



THE CORPORATION OF THE
TOWN OF GEORGINA
Council Agenda

Wednesday, April 17, 2024
7:00 PM

Pages

1. CALL TO ORDER- MOMENT OF MEDITATION

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES None

8. SPEAKERS AND DELEGATIONS

9. PETITIONS

10. PUBLIC MEETINGS None

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters
2. Statutory Meeting(s) Under Other Legislation
3. Other Public Meetings

11. REPORTS

1. Adoption Of Reports Not Requiring Separate Discussion

a. Zoning Bylaw Amendment Application

5

Part Lot 18, Concession 2 (NG) and Lot 16, Plan 77, being Part 1, Plan 65R-11736

255 Lake Drive N, Keswick

File No. 03.1121

Report No. DS-2024-0002

Recommendation(s):

1. That Council receive Report No. DS-2024-0002 prepared by the Development Planning Division, Development Services Department dated April 17, 2024 respecting a Zoning By-law Amendment application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners of the property municipally addressed as 255 Lake Drive North, Keswick;
2. That Council approve the Zoning By-law Amendment application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. to rezone the property municipally addressed as 255 Lake Drive North from Residential (R) and Transitional (T) to site-specific Residential (R-83), and that the amending zoning by-law contain the site-specific provisions as outlined in Staff Report DS-2024-0002; and,
3. That Council acknowledges that there have been revisions to the proposed Zoning By-law since the March 28, 2018 public meeting and that in accordance with Section 34(17) of the Planning Act has determined these revisions to be minor and not requiring an additional public meeting.

b. Applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning Bylaw Amendment

59

GARLAND COMMUNITY (BT) CORP

Part of Lots 1 and 2, Concession 3 (NG), Parts 1 - 5, Plan 65R-39504

n/s Ravenshoe Road, Keswick, File Nos. 01.157, 01.163, 03.1161

AGENT: Michael Smith Planning Consultants

Report No. DS-2024-0022

Recommendation(s):

1. That Council receive Report No. DS-2024-0022 prepared by the Development Planning Division, Development Services Department dated April 17, 2024, respecting revised applications for Zoning By-law Amendment (File 03.1161) and Draft Plan of Subdivision (File 01.157/19T-21G01) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. for the property described as Part of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 to 5, Plan 65R-39504;
2. That Council approve the revised applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. for the property described as Part of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 to 5, Plan 65R-39504;
3. That the approval of the revised Draft Plan of Subdivision be subject to the conditions attached to Report DS-2024-0022 as Attachment 11;
4. That Council acknowledges that there have been revisions to the proposed Zoning By-law since the January 18, 2023 public meeting and that in accordance with Section 34(17) of the *Planning Act* has determined these revisions to be minor and not requiring an additional public meeting; and,
5. That the proposed Zoning By-law be presented to Council for passage at a future meeting.

2. Reports Requiring Separate Discussion

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS
None

1. Dispositions/Proclamations
2. General Information Items
 - a. Information Items
 - b. Briefing Notes

13. MOTIONS/ NOTICES OF MOTION

14. REGIONAL BUSINESS

15. OTHER BUSINESS

16. BYLAWS

1. Bylaw Number 500-2024-0004 (PL-5) to regulate the use of lands and character, location and use of buildings, Part Lot 18, Conc. 2 (NG), Lot 16, Plan 77, Part 1, 65R-11736, Kenneth Craine, 255 Lake Drive North 176
(Advisement: Refer to Report No. DS-2024-0002, Item No. 11.1.a of this agenda)
2. Bylaw Number 2024-0028 (PL-5) to deem lands not to be lands within a Registered Plan of Subdivision, Section 50(3) of The Planning Act, R.S.O. 1990, c.P.13, as amended, 36 Lyons Lane, Lot 15, Part Lot 16, Plan 176 (NG) 180

17. CLOSED SESSION None

1. Motion to move into Closed Session of Council
2. Motion to reconvene into Open Session of Council and report on matters discussed in Closed Session

