



**GEORGINA**

# APPLICATION TO AMEND ZONING BY-LAW NO. 500

1084466 ONTARIO LTD. (C/O A&T HOMES)  
W/S EDITH STREET, SUTTON

Statutory Public Meeting

November 27, 2019

Town of Georgina

Application 03.1145

Report No: DS-2019-0143

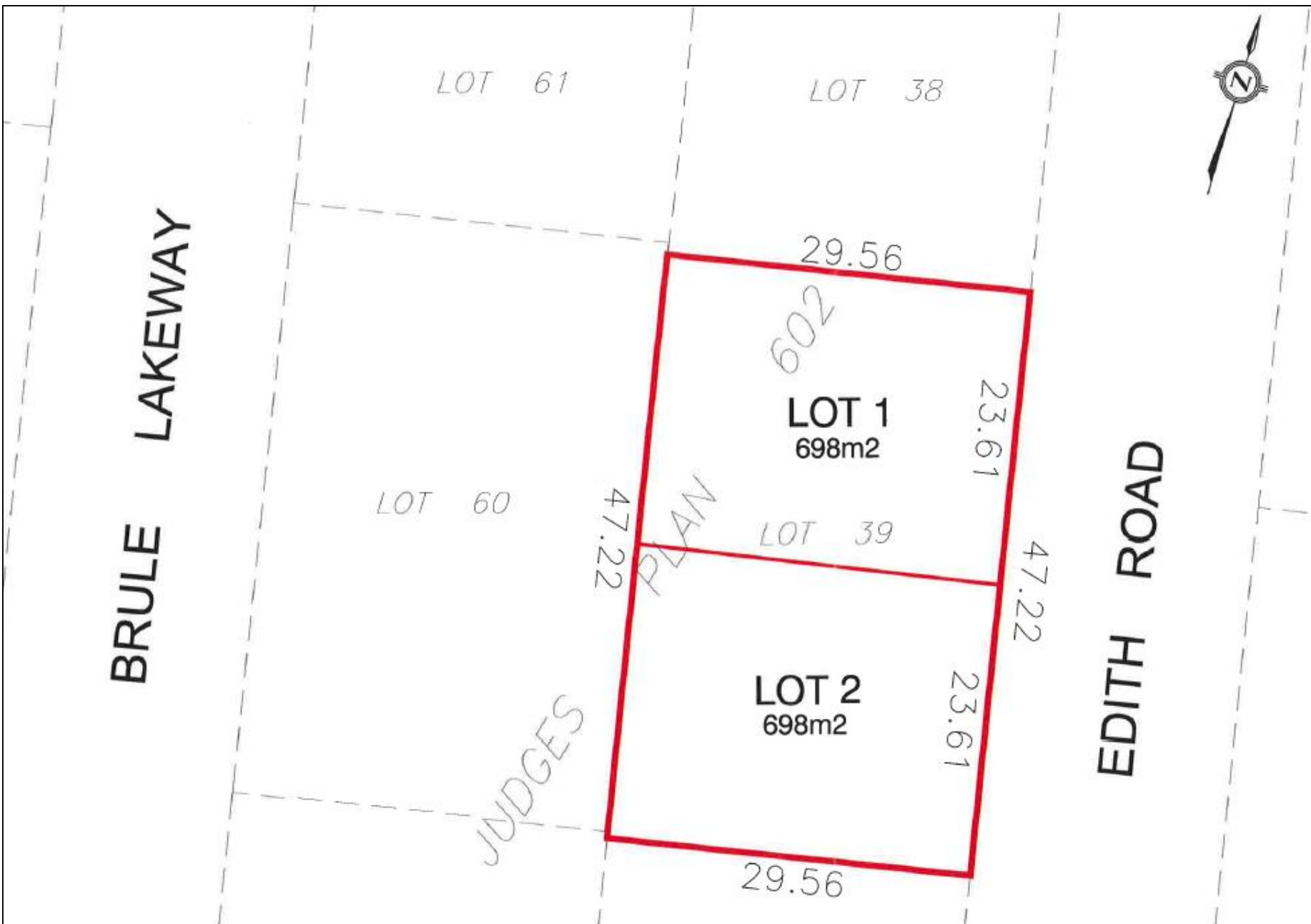


**GEORGINA**

# ZONING BY-LAW NO. 500

- Property is currently zoned R1-117.
- Minimum lot frontage within the R1-117 zone is 30.0 metres.
- Proposed 23.5 metre frontage is deficient by 6.5 metres.
- Proposed 698.0 sq.m. lot area exceeds the 450 sq.m. minimum.

