


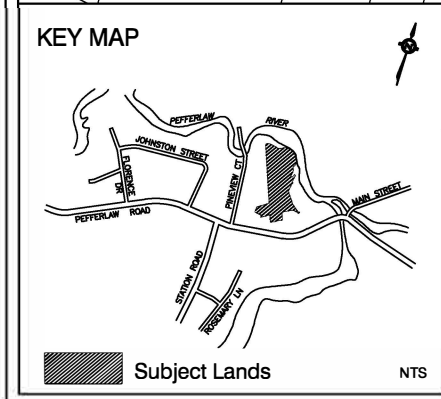
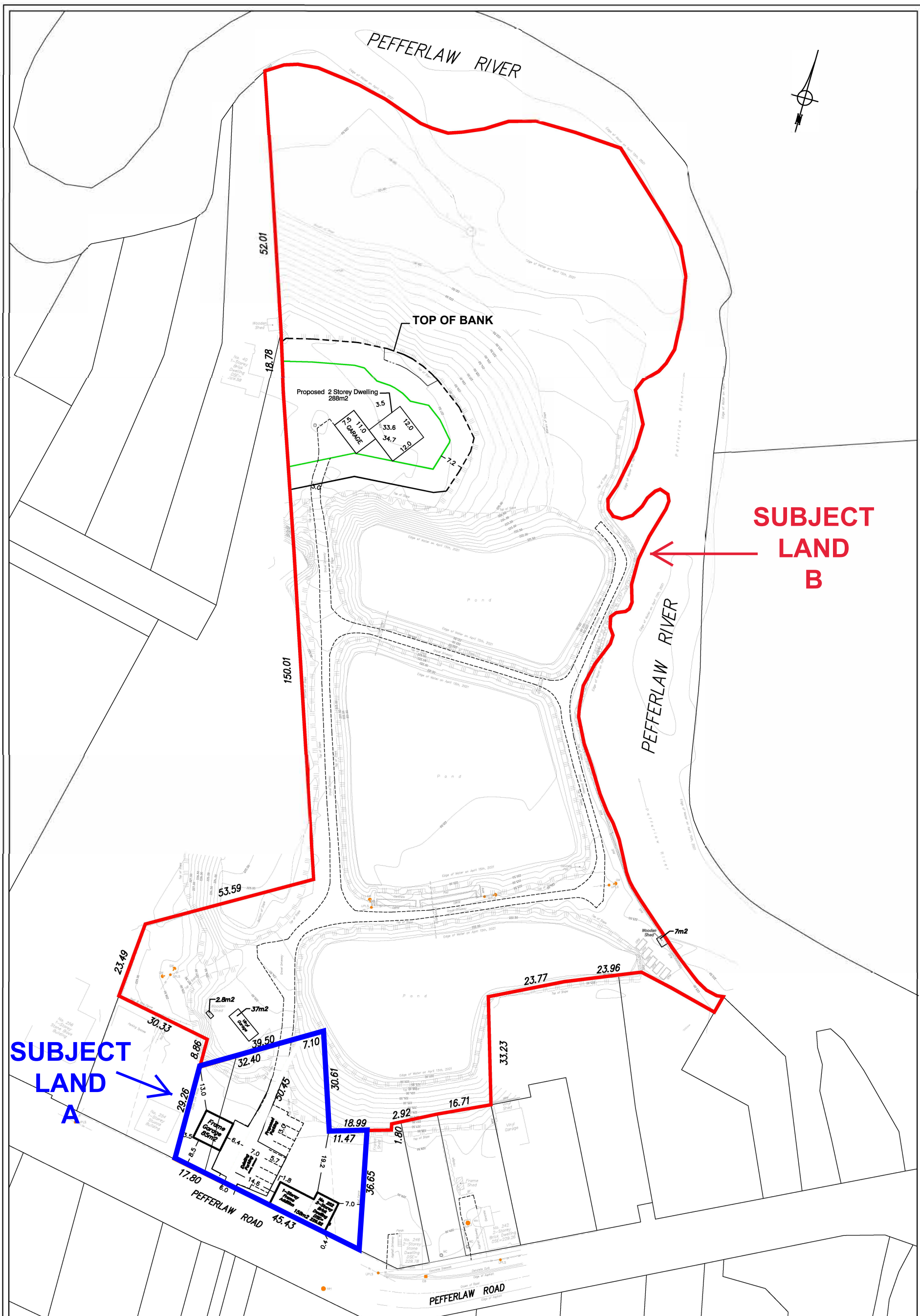
Attachment 1
Page 1 of 2
Report No. DS-2024-0034
252 Pepperlaw Road
03.1183

 Subject Land

Location Map
252 Pepperlaw Road

0 40 80 Meters





- Subject Land A - 2,340m²
- Subject Land B - 32,780m²
- Proposed Limit of Development

LANDS OWNED BY APPLICANTS		
TREVOR COMEAU 252 PEPPERLAW ROAD		
PART OF LOTS 22 & 23 CONCESSION 5 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK		
SCALE:		
Scale:	Approved By: MRES	Drawn By: VT
Date: Aug 3, 2023		
Michael Smith <small>PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.</small>		
Revisions:	Drawing Number: 1273-00	

