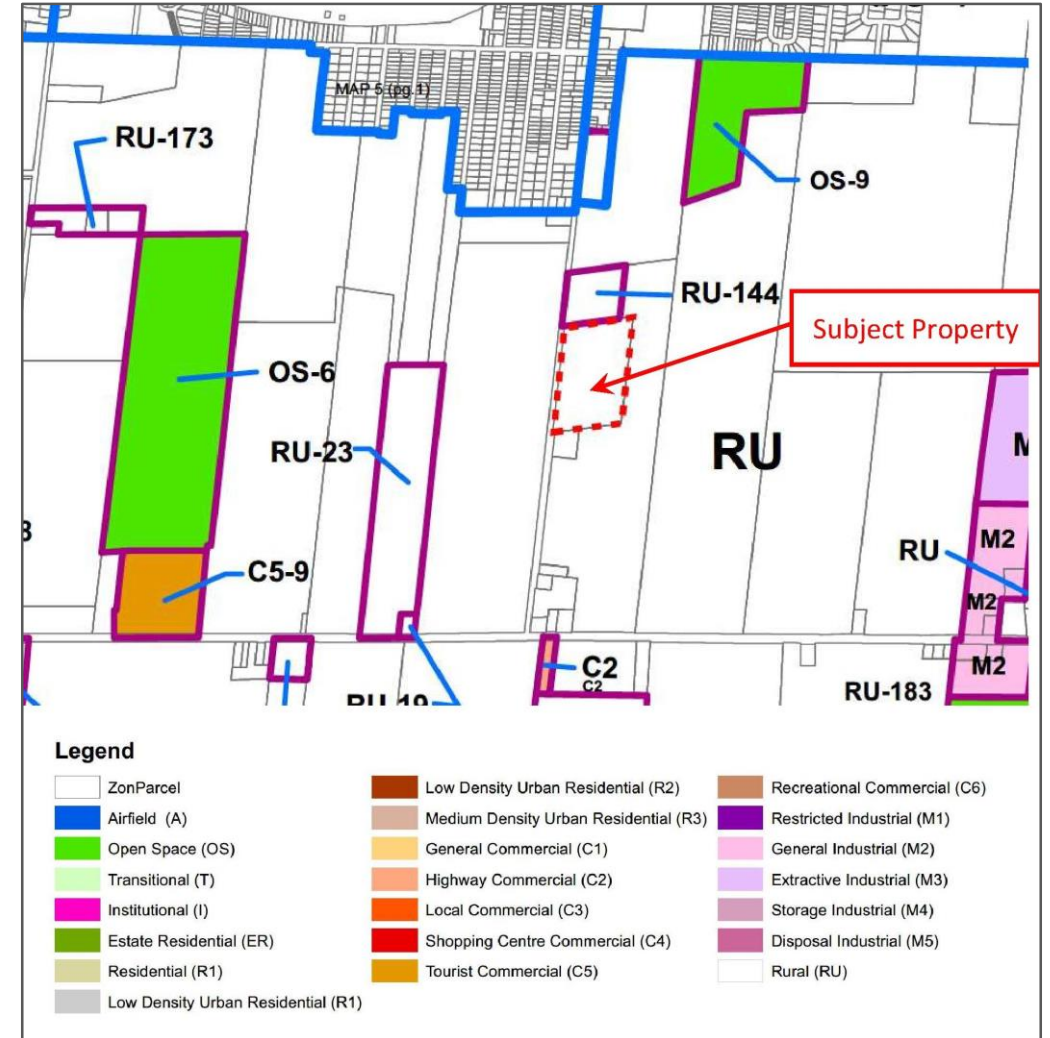