# SEVERANCE PROPOSAL





GEORGINA

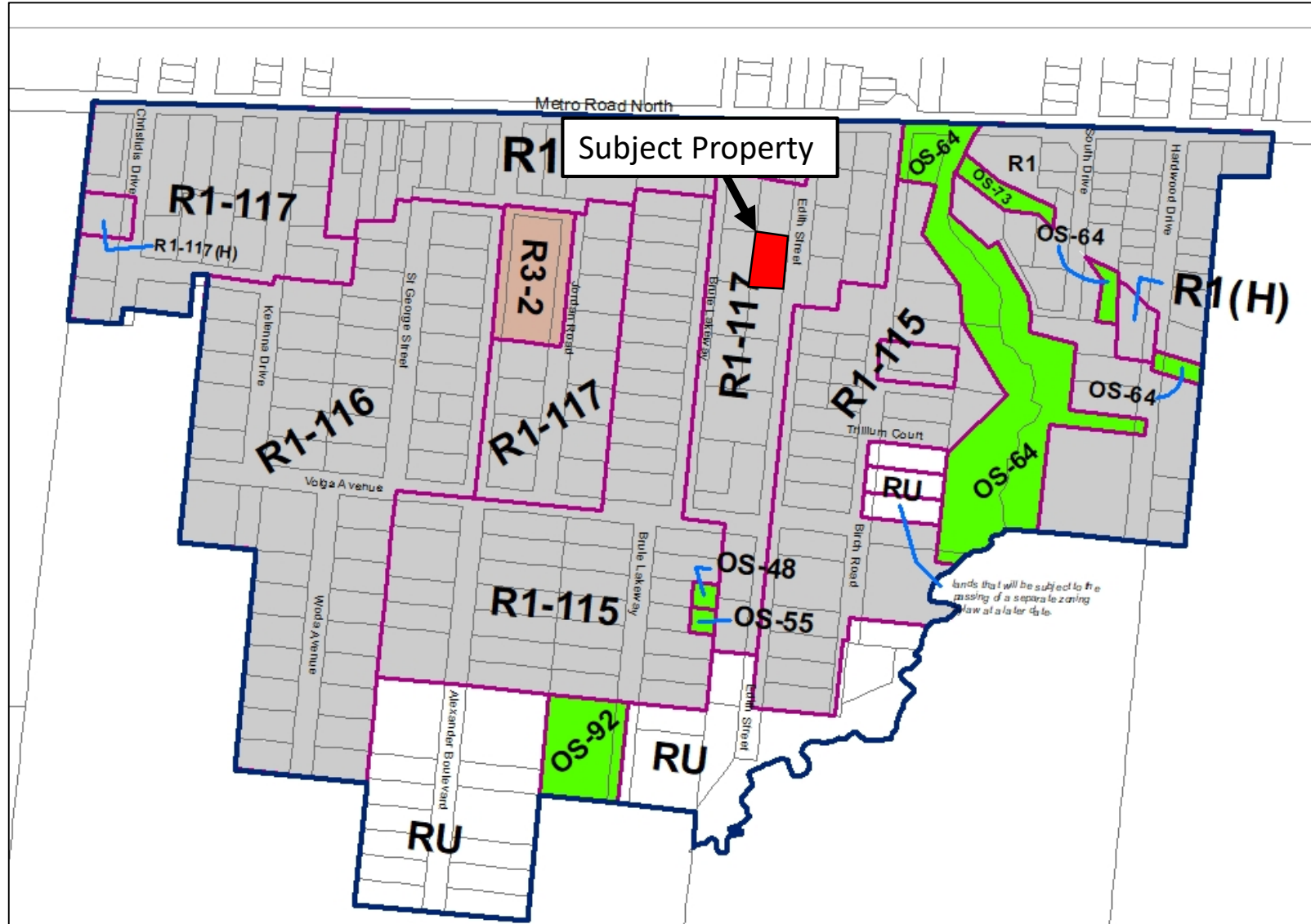
# R1-117 Background

- Came into effect on July 31, 2006.
- Rezoning a result of the Willow Beach Servicing Project.
- R1-115 and R1-116 zonings came into effect at same time.
  - R1-115 requires 22.0 metre frontage minimum.
  - R1-116 requires 26.0 metre frontage minimum.



GEORGINA

# EXISTING NEIGHBOURHOOD ZONING





# SUTTON/JACKSON'S POINT SECONDARY PLAN

- Designated 'Stable Residential Area'.
- Detailed review of proposed severance required for CofA.
- Municipal services would not require extensions/assumptions.
- Servicing allocation exists.



**GEORGINA**

# PROVINCIAL AND REGIONAL PLANS

- Consistent with the Provincial Policy Statement.
- Complies with the Growth Plan, Greenbelt Plan, Lake Simcoe Protection Plan, and York Region Official Plan.



# DEPARTMENT & AGENCY COMMENTS

- To date, no objections or concerns have been received.
- Outstanding comments include the Recreation/Culture Department and Development Engineering Division.
- Outstanding comments will be collected and reviewed prior to returning to Council.





