

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA *ADDENDUM 2*

Wednesday, May 8, 2019
7:00 PM

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS
PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

- (A) Application to Amend Zoning By-law No. 500
HAVE BUS WILL TRAVEL (2004) LTD. & LOIS ANDREWS
Part Lot 21, Concession 6 (G), REF. Plan 65R-21700, Parts 1,2 & 3,
534 & 536 Pefferlaw Road, Pefferlaw
AGENT: Michael Smith Planning Consultants

Report No. DS-2019-0023

ADDITIONAL COMMENTS:

- Brian Guildford, 550 Pefferlaw Road, supporting the severance of the existing properties into three residential lots, and suggesting the removal of the existing site specific zoning by-law provisions to allow a bus garage.

Subject:

FW: Re-Application to amend zoning bylaw 500, Have Bus Will Travel

From: BRIAN GUILDFORD**Sent:** May 7, 2019 12:13 PM**To:** Connor McBride <cmcbride@georgina.ca>; Margaret Quirk <mquirk@georgina.ca>; Robert Grossi <rgrossi@georgina.ca>; Mike Waddington <mwaddington@georgina.ca>; Dan Fellini <dfellini@georgina.ca>; Dave Neeson <dneeson@georgina.ca>; Frank A. Sebo <fsebo@georgina.ca>; Dave Harding <dharding@georgina.ca>**Subject:** Re-Application to amend zoning bylaw 500, Have Bus Will Travel

Hello Conner.

My name is Brian Guildford. I own 550 Pefferlaw Road, a property just north of the bus garage. I can support the severance of the the existing properties into three residential lots, as this would fit with the land use of the properties to the north, south and east. However, I have an issue with the applicant not proposing to remove any of the site specific provisions that permit a bus garage use.

When bylaw 500-99-0010 was put in place in 1999, many local residents opposed the bus garage activity, but the bylaw was passed as it exists now. At that time, much of the applicants argument for passing of this bylaw was the number of jobs that the garage provided for the town, and the jobs that would be lost if the operation of the bus garage were to cease.

Fast forward to present day, Mr. Andrews no longer operates a bus garage on this property. As such, if the existing provisions for the bus garage were to be removed, no job loss, no impact on employment in the town. A better fit with the surrounding properties.

As in your report, the garage is now occupied by the Pefferlaw Fire Department on a temporary basis. I am not sure if bylaw 500-99-0010 permits its use as a fire department, but it is a good fit for the fire trucks short-term.

Also noted in your report, is the removal of some of the noise attenuation fencing surrounding the garage.

All of the properties to the north, south, and east, are residential riverfront properties. I do not believe that the bus garage, with its existing provisions, fits in with the surrounding uses.

Now the applicant proposes the continued bed and breakfast use on the property to the north of the garage, a new two story residence on the same property as the bus garage, and a newly created two story residence and lot to the south of the bus garage. Again, all of these residences within close proximity of the bus garage.

I can support the severances and creation of the new lot, but the bus garage with its current provisions does not fit. Hopefully council will amend the zoning to create the new residential lot, but will remove the existing provisions for the bus garage.

Respectfully, Brian Guildford