

REPORT NO. DS-2018-0054

FILE NO.: 02.193

APPLICATION FOR AMENDMENT TO THE TOWN OF GEORGINA OFFICIAL PLAN

**MICHAEL GRAY
757 CHURCHILL LANE, WILLOW BEACH**

Statutory Public Meeting

May 9, 2018

Town of Georgina



GEORGINA

PUBLIC COMMENT

- No comments have been received



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DEPARTMENT & AGENCY COMMENTS

- No objections or concerns received
- Request for exemption from Regional approval denied. Region will retain it`s approval authority for this local OPA.



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PROVINCIAL & REGIONAL PLANS

- Consistent with the Provincial Policy Statement
- Complies with the Growth Plan, Greenbelt Plan, LSPP, York Region OP and the Town of Georgina OP



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ZONING BY-LAW NO. 500

- Zoned Residential (R)
- Proposed use complies with current zoning
- Proposed dwelling to comply with requirements of the R zone.



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TOWN OF GEORGINA OFFICIAL PLAN

- Designated: Serviced Lakeshore Residential Area
- Limited growth is permitted through severance
- Section 11.4.2.8(e) - minimum lot frontage and area requirements for new lot creation



TOWN OF GEORGINA OFFICIAL PLAN

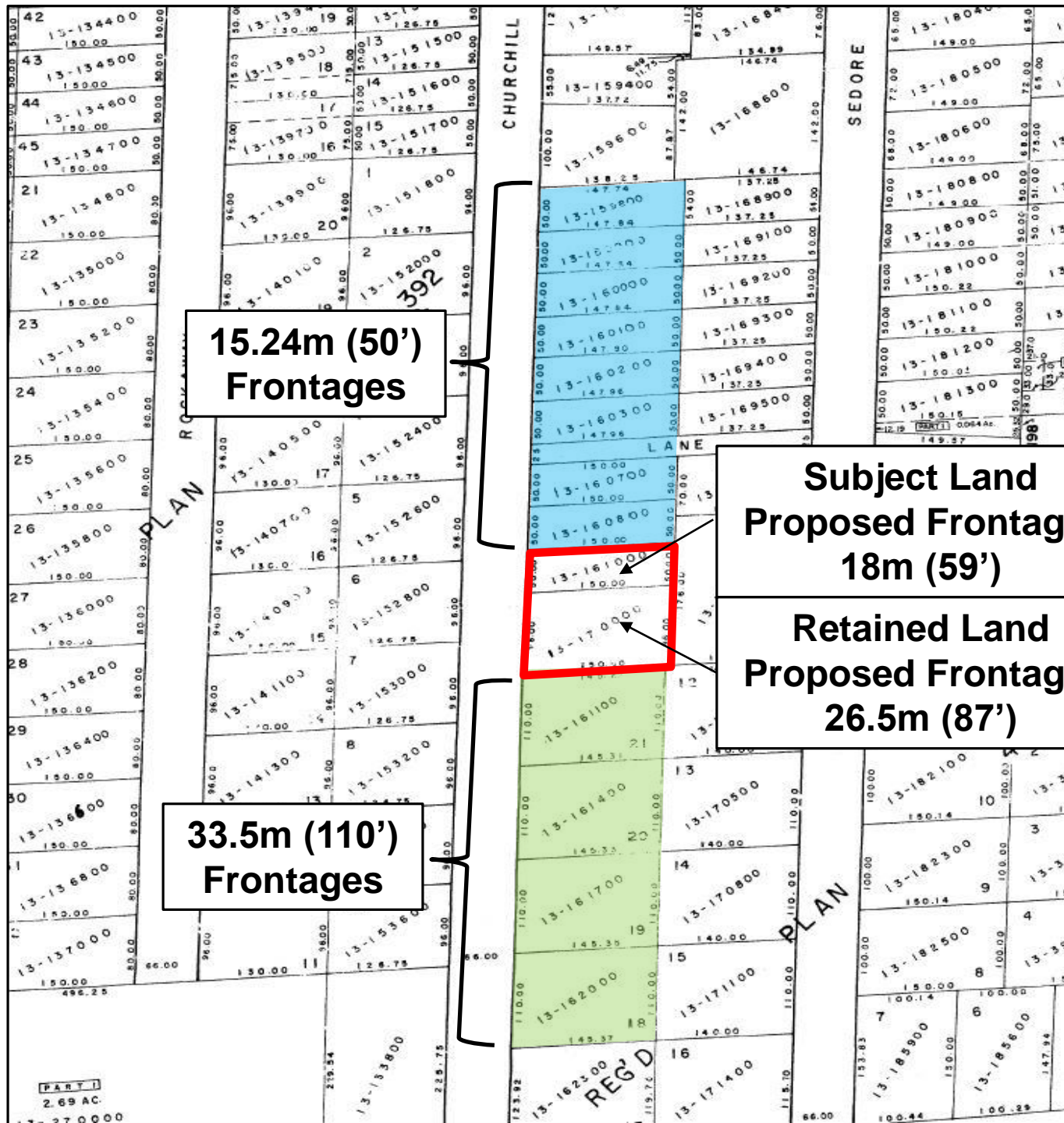
Test 1 – Minimum Lot Frontage

	Proposed Lot Frontage	Average Frontage of All Lots within 100 metres	Conforms
Subject Land	18 m	24.77 m	No
Retained Land	26.5 m		Yes

