



GEORGINA

APPLICATION TO AMEND ZONING BY-LAW NO. 500

CAROL DOYLE
E/S WEIR'S SIDEROAD, PEFFERLAW

Statutory Public Meeting

January 29, 2020

Town of Georgina

Application 03.1135

Report No: DS-2020-0004

AREA OF CONCERN





GEORGINA

INITIAL ISSUES

- Suspected a former aggregate extraction operation may have operated on-site.
- No records to indicate proper rehabilitation as per the *Aggregate Resources Act*.
- MNRF was contacted to inquire about the history of the property, however, MNRF did not have any record.
- A Phase I Environmental Site Assessment was necessary.



GEORGINA

PHASE I ESA

- A Phase I ESA is a non-invasive exercise consisting of:
 - Review of records for historical and current uses for both the property and the Phase I study area;
 - Interviews with available individuals with knowledge of the site;
 - An inspection of both the property and study area; and,
 - Evaluation of collected information and documentation.



GEORGINA

PHASE I ESA

- Applicant submitted a Phase I ESA in November 2019 completed by Sirati & Partners Consultants Limited.
- No Potentially Contaminating Activities (PCAs) were identified.
- No Areas of Potential Environmental Concern (APECs) were identified.
- Based on the findings, a Phase 2 ESA will not be required.



LOCAL, REGIONAL, AND PROVINCIAL PLANS

- The subject property is considered a rural undersized lot.
- Rural designation in the PSP permits a dwelling provided that it abuts an existing and assumed municipal road.
- Consistent with the Provincial Policy Statement
- Complies with the Growth Plan, Greenbelt Plan, Lake Simcoe Region Protection Plan, and York Region Official Plan



DEPARTMENT, AGENCY, AND PUBLIC COMMENTS

- No objections have been received from the internal departments and external agencies.
- Applicant is currently in talks with the Parks Division to determine the amount of tree compensation.
- No comments received from the public. No further notice was given for today's meeting as there were no interested parties.



GEORGINA

STAFF RECOMMENDATIONS

- Staff recommend approval of the application. Should Council approve the application, the Amending Zoning By-law will be brought back to Council at a later date.

OR

- Should additional comments / concerns be raised, Staff recommend that further investigation occur before the matter is brought back before Council.

PROPOSAL

