



GEORGINA

APPLICATION TO AMEND ZONING BY-LAW NO. 500

**Dave Waicus
9899 Old Homestead Road**

**Statutory Public Meeting
July 17, 2019
Town of Georgina**

APPLICATION: 03.1143

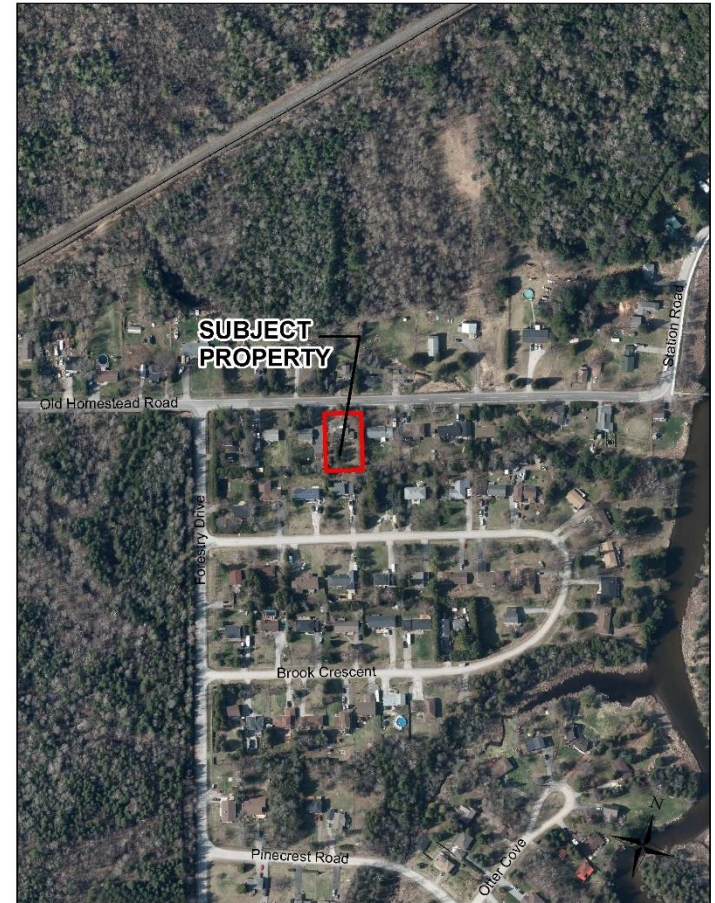
REPORT NO: DS-2019-0070



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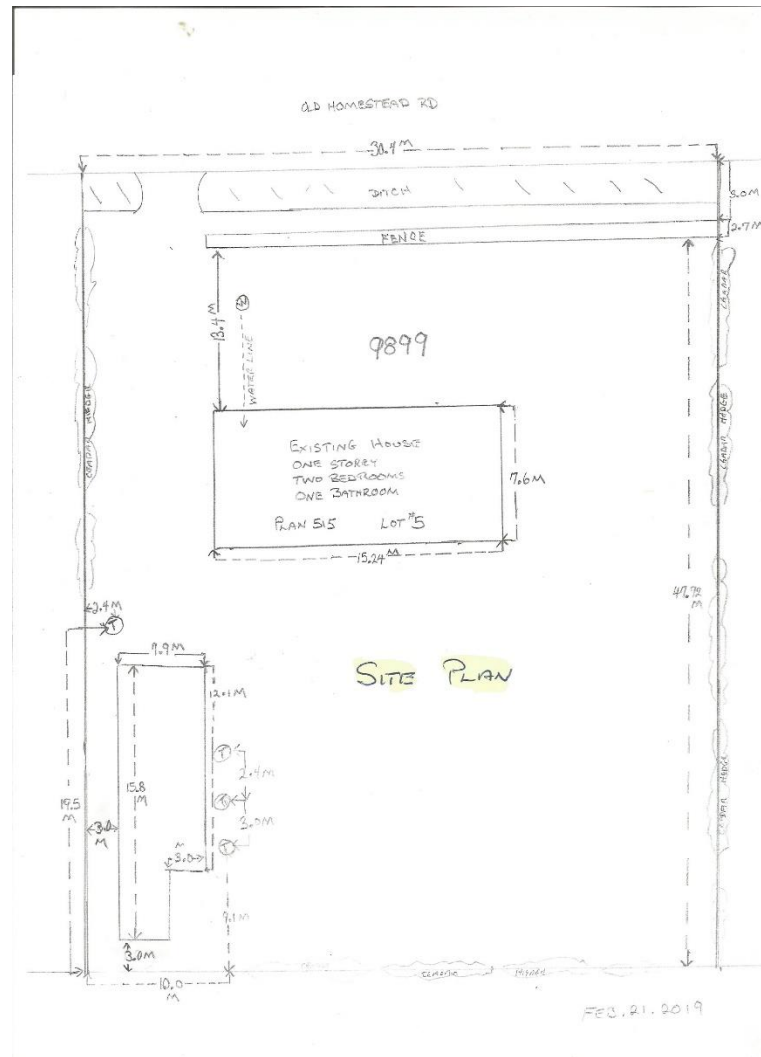
PROPOSAL

