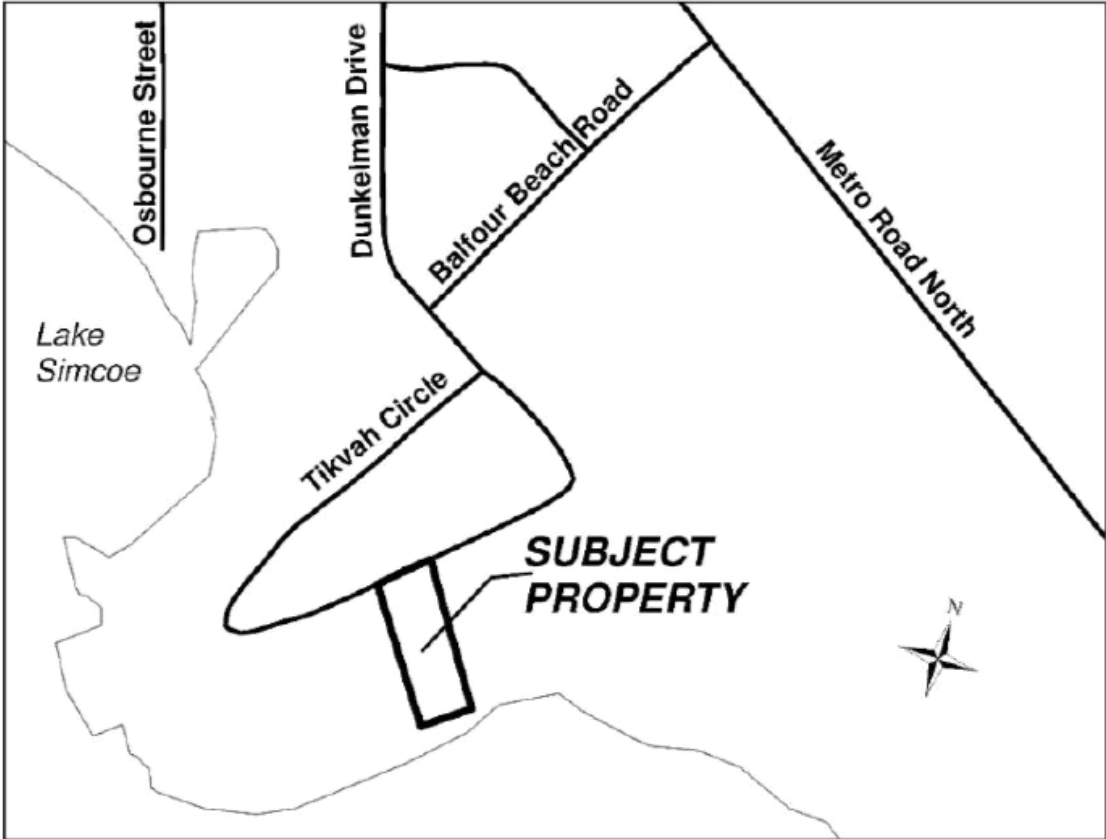


Applications for Amendments to the Town's Official Plan and Zoning By-law for 17 Tikvah Circle, Balfour Beach

