

PUBLIC MEETING

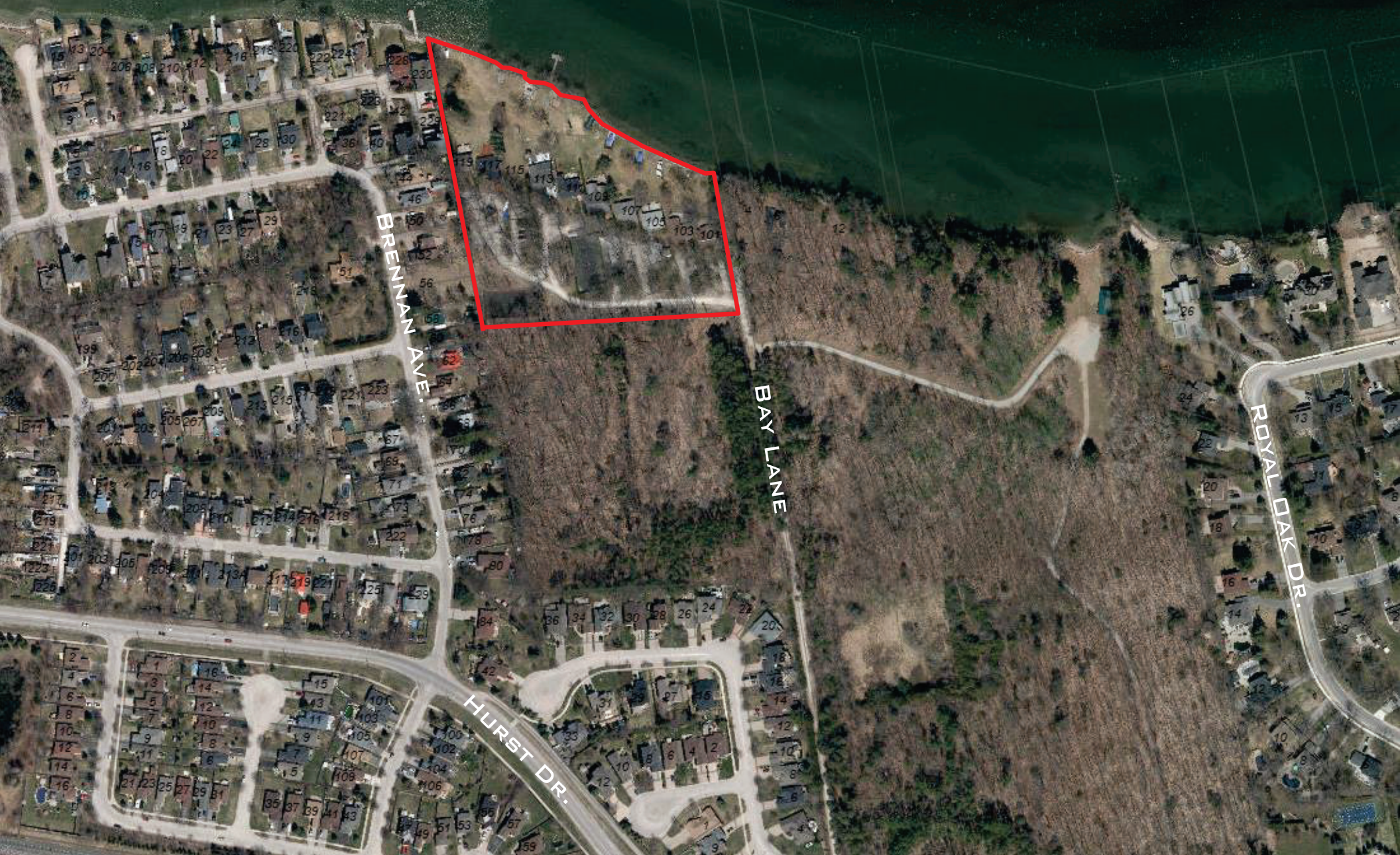
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BAY LANE ESTATES LIMITED: 101-119 BAY LANE