Test 2 – Minimum Lot Area

	Proposed Lot Area	Average Area of Abutting Residential Lots	Conforms
Subject Land	820 m ²	1,090 m ²	No
Retained Land	1,208 m ²		Yes





**15.24m (50')
Frontages**

**33.5m (110')
Frontages**

**Subject Land
Proposed Frontage:
18m (59')**

**Retained Land
Proposed Frontage:
26.5m (87')**

PART I
2.69 AC.
13-1370000

REG'D
13-162300

PART II
0.064 AC.
13-181500

CONCLUSION

- Staff recommend approval of the application
- OR**
- Should comments/concerns be raised at the public meeting, Staff recommend that further investigation occur before the matter is brought back before Council.

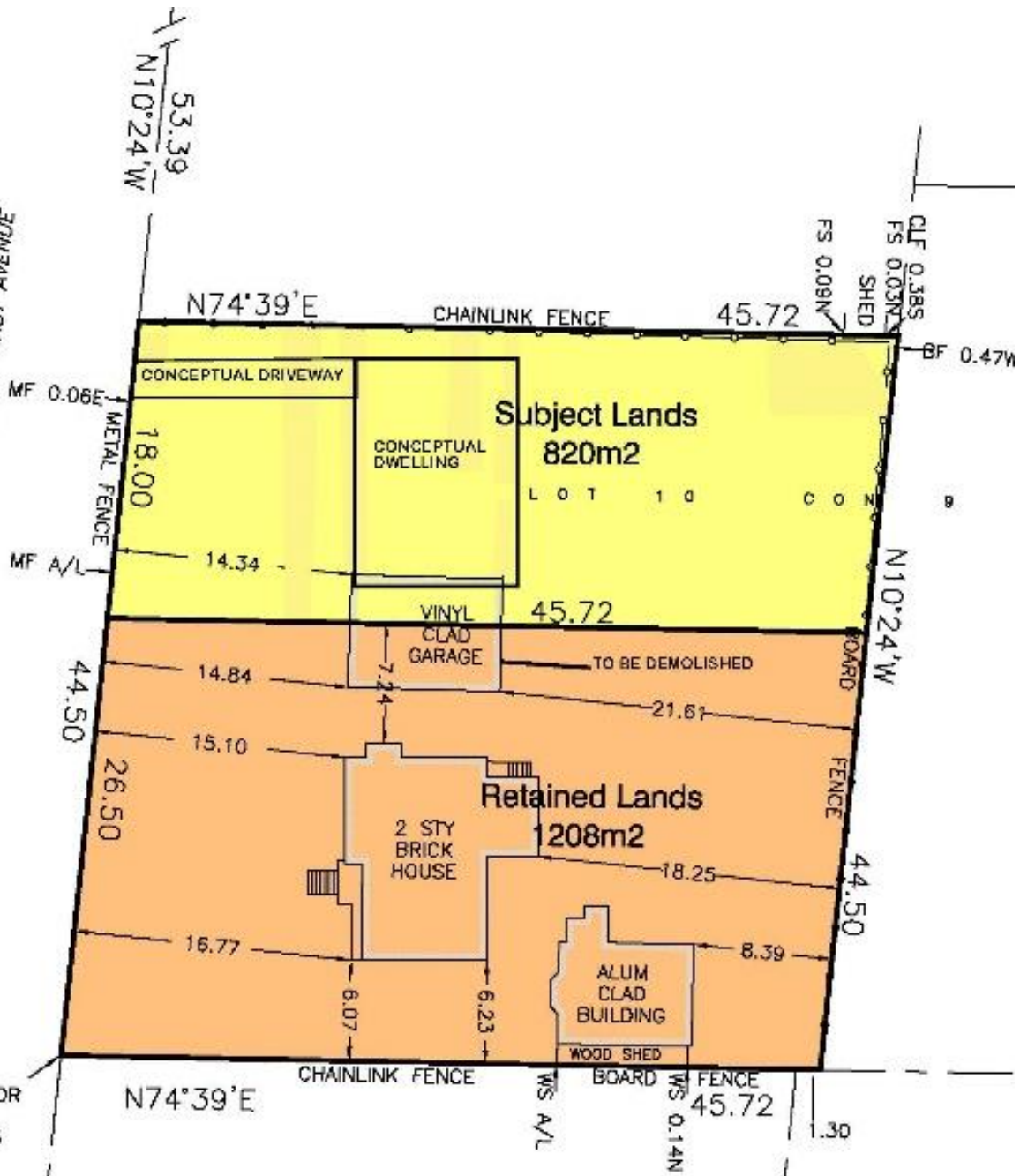


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ASSUMED AS **CHURCHILL LANE**
ESTABLISHED BY BY-LAW 315, NOT REGISTERED
BY REGISTERED PLAN 392 AS FIRST AVENUE

N W COR
LOT 21
RP 413





Churchill Lane

Sedore Avenue