18. CONFIRMING BYLAW

1. Bylaw Number 2024-0029 (COU-2) confirming the proceedings of Council on April 17, 2024 181

19. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0002

**FOR THE CONSIDERATION OF
COUNCIL**

April 17, 2024

**SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION
PART OF LOT 18, CONCESSION 2 (NG) AND LOT 16, PLAN 77,
BEING PART 1, PLAN 65R-11736
255 LAKE DRIVE NORTH, KESWICK**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2024-0002 prepared by the Development Planning Division, Development Services Department dated April 17, 2024 respecting a Zoning By-law Amendment application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners of the property municipally addressed as 255 Lake Drive North, Keswick;**
- 2. That Council approve the Zoning By-law Amendment application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. to rezone the property municipally addressed as 255 Lake Drive North from Residential (R) and Transitional (T) to site-specific Residential (R-83), and that the amending zoning by-law contain the site-specific provisions as outlined in Staff Report DS-2024-0002; and,**
- 3. That Council acknowledges that there have been revisions to the proposed Zoning By-law since the March 28, 2018 public meeting and that in accordance with Section 34(17) of the Planning Act has determined these revisions to be minor and not requiring an additional public meeting.**

2. PURPOSE:

The purpose of this report is to provide Staff's analysis and recommendations and to outline comments received with respect to the Zoning By-law Amendment (ZBA) application submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of the owners of 255 Lake Drive North to permit an accessory dwelling unit in an existing detached structure.

3. **BACKGROUND:**

Owners / Applicants: Kenneth Bruce Craine and Marianne Ellis

Agent: Michael Smith Planning Consultants; Development Coordinators Ltd.

Description: (refer to Attachments 1 and 2)
255 Lake Drive North, Keswick
Part of Lot 18, Concession 2 (NG) and Lot 16, Plan 77,
further described as Part 1, Plan 65R-11736
Roll No. 098-043

File Number: 03.1121

3.1 **SURROUNDING LAND USES**

The subject property is located on the east side of Lake Drive North between Clarlyn Drive and Elmtree Lane in Keswick. Attachment 1 is a location map of the subject property. Surrounding land uses include:

North: Low Density Residential Uses

South: Low Density Residential Uses

East: Low Density Residential Uses

West: Low Density Residential Uses and Lake Simcoe

Staff note that since the initial public meeting in 2018, two additional accessory structures (carports) have been erected on the site. Photographs of the subject property are included as Attachment 2.

3.2 **PROPOSAL**

Referring to the submitted Site Plan and Floor Plans in Attachments 3 and 4 respectively, the applicants are proposing to convert an existing dwelling in the rear yard into accessory storage, and relocate the existing dwelling unit to the second storey of an existing two-storey detached garage in the rear yard. Should the ZBA application be approved, the subject property will continue to have two dwellings, one located in the building immediately fronting onto Lake Drive North and the second located on the second storey of the detached garage.

The original submission materials can be found at the following link: [Submission Materials](#)

3.3 **MINOR VARIANCE APPLICATION P410933**

On November 16, 2009, the Committee of Adjustment refused Minor Variance Application P410933, which requested permission to expand the legal non-conforming

residential use of the property by constructing a detached garage with a height of 10.67 metres and a ground floor area of 280 square metres (refer to Attachment 5). The Committee's decision was subsequently appealed to the Ontario Municipal Board (OMB) and the appeal was allowed based on a settlement of the issues (refer to Attachment 5). The OMB did not contemplate a residential use for the garage at the time the decision was made, and the Minutes of Settlement provided that the detached garage would not be used as a dwelling unit unless permitted by law.

The detached garage was subsequently constructed on the subject property and is now the subject of the current ZBA application.

3.4 PREVIOUS PUBLIC MEETING

A public meeting concerning the subject rezoning application under the *Planning Act* was held on March 28, 2018, at which time Council received [Report No. DS-2018-0028](#). At the public meeting, concerns were raised by neighbouring residents with respect to matters including drainage, shading and privacy, and the fact that a residential use with the detached garage was not contemplated by the OMB.