**APPLICATIONS FOR ZONING BY-LAW AMENDMENT,
PLAN OF SUBDIVISION & COMMON ELEMENTS CONDOMINIUM
CITY FILE: D30-010-2023**



AREA CONTEXT MAP



LOCATION MAP



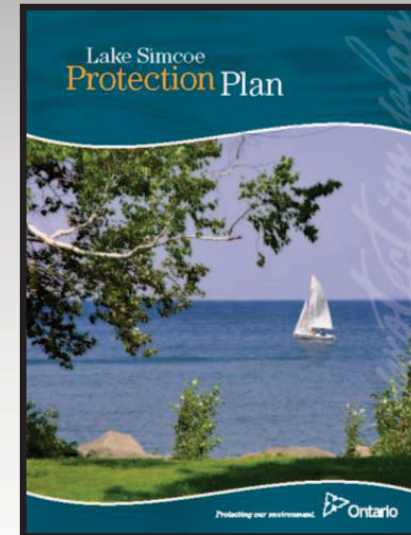
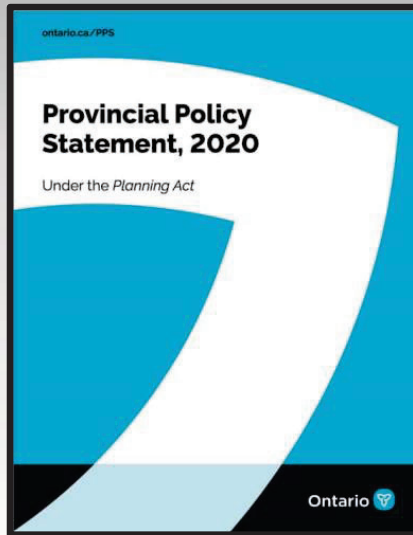
**Subject Property: Bay Lane Road
(101-117)**
Area: 2.55 ha
Road Access: 42m



View looking north-west from Bay Lane, towards the subject property.



PPS, GROWTH PLAN & LSPP



- Protection of key natural heritage features.
- Protection of key hydrologic features.
- No impact on Lake Simcoe