Attachment 1
 Page 2 of 2
 Report No. DS-2024-0034
 252 Pefferlaw Road
 03.1183

SITE PHOTOGRAPHS

252 Pepperlaw Road
Subject Land A
Looking North



252 Pepperlaw Road
Subject Land A
Looking North



252 Pepperlaw Road
Subject Land A
Looking North East



252 Pepperlaw Road
Subject Land A
Looking North West



252 Pefferlaw Road
Subject Land B
Looking North



252 Pefferlaw Road
Subject Land B
Looking North



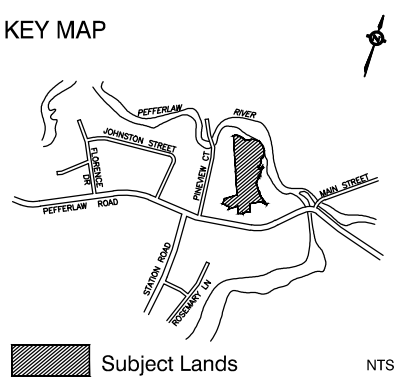
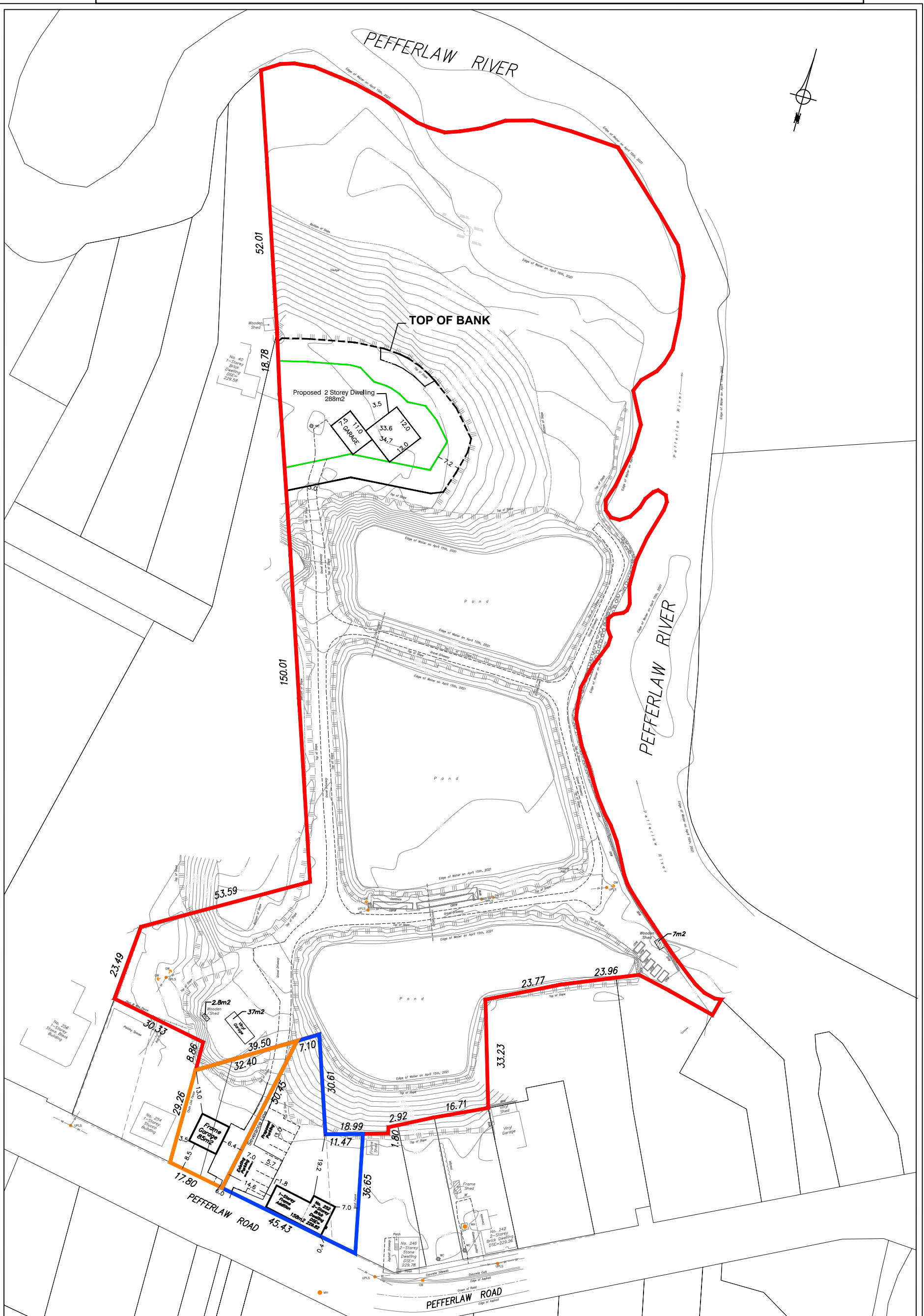
252 Pepperlaw Road
Subject Land B
Looking West



252 Pepperlaw Road
Subject Land B
Looking South



CONCEPTUAL DEVELOPMENT PLAN & FUTURE CONSENT



- Beneficial Land - 32,780m²
- Subject Land - 850m²
- Retained Land - 1,490m²
- Proposed Limit of Development

CONCEPTUAL DEVELOPMENT PLAN & FUTURE CONSENT

TREVOR COMEAU
 252 PEPPERLAW ROAD

PART OF LOTS 22 & 23
 CONCESSION 5
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

SCALE:

DATE: Aug 3, 2023
 APPROVED BY: MRES
 DRAWN BY: VT

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

DRAWING NUMBER: 1273-00

Summary of Submission Documents		
Document	Prepared By	Date
<i>Arborist Report</i>	Azimuth Environmental Consulting Inc	November 2023
<i>Conceptual Development Plan & Future Consent</i>	Michael Smith Planning Consultants	August 3, 2023
<i>Draft Zoning By-Law with Schedule A</i>	Michael Smith Planning Consultants	May 1, 2024
<i>Environmental Impact Study</i>	RiverStone Environmental Solutions Inc	November 2023
<i>Flood Hazard Assessment and Driveway Layout Design</i>	Greck and Associates Limited	February 23, 2024
<i>Phase 1/Modified Phase 11 Environmental Site Assessment</i>	Azimuth Environmental Consulting, Inc	November 2023
<i>Scoped Preliminary Servicing Study (Sewage and Water Supply)</i>	Azimuth Environmental Consulting, Inc	November 2023
<i>Functional Servicing & Stormwater Technical Memo</i>	Greck and Associates Limited	February 23, 2024
<i>Geotechnical Investigation</i>	Palmer	June 21, 2023
<i>Fluvial Geomorphological Assessment - Toe Erosion Allowance</i>	Palmer	June 16, 2023
Planning Justification Report	Michael Smith Planning Consultants	April 24, 2024
Archaeology Report_Stage 1-2	New Era Archaeology	September 28, 2023

Department/Agency	Date Received	Response
Building Division	June 3, 2024	A permit will be required for the proposed dwelling and septic system. The applicant is required to confirm the availability of obtaining a permit for a septic system.
Development Engineering	June 12, 2024	<p>The Development Engineering Division has assessed the application mentioned above, and we do not have any objections. However, please take note of the comments below that will require attention during the Site Alteration & Entrance Permit stage.</p> <p>General Comments</p> <ol style="list-style-type: none"> 1. The applicant/owner must provide a detailed lot grading and drainage plan prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. The plan shall show existing conditions including grade elevations (existing & proposed) of the entire lot including proposed service locations to the satisfaction of the Town's Development Engineering Division. - A Professional Engineer is required to prepare drainage plans that contain any LID's (soak away pit, infiltration gallery, French drain, etc.). 2. The applicant/owner must apply for an Entrance Permit through the applicable road authority. 3. Please provide an ESC plan 4. Please adhere to the reports and their recommendations.
Georgina Fire Department	June 6, 2024	<p>The Georgina Fire Department has reviewed the application and has no objections to the proposal and provides the following comments:</p> <ol style="list-style-type: none"> 1. All construction shall be in conformance with the Ontario Building Code (OBC). 2. The fire access to the property shall be provided/designed in conformance with the OBC and constructed to support the largest responding apparatus to the property during an emergency. <p>Georgina Fire Largest Apparatus – PL147 Length 13.77m Width 3.2m Height 3.6m Weight 100,000lbs Wheel base 6.45m</p> <ol style="list-style-type: none"> 3. We ask that the owner give consideration to the installation of fire sprinklers in the proposed building and encourage them to meet with Georgina Fire to discuss the benefits of this life safety feature.
Municipal Law	May 21, 2024	No comments.

Policy Planning	June 4, 2024	<p>TPCP</p> <ol style="list-style-type: none"> 1. There is a total of 18 trees that are proposed to be removed we will have to take a security for these trees to ensure they get planted. $18 \times 450 = \\$8,100$ 2. The replanting location for the 18 trees is within the recommended riparian zone, passive naturalization works best on areas that have not been disturbed by grading. If this area comprises of regrading or other site disturbances then some infill riparian meadow marsh species should be considered. Examples are Cattail, Reed Canary Grasses and Purple Loosestrife. <p>EIS</p> <p>The EIS has identified a significant amount of potential concerns, and further studies need to be done. A third party consultant will help determine which additional studies will be required. Example a separate bat study SAR bats that the EIS already addresses as an additional study required which would then need to be cleared by the ministry. The list below are potential concerns on site that have come from the EIS provided.</p> <ul style="list-style-type: none"> -Waterfowl stop over and staging areas -Potential Habitat for Bat maternity Colonies -Turtle Wintering Areas -Turtle Nesting Areas -Breeding Amphibian Habitat and Movement Corridors -Special Concern and Rare Wildlife species.
Tax & Revenue	May 17, 2024	There are no tax concerns with this property.
Hydro One	June 11, 2024	<p>Hydro One does not have any objection to the owners request to have the land rezoned.</p> <p>However, if the landowners are going to be constructing new buildings - the overhang (including eaves trough) must be a minimum of 5m away from the closest phase. The pole line that runs along Pepperlaw Rd is a 3-phase line.</p> <p>Also, as always when they are doing any digging, they must call for underground locates.</p>
Lake Simcoe Region Conservation Authority (LSRCA)	June 7, 2024	See attached.
Rogers	May 21, 2024	<p>We have reviewed the proposed area and do not have any comments or concerns at this time.</p> <p>Rogers currently has existing communications within this area. Please contact Rogers at yorkcirculations@rci.rogers.com prior to the commencement of construction.</p>
York Region - Community Planning & Development Services	May 30, 2024	See attached.