Consequently, Council passed Resolution C-2018-0152 receiving Report No. DS-2018-0028 and directing that staff report back to Council following the receipt and assessment of public and Council comments. In an effort to address the issues related to grading and drainage identified at the public meeting, the applicant obtained a [Site Alteration and Entrance Permit](#) to undertake corrective grading and drainage works on the property. The permit has since passed the associated final grading inspection and the file has been closed.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CONSULTATION

In accordance with Council Resolution C-2018-0152, two weeks notice was provided to any person or public body that had requested to be notified of any future public meeting(s), as well as to any person or public body that had requested to be notified of Council's decision regarding the approval or refusal of the subject application. To date, 5 written comments in opposition to the proposal have been received (refer to Attachment 6). All of these submissions were received in 2018.

Concerns raised by the public included the location and size of the garage, a reduction in privacy, shadow casting from the garage, general suitability of the proposal in the neighbourhood, potential use of the dwelling as a short-term rental, and concerns that the existing dwelling will continue to be used as a rental rather than being converted into accessory storage space. These concerns are addressed in Section 5 of this report.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All comments received from internal departments and external agencies at the time of the original report have been consolidated below:

Development Engineering Division

- A final grading inspection of the property was performed on May 11, 2023. At that point, the grading was completed as approved to address the issues and the Site Alteration Permit file was closed out.

Building Division

- Since initial comments were provided in 2018, the permit for the construction of the garage had its final inspection (July 24, 2018) and a final inspection for a site alteration and entrance permit also occurred (May 19, 2023). As part of this permit process a final grading inspection was performed and any outstanding grading and drainage issues were resolved.
- The owner also has an active permit to raise the existing dwelling and construct a new foundation. A building permit is required to change the use of the building from a dwelling to an accessory building.

Georgina Fire Department

- All construction must be done in accordance with the Ontario Building Code.
- Ensure that the property clearly identifies that there are two dwellings on site for emergency purposes.

Lake Simcoe Region Conservation Authority (LSRCA)

- The proposed development is not within a regulated area. However, should there be any proposed site alteration or development within the regulated area, a permit from the LSRCA would be required prior to the issuance of a municipal building permit.

Hydro One

- Hydro One has a single phase primary line that runs through the centre of this property. The existing dwelling as noted on the site plan appears to be encroaching onto the easement for this pole line (refer to Page 3 of Attachment 6).

Staff note that Hydro One's comments will be addressed at the building permit stage for the conversion of the existing dwelling into an accessory structure.

The following departments and agencies had no concerns:

- Enbridge Gas Distribution
- York Region
- Recreation and Culture Department (former)

- Tax and Revenue Division
- Municipal Law Enforcement Division
- Economic Development Division
- Operations and Infrastructure Department

5. **ANALYSIS:**

A thorough review and analysis of the proposal against Town, Region and Provincial policy was undertaken and provided through the March 28, 2018 Staff Report. In this regard, the current analysis will focus on how outstanding issues have been or will be addressed, as well as how changes in provincial planning legislation have affected the proposal.

5.1 **BILL 23 - THE MORE HOMES BUILT FASTER ACT**

On November 28, 2022, Bill 23, the *More Homes Built Faster Act, 2022*, received Royal Assent. Bill 23 amended the existing “Additional Residential Unit” (ARUs) provisions of the *Planning Act* which previously allowed for two (2) dwelling units in a building and now allow for up to three (3) dwelling units in a building or two (2) dwelling units in a primary building and one (1) dwelling unit in an ancillary structure on any parcel of “urban residential land” (i.e. land serviced with municipal water and sanitary sewers). The *Planning Act* now further prevents any Official Plan or Zoning By-law from prohibiting additional residential units, including the imposition of any minimum unit floor area or requiring more than one (1) parking space per ARU. Additionally, these changes have immediate effect and override any provisions of existing or future Zoning By-laws to the contrary.

The 2024 Development Services Department work program includes the preparation of an amendment to Zoning By-law 500 to include regulations to address the provisions of Bill 23 related to ARUs. Until those amending by-law regulations are developed and approved by Council, individual applications involving ARUs are being evaluated on their own merits and being processed according to Bill 23 and the current zoning regulations. In this regard, a Zoning By-law Amendment application is no longer required to permit the proposed accessory dwelling unit in the second storey of the existing detached garage.