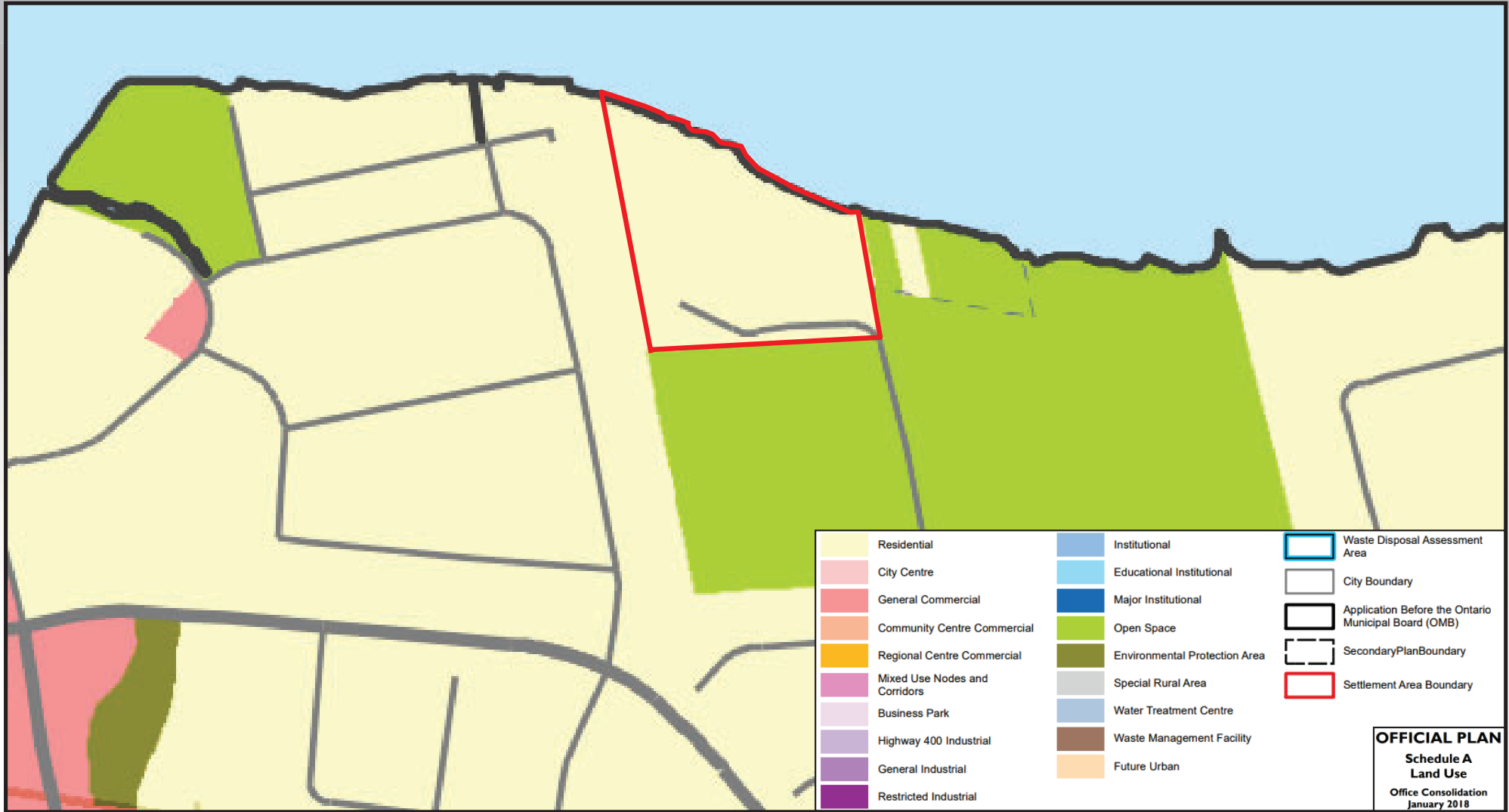
SUPPORTING INFORMATION

REPORTS:

- Planning Justification Report (Jones Consulting)
- Stage 1-2 Archaeological Assessment (Amick Consultants limited)
- Natural Heritage Evaluation 7 Species-at-Risk