- Construct a 68 square metre Garden Suite
- Servicing will be shared with existing single detached dwelling
- Replace existing septic system
- Expand driveway





CONCEPTUAL DEVELOPMENT PLAN





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FLOOR PLAN



ELEVATIONS



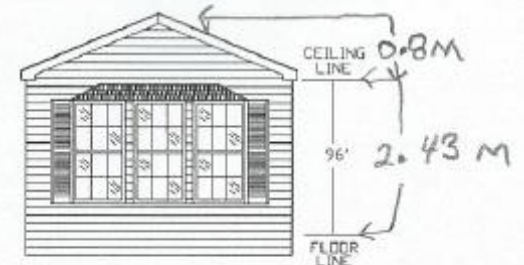
FRONT ELEVATION



REAR ELEVATION



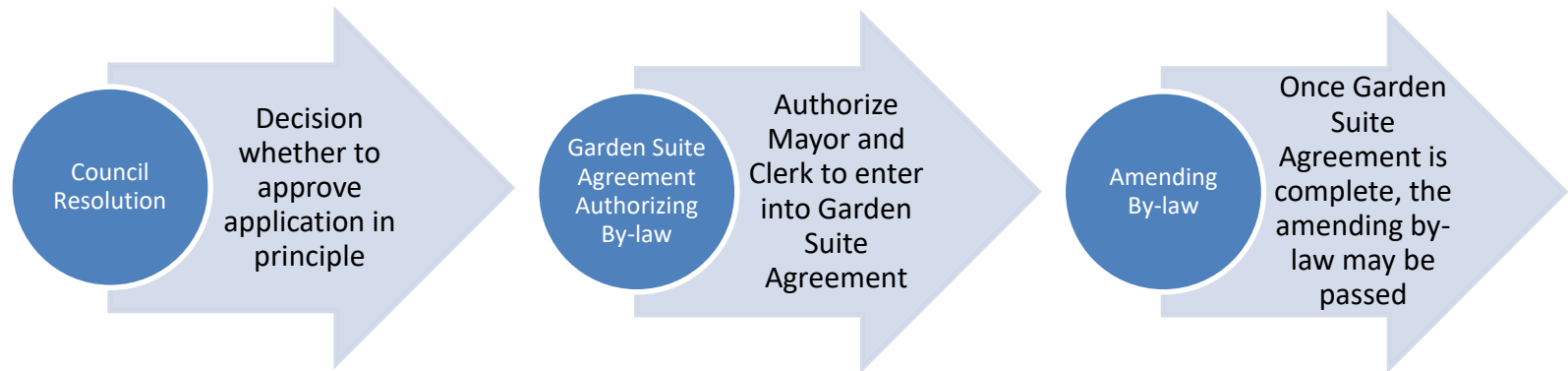
LEFT ELEVATION



RIGHT ELEVATION



GARDEN SUITE PROCESS





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GARDEN SUITE AGREEMENT

- Section 39 (1) of the Planning Act enables Council to enter into an agreement that governs:
 - the installation, maintenance and removal of the garden suite;
 - the period of occupancy of the garden suite by any of the persons named in the agreement; and
 - the monetary or other form of security that the council may require for actual or potential costs to the municipality related to the garden suite.



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AMENDING BY-LAW

- Site-specific Residential (R-XX)
- Provisions to limit the location and intensity of the Garden Suite
 - Floor Area (Maximum) of 70 square metres
 - Number of Garden Suites (Maximum) of 1
 - Interior Side Yard and Rear Yard (Minimum) of 3 metres
 - Height from Grade (Maximum) of 5 metres
 - Height from Finished Floor Elevation (Maximum) of 3.5 metres
 - Number of Parking Spaces for Garden Suite (Minimum) of 1
 - Distance of Garden Suite to Principal Dwelling (Minimum) of 4.5 metres



DEP'T, AGENCY AND PUBLIC COMMENTS

- Site alteration and building permits required
- Tree compensation required (now paid)
 - 3 white spruce must be removed
- 1 respondent
- Matters raised:
 - Size of Garden Suite relative to principal dwelling
 - Length of time over which the Garden Suite would be permitted



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PLANNING DOCUMENTS

- Planning Act
- Provincial Policy Statement
- Growth Plan / Greenbelt Plan
- Lake Simcoe Protection Plan
- York Region Official Plan
- Pefferlaw Secondary Plan



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RECOMMENDATIONS

- 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.

QUESTIONS?