5.2 **ZONING BY-LAW NO. 500**

The subject property is currently split-zoned Residential (R) on the portion abutting Lake Drive North and Transitional (T) on the balance of the property. Both zones permit one single family dwelling on a single lot. The two existing dwellings on the subject property were constructed prior to May 9, 1977, and have been historically considered “legal non-conforming”.

A dwelling unit in a free-standing accessory building is now permitted by recent changes to the *Planning Act* introduced by Bill 23, as noted above. However, ARUs

must still adhere to the Accessory Structure provisions outlined in Section 5 of Zoning By-law 500. In this regard, Section 5.1 f) permits accessory structures to have a maximum height of 4.5 metres for lots with an area greater than 600 square metres. Staff note that at the time the OMB allowed the appeal of Minor Variance Application P410933, Condition 1.4 of the Minutes of Settlement prohibited a residential use within the garage unless permitted by law (refer to Attachment 5). The new provisions of the *Planning Act* override any prohibition of an ARU use in an accessory structure.

The conversion of the existing dwelling into an accessory structure will increase the overall lot coverage for all accessory structures to 13.5%, which is greater than the 10% permitted by Section 5.1 e) of the Zoning By-law, as amended. Staff note that while the lot coverage for all accessory structures will exceed that permitted, the property is still significantly under the total lot coverage permitted for the entire lot.

The applicants are proposing to rezone the property to a site-specific Residential (R-83) zone, which will recognize the permission for a dwelling unit in an accessory structure with a height of 11 metres on the property, as well as permit a lot coverage increase from 10% to 13.5% for accessory structures. Staff note that the accessory building in which the proposed dwelling unit is to be located is situated such that it exceeds the setback requirements in Zoning By-law 500 for both accessory structures and a single family dwelling. A minimum interior side yard setback of 1.2 metres is required for accessory structures with a height greater than 4.5 metres.

For two storey single family dwellings on lots under 4,000 square metres in size on municipal services and without an attached garage, a minimum interior side yard setback of 1.2 metres on one side and 2.5 metres on the other side is required. Furthermore, for single family dwellings on lots under 4,000 square metres in size, a front yard setback of 6 metres is required. As the existing detached garage has a western setback of 8 metres and a southern setback of 3 metres, the building exceeds the setbacks that would otherwise be required for either a detached dwelling or an accessory structure in this zone.

Staff note that a building permit for the new dwelling above the detached garage cannot be issued until the existing dwelling unit is removed as Zoning By-law 500 does not permit three dwelling units in separate structures on a lot, nor is this enabled by Bill 23. This will consequently be addressed at the building permit stage.

Staff are of the opinion that the only relief required for this application is in relation to accessory building lot coverage from 10% to 13.5%. The applicant's proposed Zoning By-law Amendment recommended for passage has been amended to remove the unnecessary relief associated with the permitted ADR and is included for passage at the April 17, 2024 Council meeting.

5.3 CONCERNS RAISED AT PREVIOUS PUBLIC MEETING AND BY MEMBERS OF THE PUBLIC

Staff note that at the March 28, 2018 public meeting, concerns were raised by several members of the public and Council. More specifically, concerns arose surrounding lot grading and drainage, particularly regarding the effects onto neighbouring properties. Concerns related to privacy due to the location and placement of windows also arose during the meeting.

5.3.1 LOT GRADING AND DRAINAGE

Concerns were raised regarding a lack of suitable drainage on the property, and neighbours voiced concerns that their properties were being negatively impacted by runoff. The applicant has since received and acted upon a Site Alteration Permit, and Town Staff have confirmed that there are no outstanding grading and drainage issues present on the property.

5.3.2 BUILDING LOCATION, PRIVACY AND SHADING

The height of the existing two-storey detached garage (10.67 metres) is less than the height of 11 metres permitted for a Single Family Dwelling under Zoning By-law 500. Furthermore, the existing building is set back from neighbouring lot lines, including 8 metres from the property to the west. A hedge also exists between the garage and the neighbouring property to the west, further providing privacy. The garage build respects the provisions in the Zoning By-law for both an accessory building and a single family dwelling.

5.3.3 GENERAL SUITABILITY CONCERNS

Since the March 28, 2018 public meeting, the provisions of the *Planning Act* put in place by Bill 23 now permit an ARU in a detached accessory structure subject to compliance with physical zoning regulations. These provisions of the *Planning Act* now override any provisions of a municipal Zoning By-law to the contrary.

