



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D09OPA-17,
D14-1473R

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: AMENDING ZONING BY-LAW FOR 300 ESSA ROAD – BILL 84

DATE: APRIL 29, 2013

On March 4, 2013, Council approved Motion 13-G-041. This motion, based on staff report PLN005-13, provided direction for the preparation and approval of Official Plan Amendment 17 and an associated zoning by-law for lands known municipally as 300 Essa Road that were to be designated and zoned to permit a multi-unit residential development and to recognize and preserve a significant environmentally sensitive area.

Official Plan Amendment 17 was approved on April 15, 2013, and served to designate the subject property from General Industrial to Residential and Environmental Protection.

During the preparation of the associated amending zoning by-law, Planning staff noted that the reference to the environmentally sensitive lands being zoned Environmental Protection (EP) was inadvertently omitted from paragraph 3 of the Council motion.

This memo is to advise Council that the bill implementing the amending zoning by-law related to 300 Essa Road and which is before Council this evening, includes the reference to the environmentally sensitive lands being zoned Environmental Protection (EP).

It should be noted that the application submitted by the owner's planning consultant did as part of their application request that the environmentally sensitive lands be zoned Environmental Protection (EP). The public meeting made reference to this occurring in accordance with the submitted Environmental Impact Report submitted with the application. Both the Lake Simcoe Region Conservation Authority and City staff have confirmed the limits of the environmentally sensitive area to be zoned Environmental Protection (EP). The staff report, PLN005-13, outlined the basis and planning justification for the environmentally sensitive lands being zoned Environmental Protection (EP). The lands to be zoned Environmental Protection (EP) are consistent with and in accordance with the Environmental Protection Official Plan designation.


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