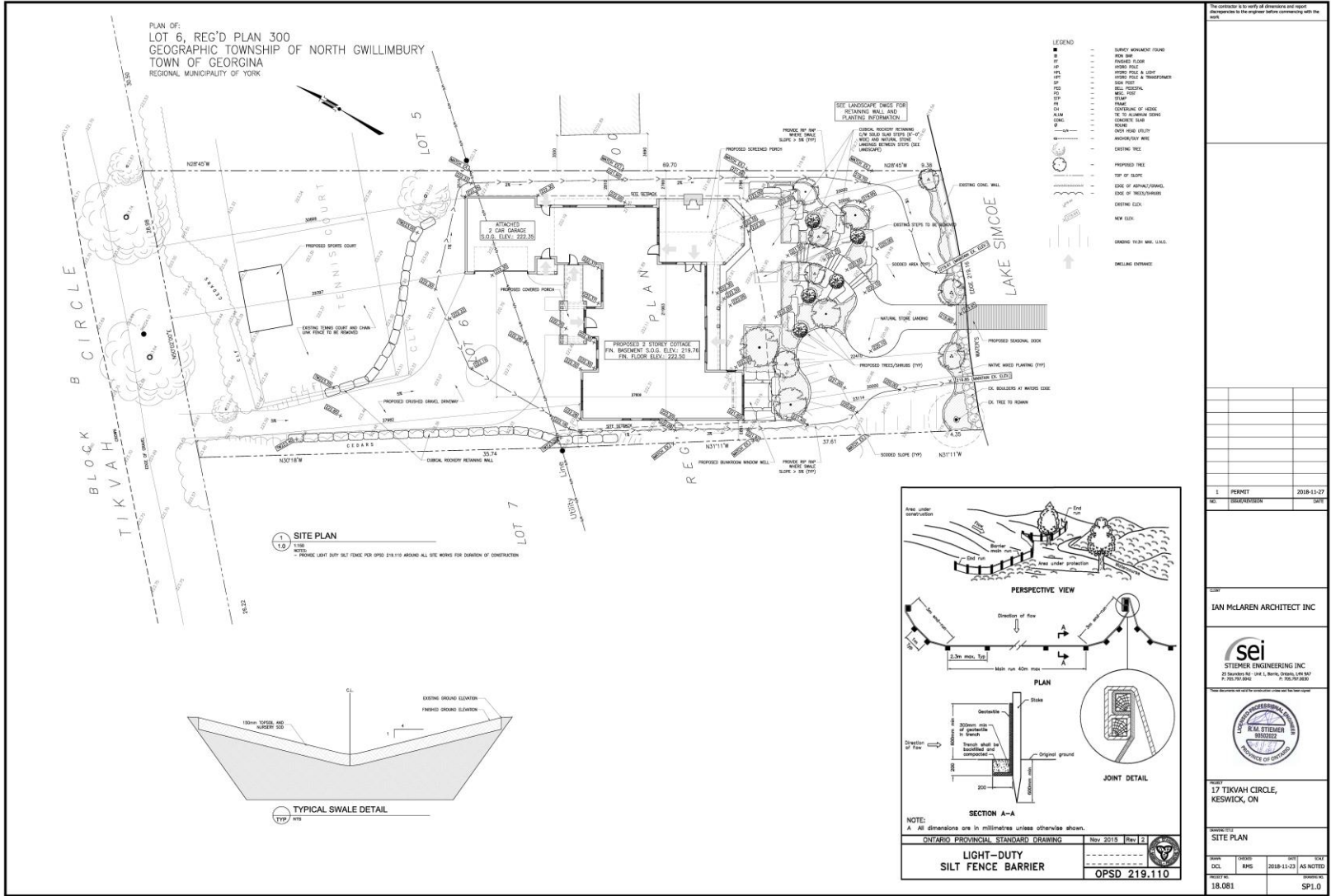
(Dan Rabinovitch and Liann Granovsky, Town Files: 02.194 & 03.1129)

Subject Property – 17 Tikvah Circle



 Subject Property

Proposed Site Plan



Current Planning Status

- Town Official Plan: Serviced Lakeshore Residential Area and Hazard Lands along shoreline
- Town Zoning By-law: Residential (R) permits single detached dwelling
- No new buildings or structures permitted on lots fronting private roads (OP and ZBL)

Proposed Amendments

- OPA and ZBA – special provisions to permit single detached dwelling and accessory buildings and structures on the subject property which fronts a private road

Summary Opinion

- Establishment of a single detached dwelling on the subject property conforms with Provincial, Regional and Town policies
- The Balfour Beach community is an existing established residential area and the subject property previously supported a single detached dwelling
- The construction of a single detached dwelling on the subject property is consistent with the form of development in the area and the character of the established shoreline community
- Restoration of ecological features and functions along the shoreline is proposed
- Proposed development complies with all regulations in the Town's Zoning By-law (including minimum setbacks and parking requirements) with the exception of the requirement for public road access
- No new lot is being created and vacant lots of record are entitled to one unit of municipal water and sanitary sewage allocation and therefore, no additional servicing allocation is required to facilitate the proposal