5.3.4 TRAFFIC

Staff note that in order to permit the new dwelling in the detached garage, the existing secondary dwelling will need to be converted into a non-residential storage accessory use and a building permit will need to be issued for same. Consequently, there will not be an increase to the total number of dwelling units located on the site. Given this, no increase in vehicle volume is anticipated to occur as a result of the proposal.

5.3.5 OMB DECISION REGARDING RESIDENTIAL USES

The *Planning Act* now permits a dwelling unit in a detached accessory structure as-of-right on the subject site and renders any zoning provisions to the contrary to be of

no effect. The fact that a residential use in the garage was not permitted at the time of the OMB hearing does not change the effect of the *Planning Act* in permitting the residential use as-of-right.

5.3.6 EXISTING DWELLING TO CONTINUE BEING USED AS A RENTAL

Confirmation will be required that the existing dwelling has been converted into an accessory building prior to the issuance of a building permit for the new dwelling in the detached garage in order to comply with the provisions of the Zoning By-law.

5.3.7 SHORT TERM RENTAL ACCOMMODATION CONCERNS

Concerns arose from members of the public that the dwelling unit in question may be used as a short-term rental accommodation. Staff note that these accommodations are a permitted use in the Residential (R) zone, subject to obtaining a Short Term Rental Accommodation licence and adherence to the [Short- Term Rental Accommodations By-Law](#).

6. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal:

Ensuring balanced growth

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owners/applicants will be required to apply for and obtain all necessary approvals associated with building permits, site alteration permits and entrance permits, and to pay the applicable associated costs for same, including the payment of any development charges, if required, (at the prevailing rate at building permit issuance).

8. CONCLUSION:

Changes to the *Planning Act* by Bill 23 have allowed for the as-of-right use of a free-standing accessory building associated with a single detached dwelling subject to the accessory building meeting the regulatory provisions (i.e. setbacks, coverage, height etc.). This changes the circumstances under which the original ZBA application was made. In this respect, the only provision of Zoning By-law 500 for which the proposal now requires relief is an increase in accessory building lot coverage from 10% to 13.5%. Staff are of the opinion that the proposed ZBA application is consistent with the PPS, conforms to applicable Provincial policy and the Keswick Secondary Plan, and represents good planning.

APPROVALS

Prepared By: Brittany Dobrindt
Planner I

Reviewed By: Alan Drozd, MCIP, RPP
Manager of Planning Policy

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry,
Chief Administrative Officer

Attachments:

Attachment 1 – Location Map
Attachment 2 – Site Photographs
Attachment 3 – Site Plan
Attachment 4 – Floor Plans
Attachment 5 – Minor Variance P410933 Decision (Refusal) and OMB Decision
Attachment 6 – Comments
Attachment 7 – Applicant's Draft Amending By-law



