



GEORGINA

Subject: Zoning Bylaw Amendment Application, 252 Pefferlaw Road (File 03.1183)

To: Mayor and Council

From: Brittany Dobrindt, Planner II

Date: November 13, 2024

Briefing:

On June 26, 2024, Council considered Staff Report [DS-2024-0034](#) and approved a Zoning Bylaw Amendment Application for 252 Pefferlaw Road. The first component of the application is to rezone Subject Land (A) from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-61)' and 'Site-Specific General Commercial (C1-62)' to permit an existing single detached dwelling, accessory building and driveway access, and to address the lot area deficiency. The second component of the application is to rezone Subject Land (B) from 'Rural (RU)' to 'Site-Specific Residential (R-83)' and 'Site-Specific Open Space (OS-135)' to permit the construction of a single detached dwelling and accessory buildings.

As per Council Resolution No. [C-2024-0231](#), Council approved the submitted application, subject to satisfactorily addressing the floodplain and environmental considerations identified in Report DS-2024-0034 prior to the finalization and passing of the amending zoning bylaw.

As per Attachment 1, Staff have received confirmation from the Lake Simcoe Region Conservation Authority (LSRCA) that the proposed development is located outside of the floodplain and the LSRCA has no concerns with the proposal.

As per Attachment 2, the Environmental Impact Study submitted by the applicant has been satisfactorily peer reviewed. The peer reviewer confirmed the findings of the Study, and subject to the recommendations being implemented at the consent approval stage, no further reports or studies were determined to be necessary. The Applicant has confirmed that they plan to adhere to the report recommendations, particularly regarding the timing of tree removal.

Given the above information, Town Staff have no concerns regarding the passing of an amending zoning bylaw for the subject property at the November 13, 2024 Council meeting.

Attachments:

Attachment 1 – LSRCA Comments

Attachment 2 – EIS Peer Review

Attachment 3 – Conceptual Development Plan & Future Consent