Site Address: 252 Pefferlaw Rd	Date: June 06, 2024	LSRCA File #: CP-212942-090221	Municipal Ref #: 03.1183
Application Type: Zoning By-Law Amendment	APID: 212942	Submission #: NTH	Municipality: Georgina

Documents Reviewed:

- Flood Hazard Assessment and Driveway Layout Design, February 23, 2024, Greck and Associates Limited (Flood)
- Fluvial Geomorphological Assessment - Toe Erosion Allowance, Memo, June 2016, 2023, Palmer

Background Information:

-

Comment #	Item	Section	Page #	1 st LSRCA Comments June 6, 2024	1 st Applicant Response on Date	2 nd LSRCA Comments on Date	2 nd Applicant Response on Date
E1	Flood	Hydraulic Assessment		<p>The floodplain analysis should be completed as per Section 2.4 and Appendix I (Section 10) of the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022, to demonstrate no impacts to floodplain water surface elevations and channel/overbank velocities for the Regional and return storm events.</p> <p>This should include (but not limited to) the following:</p> <ol style="list-style-type: none"> 1. A summary table showing the comparison of the existing Authority, modified existing, and proposed condition model. At a minimum, the table should include Cross Section, Profile, Flow (Return events & Regional), Water Surface Elevation, Channel Velocity (Left Overbank, Right Overbank, Channel) and Volume. Please also include all cross-sections/flood elevations impacted by proposed works. 2. A digital copy of all supporting survey information (i.e., topo, road weir, culvert size/inverts etc.) and include survey type/accuracy, company/source of survey. 3. A digital copy (AutoCAD Software Program or G.I.S. shapefile format) of the Existing and Proposed Floodplain mapping. 4. The Digital HEC-RAS model should be provided for review which includes a detailed model text description (i.e., date, HEC-RAS model version, reason for 			

Comment #	Item	Section	Page #	1 st LSRCA Comments June 6, 2024	1 st Applicant Response on Date	2 nd LSRCA Comments on Date	2 nd Applicant Response on Date
				revision, summary of revisions, author, source of survey including datum, date and surveyor etc.).			
E2	Flood	Hydraulic Assessment Fig.01 Dwg.SGP		The existing and proposed condition HEC-RAS model should include additional representative cross-sections through the proposed driveway grading works (e.g., through the middle pond, etc.).			
E3	Flood	Hydraulic Assessment Fig.01 Dwg.SGP		The existing and proposed condition HEC-RAS model cross-sections through the driveway and existing ponds should include applicable levees and ineffective flow areas.			
E4	Flood	Fig.01 Dwg.SGP		Figure 01 and Drawing SGP should include the existing and proposed condition Floodplain delineation/information.			
E5	Flood	Dwg.SGP		<p>An incremental cut/fill analysis should be completed for the proposed fill locations in the floodplain as per Section 2.4 and Appendix I, Section 10 of the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022. The analysis should include the following:</p> <ul style="list-style-type: none"> • A summary table showing the volume of cut and fill at every 0.3 m increment (up to and including the Regulatory flood elevation) • A plan view drawing clearly delineating the proposed cut / fill area(s) • A detailed grading plan with associated cross-section(s) locations shown • A profile view of the cross-section(s) showing the Regulatory flood elevation and cut / fill area(s) 			

Submission Resubmission Requirements:

1. A completed response matrix including detailed response outlining how each of the comments above have been addressed with reference to applicable reports and drawings.
2. The response matrix is to also include a summary of any additional changes to the design and/or analysis. This includes changes to reports, drawings, details, facility design and changes not identified in the detailed response to comments.

3. Reports and engineering drawings and details are to be signed and sealed by a Professional Engineer.
4. All submissions and reports are to include a digital copy of applicable models.
5. All submission and reports are to include applicable technical components which achieve the minimum requirements outlined in the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submission, April 2022.

Important Notes and References:

1. Please contact the Lake Simcoe Region Conservation Authority (LSRCA) to scope any required Environmental Impact Study or Natural Heritage Evaluation.
2. The stormwater management submission is required to be prepared in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions. [Technical-Guidelines-for-Stormwater-Management-Submissions April 2022](#)
3. Submissions are to be in accordance with the LSRCA Watershed Development Guidelines. [Ontario Regulation 179/06 Implementation Guidelines](#)
4. The hydrogeological analysis is required to be prepared in accordance with “Hydrological Assessment Submissions: Conservation Authority” Guidelines for Development Applications.” [Hydrogeological Guidelines - Hydrological Assessment 2013](#)
5. Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: [Watershed Phosphorus Offsetting Policy May 2023](#)
6. Low Impact Development Treatment Training tool can be found here: [LID Treatment Training Tool April 2018](#)
7. Lake Simcoe Region Conservation Authority Review Fees can be found here: [Planning Application and Permit-fees January 2022](#).
8. Please note that the review fees cover two rounds of reviews; third and subsequent submissions will be subject to additional fees per the fee schedule.



Sent via e-mail: jpeake@georgina.ca

June 6, 2024

Municipal File No.: 03.1183
LSRCA File No.: ZO-54503-052324

Jessica Peake
Planner
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Peake,

Re: Application for Zoning By-law Amendment
252 Pefferlaw Road
Town of Georgina
Owner: 2614702 Ontario Inc. (c/o Trevor Comeau & Tracy Davis)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted an application under Section 34 of the *Planning Act* for a Zoning By-law Amendment to rezone Subject Land (A) from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-XX)' and 'Site-Specific General Commercial (C1-YY)' to permit the existing single detached dwelling, existing accessory building and driveway access. Development is not proposed on Subject Land (A) and the site is considered an undersized lot, therefore a Zoning By-law Amendment is also required to address the lot area deficiency. Subject Land (B) is proposed to be rezoned from 'Rural (RU)' to 'Site-Specific Residential (R-XX)' and 'Site-Specific Open Space (OS-XX)' to permit the construction of a single detached dwelling and accessory buildings.