LOCATION MAP

255 Lake Drive North

Legend

-  Subject Property
-  Parcel Fabric

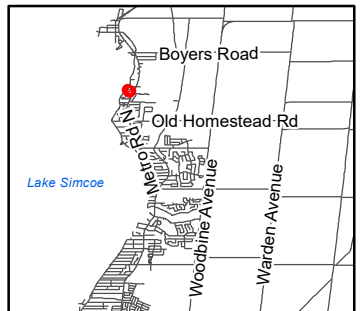


Subject Property

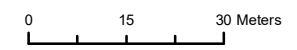
Elmtree Lane

Lake Drive North

Metro Road North



Town of Georgina
Created: April, 02, 2024



SITE PHOTOS

255 Lake Drive N
Facing East



255 Lake Drive N
Facing East



SITE PHOTOS

255 Lake Drive N
Facing West



255 Lake Drive N
Facing West



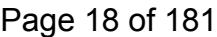
SITE PHOTOS

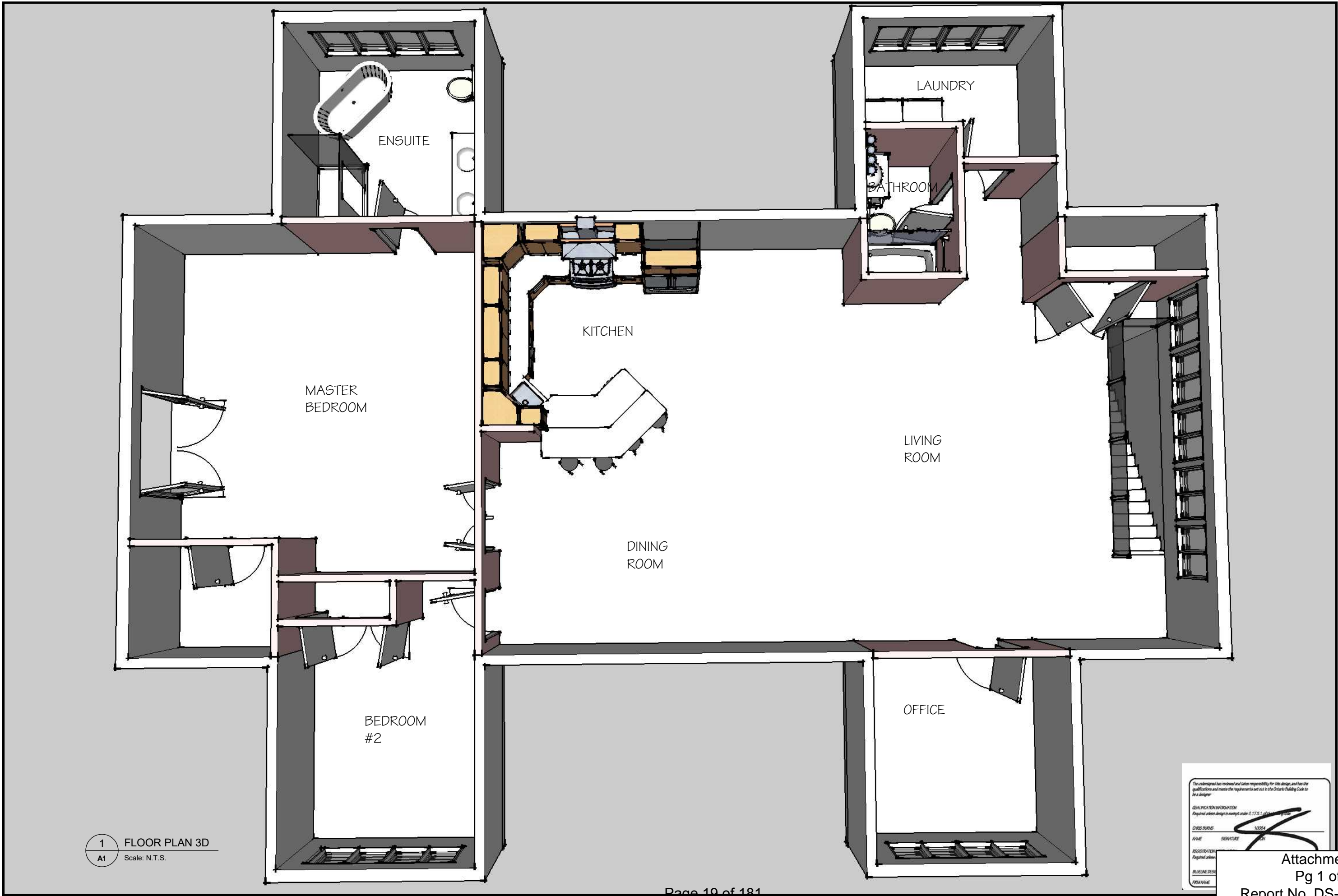
255 Lake Drive N
Facing South



255 Lake Drive N
Facing West







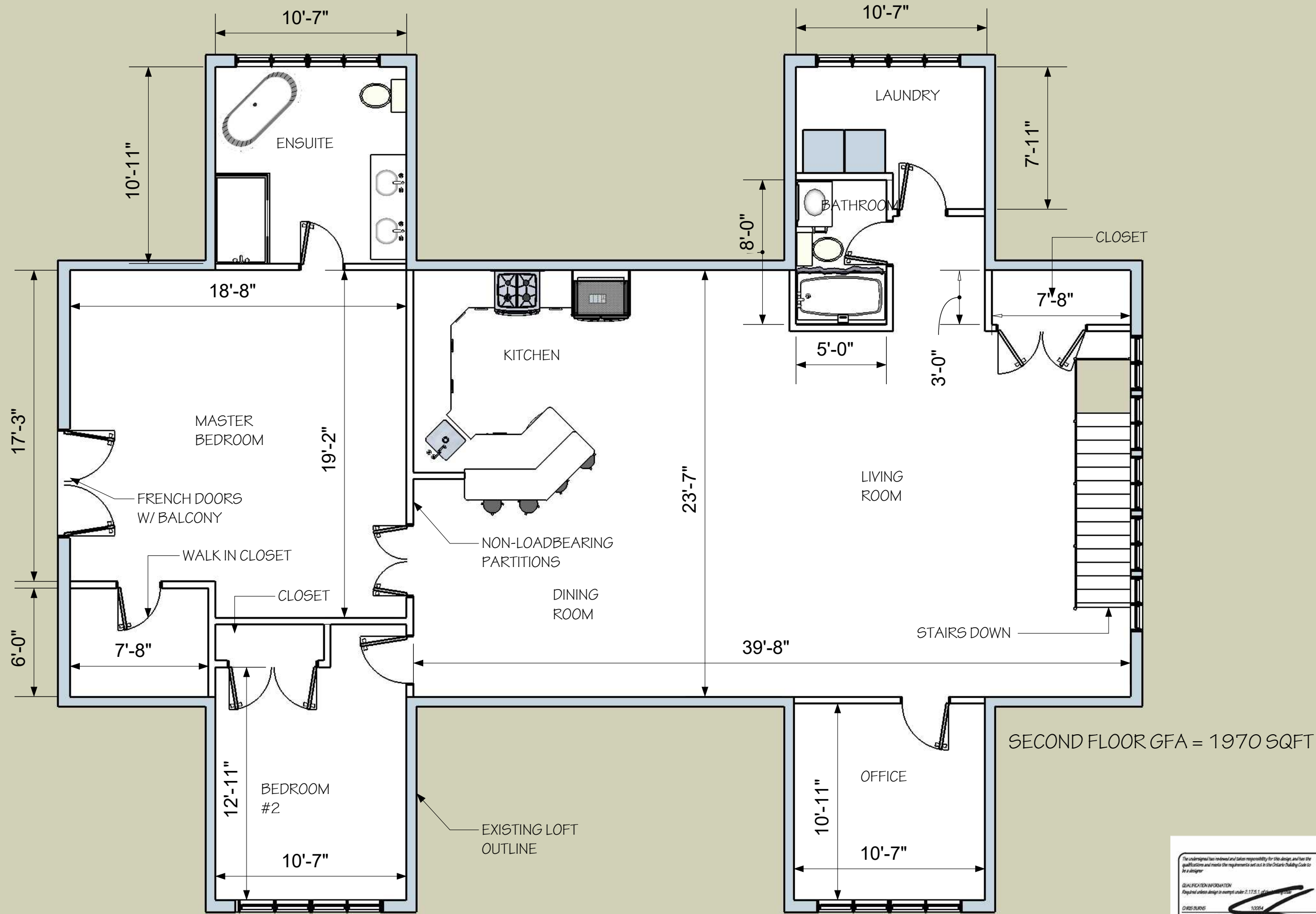
1 FLOOR PLAN 3D
A1 Scale: N.T.S.

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of the Ontario Building Code.

CHIEF DESIGNER
NAME: [Signature] SIGNATURE: [Signature] 10004

REGISTRATION
Required unless
BLUELINE DESIGN
FIRM NAME



1 FLOOR PLAN 2D
A2 Scale: 3/16" = 1'-0"

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1. of Ontario Building Code

CHIEF DESIGNER
NAME: SIGNATURE: 10004

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1. of Ontario Building Code

BLUELINE DESIGN
FIRM NAME:



THE CORPORATION OF THE
TOWN OF GEORGINA
COMMITTEE OF ADJUSTMENT

Civic Centre *Viewer*
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1
Phone: (905) 476-4301
(705) 437-2210
Fax: (905) 476-1475

