

REPORT NO. DS-2017-0050

FILE NOS.: 02.191 & 03.1105

**APPLICATIONS TO AMEND
THE OFFICIAL PLAN & ZONING BY-LAW
NO. 500**

**NATHANAEL ANDOSEH
17 MEMORY LANE, PEFFERLAW**

Statutory Public Meeting

May 10, 2017

Town of Georgina



GEORGINA

PUBLIC COMMENTS

- 2 letters received this morning indicating concerns with the application:
 - Bill & Danielle Hutchinson of 438 Pefferlaw Road; and,
 - Madi Tabagari of 21 Memory Lane



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DEPARTMENT & AGENCY COMMENTS

- No objections received
- Fire Department – No objections. Recommends a residential sprinkler system be installed and adequate year round access for Emergency vehicles be provided to the property



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DEPARTMENT & AGENCY COMMENTS

- York Region – OPA exempt from Regional approval
- LSRCA – No objections. Outstanding Natural Heritage comments have been addressed by the applicant.



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PROVINCIAL & REGIONAL PLANS

- Provincial Policy Statement (2014)
- Growth Plan (2006)/Greenbelt Plan (2005)
- Lake Simcoe Protection Plan (2009)
- York Region Official Plan (2010)



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OFFICIAL PLAN & ZONING BY-LAW

- Holding (H) Zone recommended
 - Compensation for trees lost to development
 - Letter from owner of Memory lane and 3 benefitting landowners indicating cost-sharing will occur between 3 benefitting landowners



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OFFICIAL PLAN & ZONING BY-LAW

- Requirement for residential sprinkler system incorporated into the Amending Zoning By-law with alternative option to upgrade Memory Lane



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SITE-SPECIFIC ZONING PROVISIONS

- Current zoning – Rural (RU)
- Proposed Zoning – Site-specific Rural (RU) and Open Space (OS)



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CONCLUSION

- Proposal is consistent with Provincial, Regional and Town Planning documents
- Recommend that the matter be referred back to Staff in accordance with Recommendation 3 of Staff Report No. DS-2017-0050



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