A subsequent application for Consent will be submitted for the purpose of adding a portion of Subject Land (A) to Subject Land (B) in order to provide lot frontage, as Subject Land (B) is currently landlocked.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Planning Justification Report and Draft Zoning By-law Schedule prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated April 24, 2024)
- Topographic Survey prepared by Ertl-Hunt Surveyors (dated November 29, 2022)

- Conceptual Site Plan/Severance Plan prepared by Michael Smith Planning Consultants; Development Coordinators (dated August 3, 2023)
- Fluvial Geomorphological Assessment Memo prepared by Palmer (dated June 16, 2023)
- Geotechnical Investigation prepared by Palmer (dated June 21, 2023)
- Flood Hazard Assessment and Driveway Layout Design prepared by Greck and Associates Ltd. (dated February 23, 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

We note that LSRCA planning staff provided pre-consultation comments to the Applicant/Municipality dated March 25, 2022 in advance of the receipt of the application.

Recommendation

Based on our review of the submitted information in support of the application, LSRCA recommends deferral of this application for Zoning By-law Amendment until such time consistency with Section 3.1 of the Provincial Policy Statement (PPS), as it relates to the floodplain hazard, has been demonstrated. LSRCA engineering comments related to the floodplain hazard will be provided under separate cover.

Site Characteristics

Subject Land (A) and Subject Land (B) have a combined area of approximately 3.51 hectares (8.67 acres). Subject Land (A) is north of Pefferlaw Road, while Subject Land (B) is a landlocked parcel directly north of Subject Land (A) with no road frontage. Subject Land (A) is within the 'Commercial' designation per the Pefferlaw Secondary Plan and is currently zoned 'Site-Specific General Commercial (C1-1)' per the Town of Georgina's Zoning By-law 500, as amended. Subject Land (B) is within the 'Rural' and 'Residential' designations per the Pefferlaw Secondary Plan and is currently zoned 'Rural (RU)' per the Town of Georgina's Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject properties are regulated by the LSRCA under Ontario Regulation 41/24. This is representative of:
 - The presence of a watercourse (Pefferlaw Brook)
 - Flooding and erosion (meanderbelt) hazards associated with the watercourse
 - Evaluated wetland and the associated 30 metre adjacent lands
 - Steep slopes/unstable soils associated with apparent valleylands
- The subject properties contain identified woodland areas.
- The subject properties are within a Significant Groundwater Recharge Area (SGRA).
- The subject properties are identified as being within the 'Protected Countryside' per the Greenbelt Plan.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard areas). The application has not demonstrated consistency with Section 3.1 of the PPS as it relates to the floodplain hazard. LSRCA engineering staff have provided detailed comments related to the floodplain hazard, which are to be addressed by the Applicant's consulting team in the next submission. Some of these comments are discussed below.

The submitted floodplain analysis should demonstrate that the proposed development will have no impact to the control of flooding (please see engineering comment 'E1').

The provided civil plans (prepared by Greck and Associates Ltd.) should include the existing and proposed floodplain delineation (please see engineering comment 'E4').

Please be advised that an incremental cut and fill must be presented and completed on the subject property to demonstrate consistency with Section 3.1 of the PPS (please see engineering comment 'E5').

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to the subject property. A permit from the LSRCA will be required prior to any development or site alteration taking place on the subject properties.

Please note that the LSRCA will require the Geotechnical Assessment to be updated in support of the final civil plans, including compliance with the LSRCA's Watershed Development Guidelines (<https://lsrca.on.ca/wp-content/uploads/2023/06/2021-Regulation-Implementation-Guidelines.pdf>), through the permitting process.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Technical comments related to the regulatory floodplain hazard (engineering) have been prepared and will be provided under separate cover.

Not Undertaking NH Review:

Please note that with Bill 23, *More Homes Built Faster Act*, having received Royal Assent from the Province, and the associated Regulations issued on December 28th, 2022, the LSRCA's review has been modified. This impacts our review by way of *Planning Act* applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Settlement Areas established prior to 2009. This includes the subject lands considered as part of this application. Please note that a Natural Heritage Evaluation/Environmental Impact Study will not be requested by the LSRCA accordingly. It is important to note that provincial, regional, and local Natural Heritage planning policies for these areas remain in effect. We understand that the municipality will be providing comments related to Natural Heritage and the requirements for an NHE/EIS.

Summary

Based on our review of the submitted information in support of this application, LSRCA recommends deferral of this application for Zoning By-law Amendment until such time consistency with Section 3.1 of the PPS as it relates to the floodplain hazard has been demonstrated.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has not been demonstrated;
2. Ontario Regulation 41/24 applies to the subject sites. A permit from the LSRCA will be required prior to development or site alteration;
3. Engineering comments related to the floodplain hazard have been provided under separate cover;
4. **That the Applicant/Owner has not paid the LSRCA application fees associated with a Major Zoning By-law Amendment in accordance with the approved Fees Policy under the *Conservation Authorities Act*. Staff note that this amount is \$12,904.00.**

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)

Kim Harris

To: Jessica Peake
Subject: RE: York Region Comments for ZBA.24.G.0047 (03.1183) - 252 Pefferlaw Road

From: Ahmed, Maryam <Maryam.Ahmed@york.ca>
Sent: Thursday, May 30, 2024 2:44 PM
To: Jessica Peake <jpeake@georgina.ca>
Subject: York Region Comments for ZBA.24.G.0047 (03.1183) - 252 Pefferlaw Road

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Hi Jessica,

York Region has reviewed the above noted Zoning By-law Amendment (ZBA) to rezone the subject land from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-XX)' and 'Site-Specific General Commercial (C1-YY)' to permit the existing single detached dwelling. As well as to rezone from 'Rural (RU)' to 'Site-Specific Residential (R-XX)' and 'Site-Specific Open Space (OS-XX)' to facilitate the construction of a single detached dwelling.