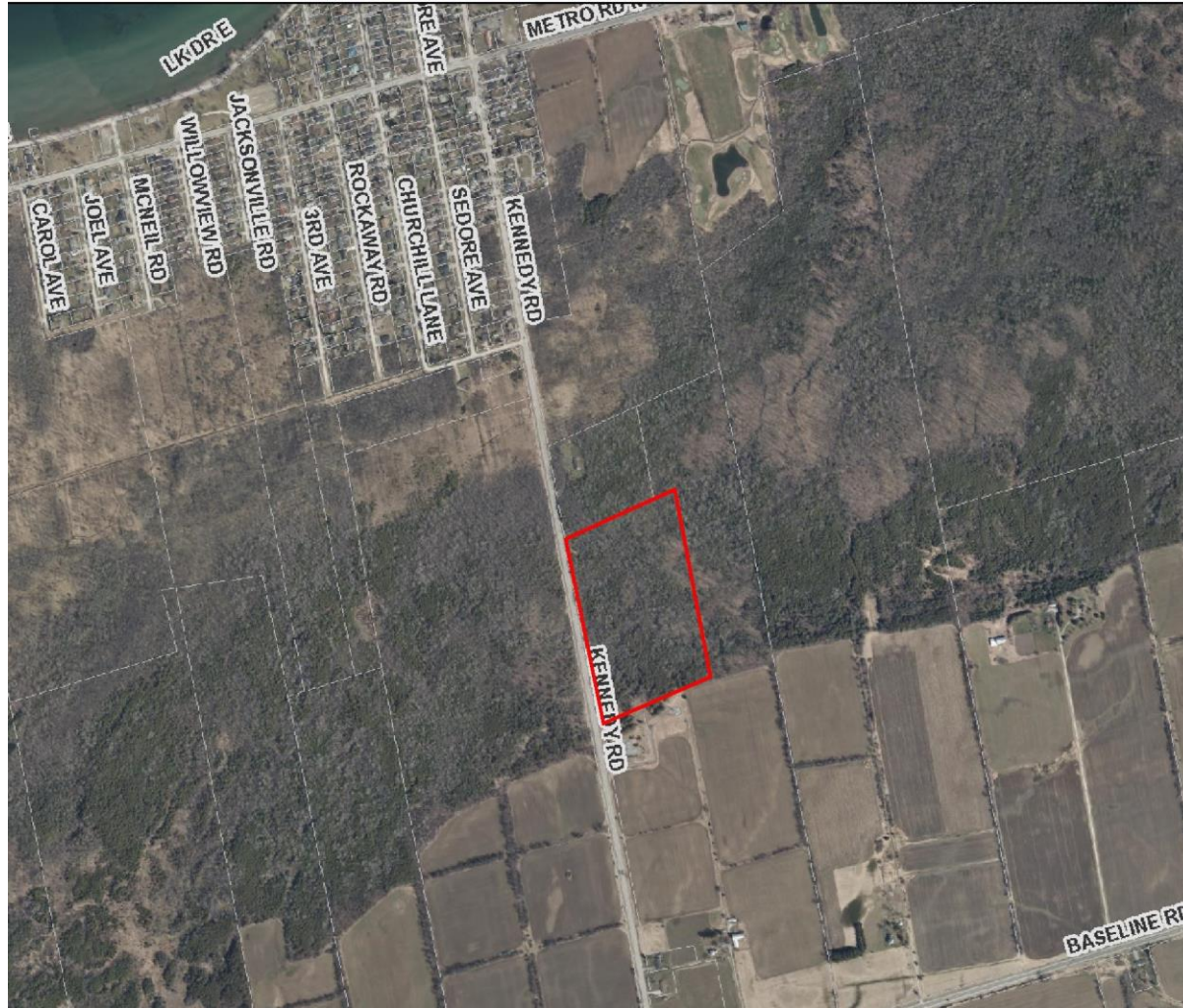