Assessment (Azimuth Environmental)CA Engineering Ltd.)

PLANS:

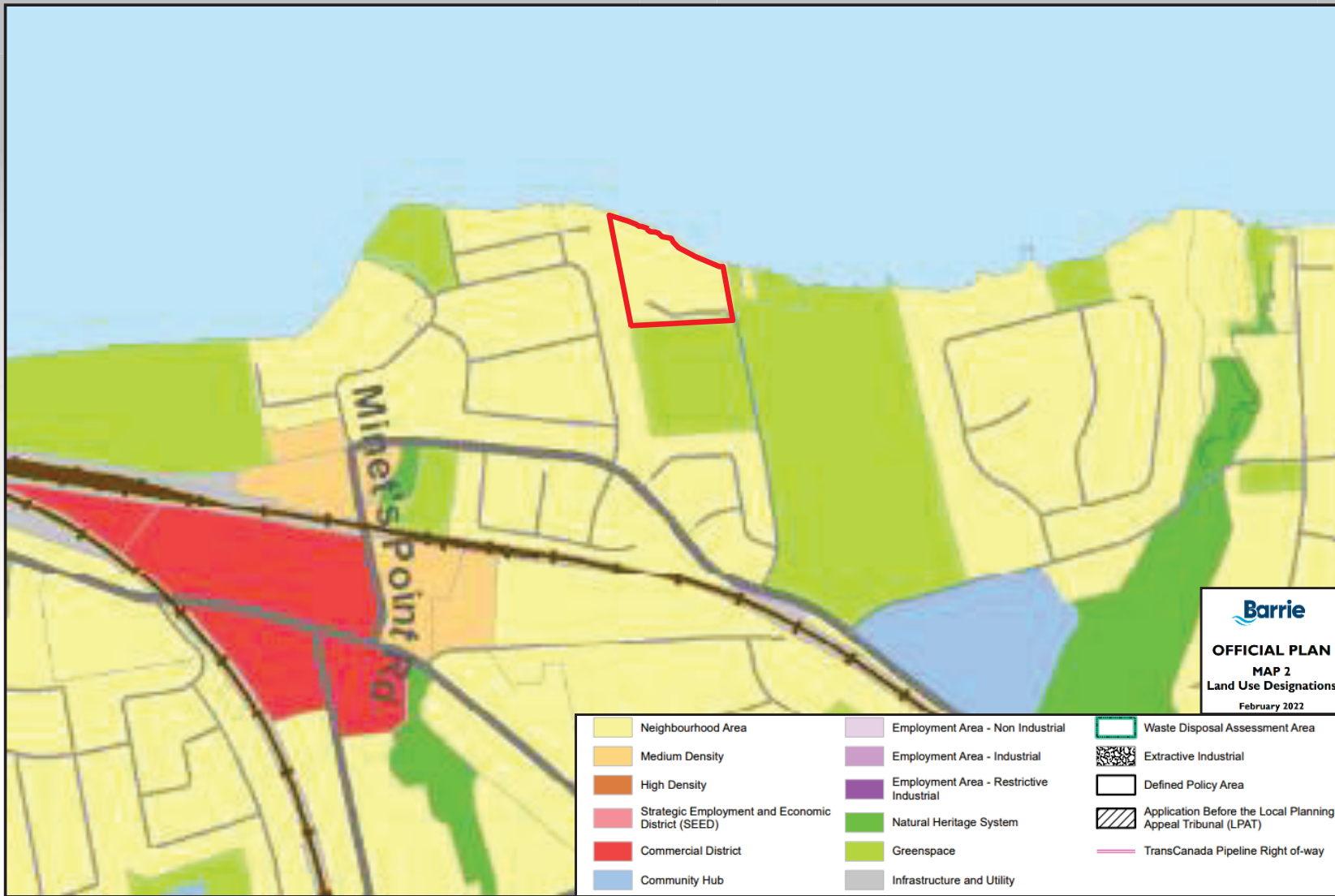
- Draft Plan of Subdivision (Jones Consulting)
- Land Titles Reference Plan (Rudy Mak Surveying)
- Topographic Survey (Rudy Make Surveying)



