



GEORGINA

APPLICATIONS TO AMEND ZONING BY-LAW NO. 500

Dianne Shortt
40 Cronsberry Road

Statutory Public Meeting

March 27, 2019

Town of Georgina

Application 03.1133

Report No: DS-2019-0032

PROPOSED SEVERANCE SITE PLAN



SITE PHOTOS



General location of proposed residential lots.



Existing dwelling to be retained on the remainder lot.



TOWN OFFICIAL PLAN & ZONING BY-LAW NO. 500

- Proposing to rezone the property from RU to R in order to permit the future severance of three residential lots.
- No relief is being requested from the Zoning By-law provisions.
- The R zone would better conform with the intent of the OP.
- The Hamlet Designation permits for minor rounding out.



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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

- No objections were received from internal departments and the external agencies.
- York Region did recommend that wells should be installed and tested on the proposed lots prior to dwellings being designed.
- Some comments are still outstanding.



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PUBLIC COMMENTS

- To date, no written submissions have been received from the public.



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STAFF RECOMMENDATIONS

- Staff recommend conditional 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.



STAFF RECOMMENDATIONS

- In the event that Council approve the subject application, Staff recommend that the following conditions be included:
 - That outstanding comments from the relevant external agencies and internal departments be received indicating that they are satisfied with the proposal; and,
 - That the applicant receives provisional consent approval from the Committee of Adjustment for the proposed severances and that the lot specific well testing has confirmed sufficient water quantity and quality.