The subject lands are located within the "Towns and Villages" on the Regional Structure Map 1 of the 2022 Regional Official Plan (ROP). The lands are designated "Community Area" (Map 1A) and the south portion of the site is within the "Built-up Area" (Map 1B). Based on Map 2, a significant portion of the site is within the Regional Greenlands System. A woodlot, wetland and watercourse are located on the site (Map 4 & 5). Any proposed development or site alteration should be located outside of any key natural heritage features/ key hydrologic features and their required setbacks/ vpz associated. Any application in or within 120m of the Regional Greenlands System, key natural heritage feature or key hydrologic feature, must be accompanied by and Environmental Impact Study/ Natural Heritage Evaluation, prepared by a qualified professional covering all applicable Natural heritage matters and requirements of the ROP. This application is required to demonstrate it addresses and conforms to the applicable policies in Chapter 3. Recent changes imposed through Bill 23 (O. Reg 596/22) prohibit the Conservation Authorities' to comment on behalf of municipalities for Natural Heritage reviews outside of the regulated area as part of a Planning Act application submission. Prior to Bill 23, through our MOU York Region relied on the expertise of the Conservations Authorities regarding natural heritage matters through the planning and development review process. In the absence of Conservations Authorities input in this regard, it is our understanding that most municipalities are providing review and comment from internal staff resources or retaining consultants to peer review environmental studies on their behalf. We have no objections to the ZBA application subject to the satisfaction of LSRCA and the following comments:

Servicing Comments:

IAM has reviewed the subject zoning by-law amendment application in conjunction with the Scoped Preliminary Servicing study prepared by Azimuth Environmental Consulting Inc, dated November 2023 and Functional Servicing and Stormwater Management Technical Memo prepared by Greck and Associates, dated February 23, 2024 and has the following comment:

- The subject lands are located outside of the municipally serviceable area for both water and wastewater servicing. It is IAM's understanding that the site will be privately serviced subject to any applicable planning and regulatory approvals.

Development Engineering Comments:

York Region Development Engineering and has reviewed the rezoning application and has the following comments to provide:

- According to new YR 2022 OP, Region is protecting a 36.0 m right of way for this section of Pefferlaw Road. Any land identified due to 18.0 metres setbacks from the centreline of construction of Pefferlaw road shall be conveyed to the Region free of cost and cumbrances. A Phase 1 ESA to Reg 153/04 and 65Rplan will be required through the Consent application.
- Detailed Comments will be provided through the subsequent applications.

Thank you,

Maryam Ahmed, B.U.R.PL. | Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 x74528 | maryam.ahmed@york.ca | www.york.ca

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APPLICANT'S DRAFT AMENDING BY-LAW

BY-LAW NUMBER 500-2024-XXXX

THE CORPORATION OF THE TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 500-2024-XXXX

A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Sections 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the
Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 10, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'C1-1' and 'RU' to 'R-XX', 'C1-XX', 'C1-YY', ;and 'OS-XX' on lands described as Part of Lots 22 & 23, Concession 5 (G) shown in heavy outline and designated 'R-XX', 'C1-XX', 'C1-YY', and 'OS-XX' on Schedule 'A' attached hereto.
2. That Section 10 **RESIDENTIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 10.5.XX **SPECIAL PROVISIONS** the following:

"10.5.XX	Part of Lots 22 & 23, Concession 5 (G); Part of Part 1, Reference Plan 65R-5511	'R-XX' (Map 10)
-----------------	--	----------------------------

- a) Notwithstanding Section 5.28 (i), access to and from the parking area on lands zoned 'R-XX' in Schedule 'A' shall be provided by means of unobstructed driveway of 3.0 metres for combined ingress and egress.

3. That Section 14 **GENERAL COMMERCIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 14.5.XX **SPECIAL PROVISIONS** the following:

“14.5.XX Part of Lots 22 & 23, Concession 5 (G); ‘C1-XX’ (Map 10)

- a) Notwithstanding Section 14.1 **PERMITTED RESIDENTIAL USES**, the following additional use shall be permitted:

- Single Family Dwelling.

- b) Notwithstanding Section 6.1 (a), (b), (c), (e), (f), (g), (i), (j) and (k) the following requirements shall apply on lands shown in heavy outline and designated ‘C1-XX’ in Schedule ‘A’ attached hereto:

Lot Frontage (minimum)	45 metres
Lot Area (minimum)	1,490 sq. metres
Front Yard (minimum)	nil
Rear Yard (minimum)	19 metres
Interior Side Yard (minimum)	Eastern - 7.0 metres Western - 14 metres
Floor Area (minimum)	100 metres
Lot Coverage (maximum)	35%
Height of Building (maximum)	11 metres
Number of Single Family Dwelling per Lot (maximum)	1

- c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'C1-XX' in Schedule 'A' shall be provided by means of unobstructed shared driveway with the adjacent property zoned 'C1-YY' of at least 6.0 metres, for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-XX'. Further, the maximum aisle width on lands zoned 'C1-XX' shall be 6 metres.
- d) Notwithstanding the provisions of Section 5.45 (a) and (f), in the area designated 'C1-XX' in Schedule 'A' hereto, the following provisions shall apply.
 - The existing porch, steps and walkways are permitted to project into the front yard having a nil setback to the front lot line.