OFFICIAL PLAN
Schedule A
Land Use
 Office Consolidation
 January 2018

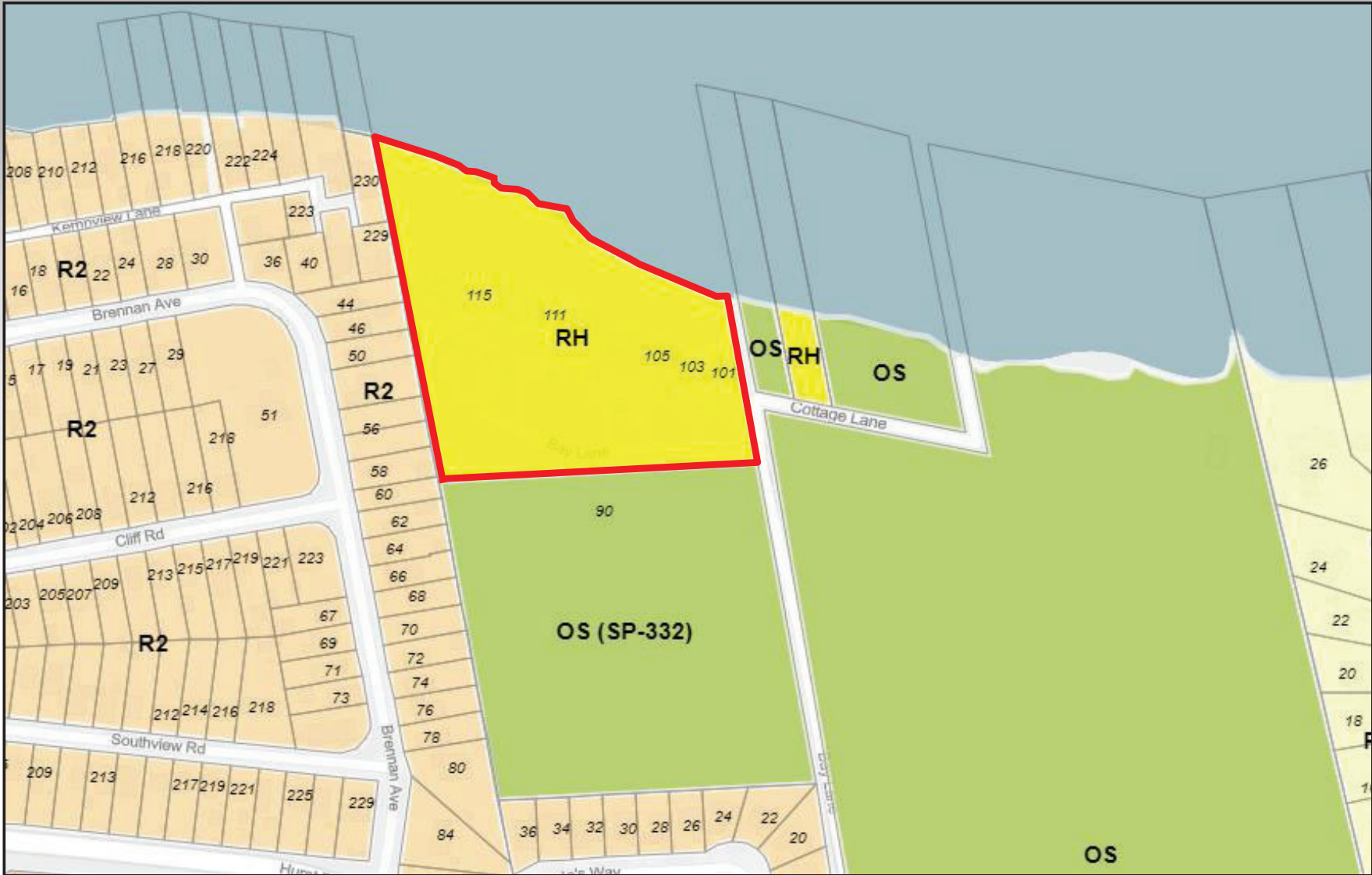
DESIGNATION: RESIDENTIAL AREA

The Residential Area allows for residential uses.



DESIGNATION: NEIGHBOURHOOD AREA

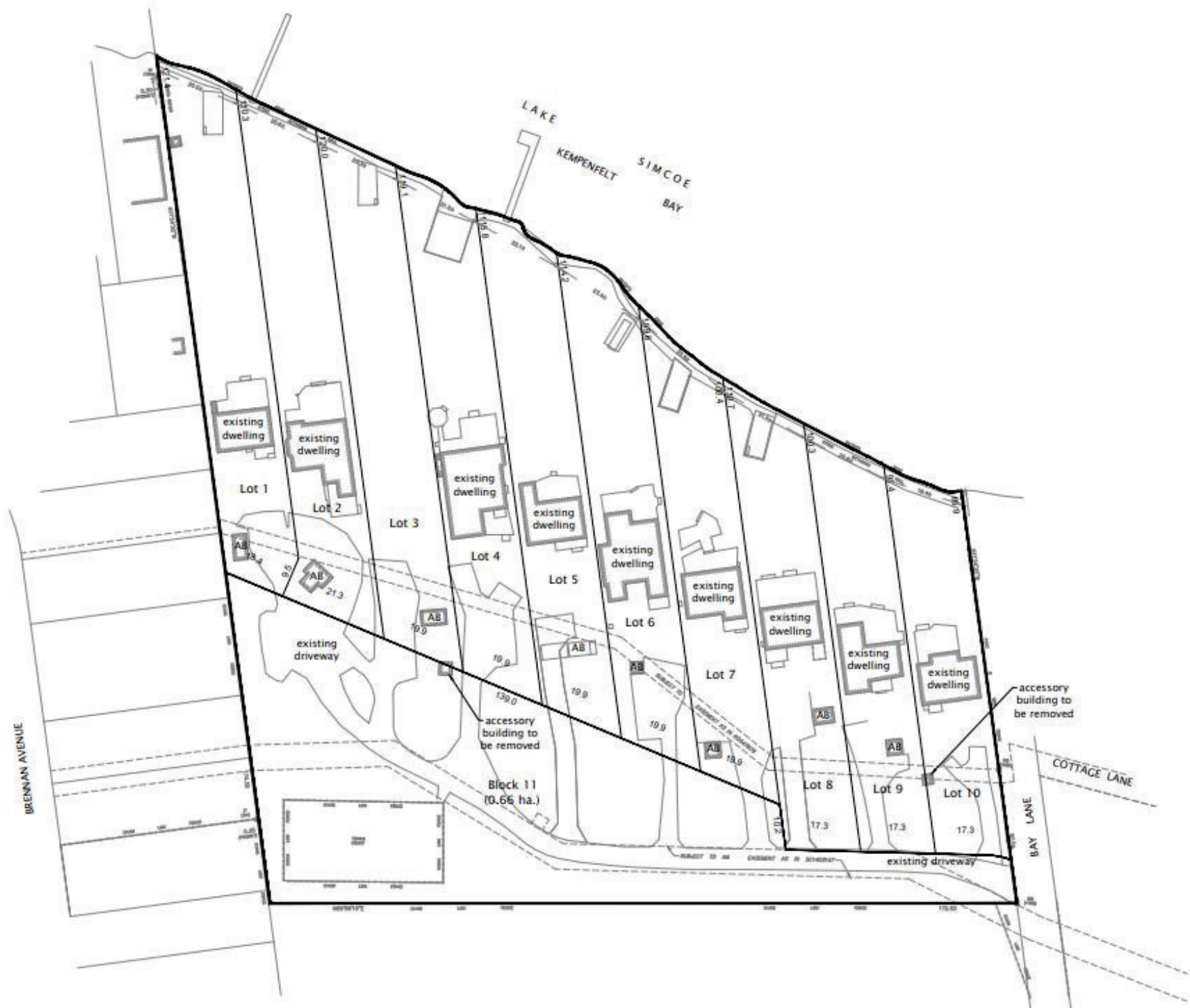
The Neighbourhood Area recognizes new and existing neighbourhoods and communities.