Application for Amendment to the Town's Zoning By-law

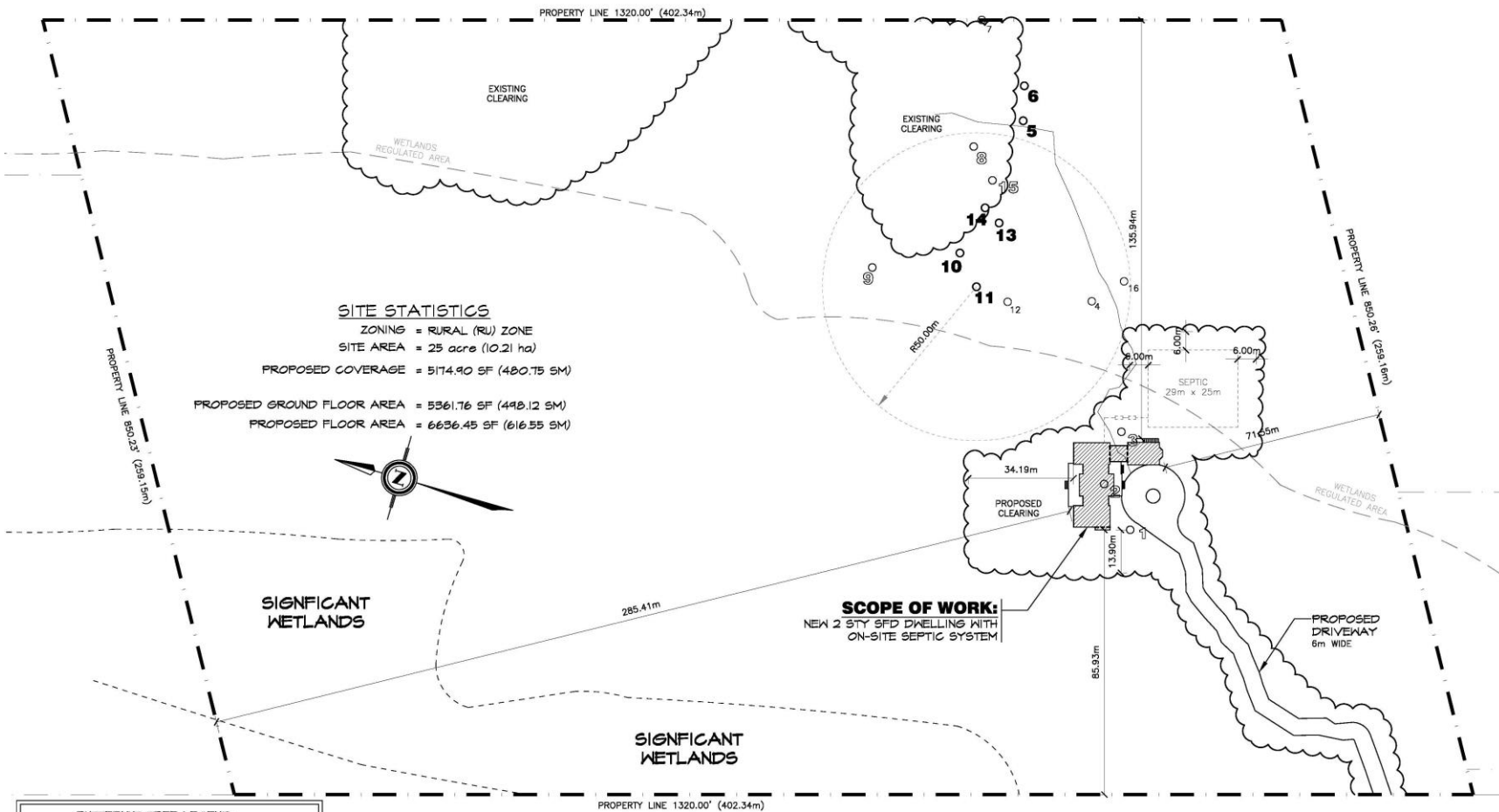
E/S Kennedy Road - Part Lot 11, Concession 9 (NG)

(Steven Mastoras and Louise Kanopoulos, Town File: 03.1151)

Subject Property



Proposed Site Plan



SITE STATISTICS
 ZONING = RURAL (RU) ZONE
 SITE AREA = 25 acre (10.21 ha)
 PROPOSED COVERAGE = 5174.90 SF (480.75 SM)
 PROPOSED GROUND FLOOR AREA = 5361.76 SF (498.12 SM)
 PROPOSED FLOOR AREA = 6636.45 SF (616.55 SM)



SCOPE OF WORK:
 NEW 2 STY SFD DWELLING WITH
 ON-SITE SEPTIC SYSTEM

BUTTERNUT TREE LEGEND:
 INFORMATION TAKEN FROM:
 TECHNICAL MEMORANDUM - PREPARED BY LGL LIMITED
 NOVEMBER 26, 2019

	= CATEGORY 1 - NON RETAINABLE
	= CATEGORY 2 - RETAINABLE
	= CATEGORY 3 - ARCHIVABLE
	= 50m TREE PROTECTION ZONE



TREVOR GAIN & ASSOCIATES
 residential & commercial design
 10 CELEBRITY PLACE / MARKHAM / ON / L3P 7N5
 416-922-2624 905-929-1994 (fax)
 trevor.gain@trogain.com

NEW SFD DWELLING AT:
KENNEDY ROAD
 CON 9, PT LOT 11
 ROLL # 1970 000 134 12000 0000
 GEORGINA, ONTARIO

SITE PLAN
 SCALE: 1"=100'-0"

DATE
 JAN 30/20
 SHEET
1
 OF 7

Current Planning Status and Proposed Amendment

Town Official Plan

- Environmental Protection Area

Town Zoning By-law

- Rural (RU) permits single detached dwelling subject to Section 6.1
- Proposal meets Section 6.1 with the exception of minimum lot area requirement for residential uses (20 hectares)

Proposed Zoning By-law Amendment

- Site-specific special provisions to permit one single detached dwelling with accessory apartment and accessory buildings and structures

Summary Opinion

- The establishment of one single detached dwelling on an existing vacant lot of record is reasonable, and supported by relevant policies
- The amount of vegetation cover removed relative to the size of the property will be limited
- Impacts including temporary disturbance or actual displacement of species from the development areas will not have any significant effects on wildlife
- The proposed development complies with all regulations in the Town's Zoning By-law (including all minimum setbacks) with the exception of the minimum lot area requirement
- No new lot is being created and there is no need for the extension or upgrade of existing municipal services