4. That Section 14 **GENERAL COMMERCIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 14.5.XX **SPECIAL PROVISIONS** the following:

**“14.5.XX Part of Lots 22 & 23, Concession 5 (G); ‘C1-YY’
(Map 10)**

- a) Notwithstanding Section 14.1 **PERMITTED RESIDENTIAL USES**, in the area shown in heavy outline and designated 'C1-YY' in Schedule 'A' hereto, existing accessory buildings, structures and uses to the single family dwelling on lands zoned 'R-XX' shall be the only permitted uses.
- b) Notwithstanding Sections 5.1 (d), (f) and 14.4 the following requirements shall apply to the existing accessory building and uses to the single family dwelling on lands shown in heavy outline and designated 'R-XX', on lands shown in heavy outline and designated 'C1-YY' in Schedule 'A' hereto:

- The existing accessory building shall have the following yards:

Front Yard (minimum)	8.0 metres
Rear Yard (minimum)	13.0 metres
Interior Side Yard (minimum)	3.0 metres

- The existing peaked roof accessory buildings, structures and uses to the single family dwelling on lands shown in heavy outline and designated 'R-XX' with a design, shall not exceed 5 metres to the top of the peak nor 3 metres to the eaves from average finished grade.
 - c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'R-XX' in Schedule 'A' shall be provided by means of unobstructed shared driveway on lands zoned 'C1-XX' and 'C1-YY' of at least 6.0 metres in width and 29 metres in depth, for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-YY'. Beyond the 29 metre depth the access shall be reduced to 3.0 metres for combined ingress and egress.
5. That Section 27 **OPEN SPACE** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.XX **SPECIAL PROVISIONS** the following:

"27.5.XX Part of Lots 22 & 23, Concession 5 (G); 'OS-XX'
Part of Part 1, Reference Plan 65R-5511 (Map 10)

- a) Notwithstanding Section 27.1 **PERMITTED RESIDENTIAL USES**, in the area shown in heavy outline and designated 'OS-XX' in Schedule 'A' hereto, existing accessory buildings, structures and uses to the single family dwelling on lands zoned 'R-XX' shall be the only permitted residential uses.

b) Notwithstanding Sections 5.1 (d), (f) and 27.4 the following requirements shall apply to the existing accessory buildings, structures and uses to the single family dwelling on lands shown in heavy outline and designated 'R-XX', on lands shown in heavy outline and designated 'OS-XX' in Schedule 'A' hereto:

- The existing accessory buildings, structures and uses shall have a nil yard.
- The existing accessory buildings, structures and uses shall not exceed 5 metres to the top of the peak nor 3 metres to the eaves from average finished grade.

c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'R-XX' in Schedule 'A', which extends through lands zoned 'OS-XX', shall be provided by means of unobstructed driveway of at least 3.0 metres, for combined ingress and egress.

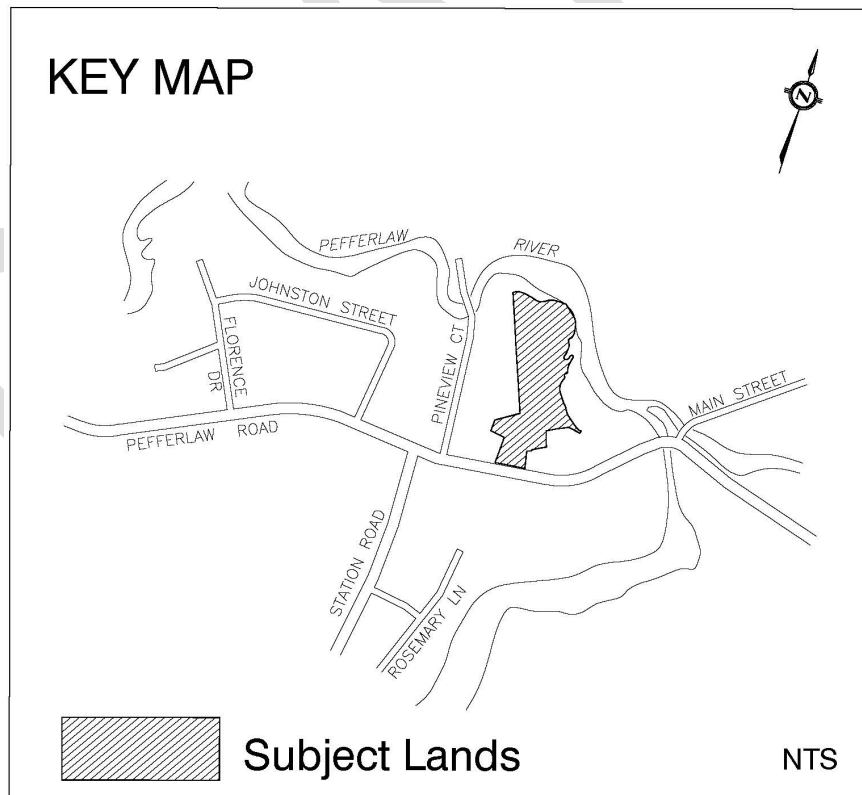
READ a first, second and third time and finally passed this _____ day of _____, 2024.

