to site-specific special provisions.
3. Once the zoning of the property has been determined, refer to Sections 7 through 22 for the specific requirements applicable to each zone. Each zone contains listed permitted residential and non-residential uses, the requirements for residential and non-residential uses, and applicable special provisions. In some circumstances, Schedule 'C', Detailed Illustrations, are used in association with a special provision to provide additional mapping detail to assist the reader to better understand the Bylaw requirements.
4. Refer to Section 5, General Provisions, for other requirements that may be applicable to the use and/or development of the property. This includes requirements for aspects of land use and development such as accessory uses, buildings or structures, fencing, home industries, home occupations, on-farm diversified uses, parking and loading, swimming pools and much more.
5. Review Schedule 'D', Source Water Protection Areas, to determine if the property contains Highly Vulnerable Aquifers. If Highly Vulnerable Aquifers are identified on the property, refer to Section 3.3.
6. Review Appendix '1', Lake Simcoe Region Conservation Authority Regulation Limit, to determine if the Lake Simcoe Region Conservation Authority regulates the property or portions thereof. For more detailed mapping of the Regulation Limit, visit the Conservation Authority's website to access their Interactive Regulation Mapviewer ([www.lsrca.on.ca/maps](http://www.lsrca.on.ca/maps)). If the property is regulated, refer to Section

3.4. It is also recommended that you contact the Conservation Authority to inquire about specific permit requirements and development constraints.

7. A Zoning Bylaw is a dynamic document that is amended over time as demands and policies governing land use change. While the Town strives to keep this Bylaw up-to-date through consolidation, more recently approved Zoning Bylaw Amendments for a particular property may not be included in the version of the Bylaw you are using. In this regard, the Planning Division ([planning@georgina.ca](mailto:planning@georgina.ca)) should be contacted to confirm if the property has been subject to a recent Zoning Bylaw Amendment approval.
8. A Minor Variance approved by the Committee of Adjustment provides relief from one or more provisions of the Zoning Bylaw to legalize existing development or to allow a proposed development to proceed. Minor Variances are not reflected in the Zoning Bylaw, but they are recorded by the Town and kept in the property file. To determine if your property benefits from an approved Minor Variance, please contact the Town's Building Division ([building@georgina.ca](mailto:building@georgina.ca)).

Should you have any specific questions respecting the provisions of this Bylaw after following the above-noted steps, contact the Town's Building Division ([building@georgina.ca](mailto:building@georgina.ca)) for further information and clarification. Please note that Town records may need to be thoroughly reviewed before an accurate answer can be provided. In order for staff to be able to properly identify the property in question, please provide the following property information with your inquiry:

- Municipal address;
- Legal description;
- Current owner(s); and/or,
- Assessment roll number.