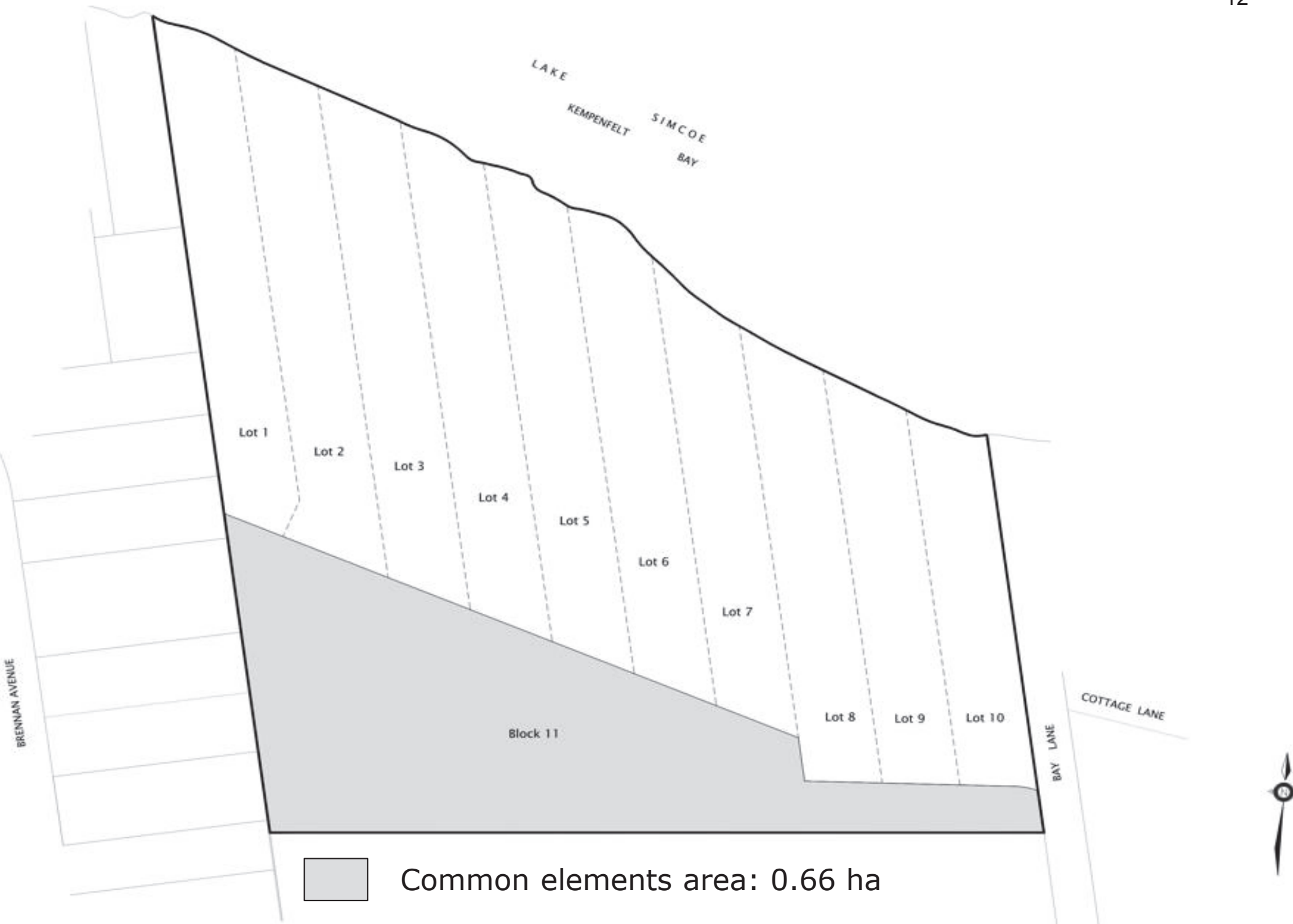
PROPOSED ZONING: Residential R1 Special

- Permit lot frontages of 17 metres on a private road.

DRAFT PLAN OF SUBDIVISION



COMMON ELEMENTS CONDOMINIUM PLAN



 Common elements area: 0.66 ha