Margaret Quirk, Mayor

Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER 500-2024-XXXX

1. The purpose of Zoning By-law Number 500-2024-XXXX, which amends Zoning By-law No. 500, is to amend the current zoning from the Site-Specific General Commercial (C1-1) and Rural (RU) to Site-Specific Residential (R-XX), Site-Specific General Commercial (C1-XX), Site-Specific General Commercial (C1-YY), and Site-Specific Open Space (OS-XX). The amendment is required to facilitate the construction of a single family dwelling on lands to be zoned “R-XX”, to legalize an existing single family dwelling on lands zoned “C1-XX”, to address existing accessory buildings, structures and uses, and to facilitate a consent to sever.
2. Zoning By-law Number 500-2024-XXXX conforms to the Pefferlaw Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2024-XXXX applies is shown below.

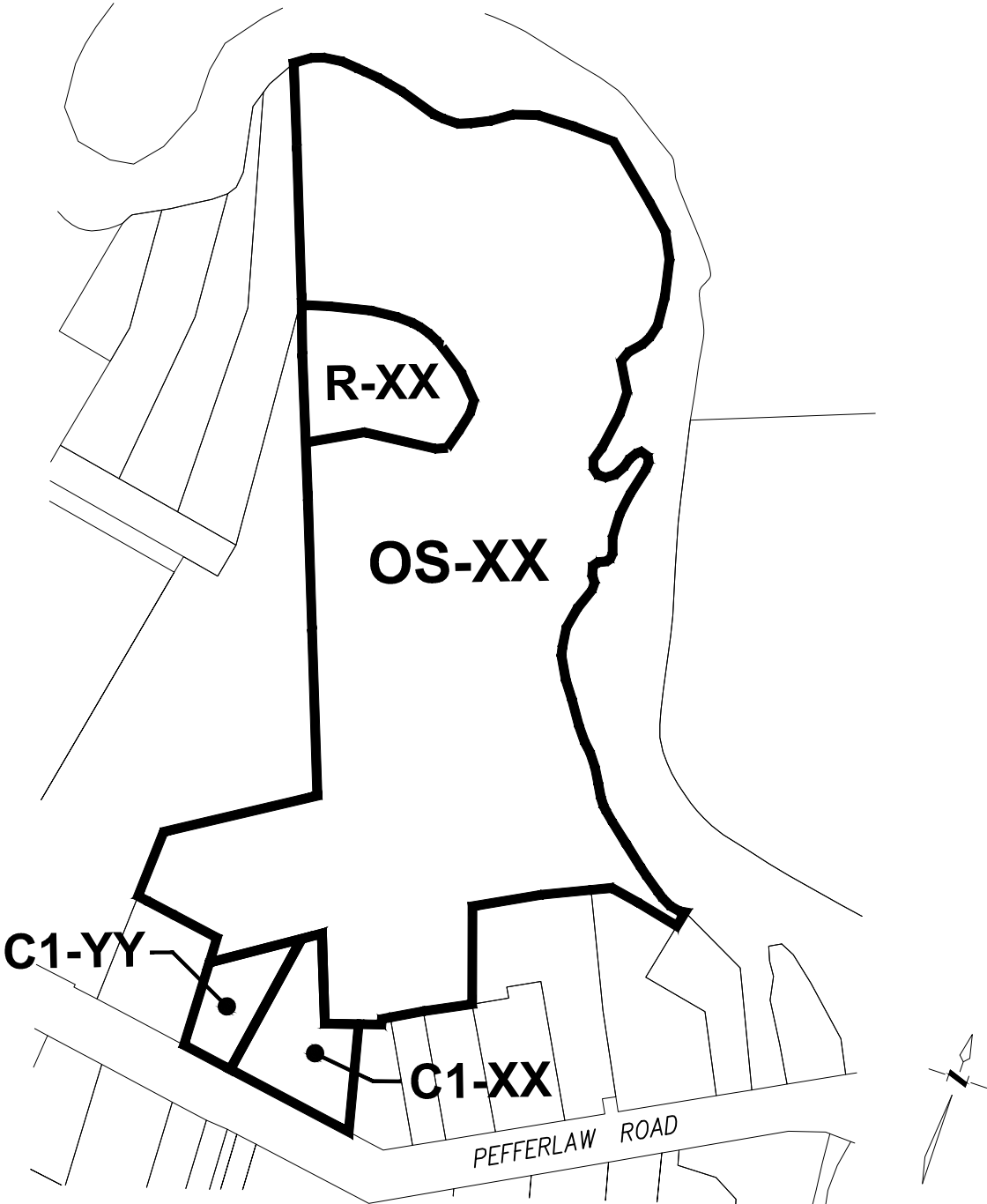


**PART OF LOTS 22 AND 23
CONCESSION 5 (G)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK**
*FORMERLY IN THE TOWNSHIP OF GEORGINA
COUNTY OF YORK*

THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED THIS ____ DAY OF
_____ 2024

CLERK

MAYOR



SCHEDULE 'A' TO BY-LAW 500-2024-XX

Attachment 6
Page 7 of 7
Report No. DS-2024-0034
252 Pefferlaw Road
03.1183