GEORGINA

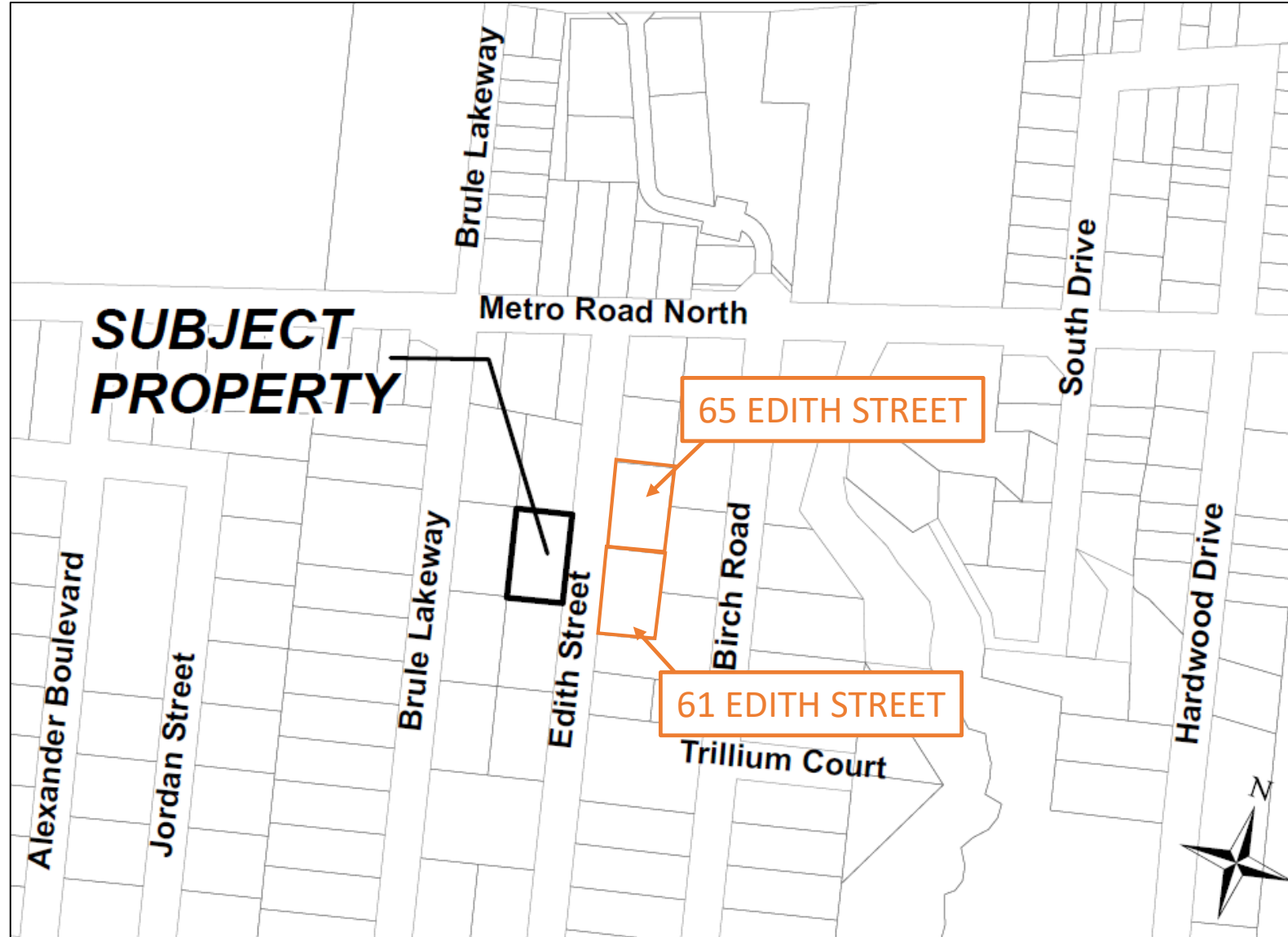
# PUBLIC COMMENTS

- Nancy Alexander submitted a letter of opposition on behalf of herself, Margarita Pudymaitis (Owner of 65 Edith Street) and Magdalena Drozdowski (Owner of 61 Edith Street).
- The applicant had a project within the area previously and Ms. Alexander notes residents experienced noise, heavy truck traffic, and scattered debris.
- Concerned that privacy will be impacted if two-storey homes are constructed.



GEORGINA

# PUBLIC COMMENTS





**GEORGINA**

# STAFF RECOMMENDATIONS

- Staff recommend that a subsequent report be prepared for Council's consideration at such time as all of the Town departments and external agencies have completed their review of the development proposal and after the applicant has addressed any concerns raised by Council and members of the public at the public meeting.