NOTICE OF DECISION
MINOR VARIANCE

HEARING DATE: NOVEMBER 16, 2009

APPLICATION NUMBER: **P410933**

APPLICATION MADE BY: KENNETH CRAINE & MARIANNE ELLIS

PROPERTY: **255 LAKE DRIVE NORTH
CONCESSION 2 (NG) PART LOT 18
PLAN 77, LOT 16
ROLL NO. 098-043**

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 500 AS AMENDED:

THAT MINOR VARIANCE APPLICATION P410933, TO REQUEST PERMISSION TO EXPAND THE LEGAL NON-CONFORMING RESIDENTIAL USE OF THE ABOVE NOTED PROPERTY WHICH WILL INCLUDE THE CONSTRUCTION OF A 2 STOREY DETACHED GARAGE, 10.67 METRES (35 FEET) IN HEIGHT WITH A GROUND FLOOR AREA OF 3000 SQUARE FEET IS HEREBY **REFUSED**

REASONS: This decision reflects that in the opinion of the Committee:

1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the Zoning By-law and the Town of Georgina Official Plan are not maintained and the variance is not minor.
3. Additional reasons for the refusal of this application are contained within the Planner's Report No. 2009-0080 a copy of which is attached to this decision.

MOVED BY: *Karen Whitney* SECONDED BY: *Stephen Pallett*

SIGNATURE OF CHAIR OF MEETING: *Stephen Pallett*

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION:

STEPHEN PALLETT, CHAIRPERSON / DANNY WHEELER, MEMBER

Donald J. Rae / *Karen Whitney* / *Chris Burns*
DONALD J. RAE, MEMBER / KAREN WHITNEY, MEMBER / CHRIS BURNS, MEMBER

DATED NOVEMBER 17, 2009

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE **DECEMBER 6, 2009**.


Attachment 5
Pg 1 of 8
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

MINOR VARIANCE APPLICATION NUMBER P410933

Only individuals, corporations and public bodies may appeal decisions to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

A NOTICE OF APPEAL CAN BE FILED BY COMPLETING THE REQUIRED ONTARIO MUNICIPAL BOARD FORM "APPELLANT FORM (A1)", ACCOMPANIED BY A CERTIFIED CHEQUE OR MONEY ORDER IN THE AMOUNT OF \$125.00 PAYABLE TO THE MINISTER OF FINANCE. FORMS CAN BE LOCATED ON THE BOARD'S WEBSITE www.omb.gov.on.ca. THE COMPLETED FORM AND PAYMENT MUST BE FILED WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT.

I, KATHLEEN FOSTER, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.


KATHLEEN FOSTER
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Attachment 5
Pg 2 of 8
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

ISSUE DATE:

Apr. 26, 2010



PL091125

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Kenneth Craine
Subject: Minor Variance
Property Address/Description: 255 Lake Drive North / Concession 2 (NG), Part Lot 18, Plan 77 Lot 16 Roll No. 098-043
Municipality: Town of Georgina
Municipal File No. P410933
OMB Case No. PL091125
OMB File No. PL091125

APPEARANCES:

Parties

Kenneth Craine

Town of Georgina

Evelyn Dargie

Counsel/Agent*

Aaron Platt

Harold Lenters*

Scott Thibaudeau*

TOWN OF GEORGINA	
APR 28 2010	
PLANNING & BUILDING DEPARTMENT PLANNING DIVISION	
REFER	NOTED
VR	HWL
cc MG - P410933	
cc JL - Roll 098-043	
cc C. Lyons - CoA	
cc DB, RF, GD, MEB	-fyi
FILE # P410933	

DECISION DELIVERED BY A. CHRISTOU AND ORDER OF THE BOARD

This is an appeal by Kenneth Craine (Appellant, and also Applicant) from the decision of the Town of Georgina Committee of Adjustment (Committee) that refused to authorize a variance to expand a legal non-conforming residential use on the property at 255 Lake Drive North, which was to include the construction of a two-storey detached garage, 10.7 m (35 ft) in height, with a GFA of 279 m² (3,000 sq. ft).

The Appellant alleges that the construction and use of the garage will not change the use of the property from its current use as a residential dwelling; approval of the application will only result in the replacement of an older garage with a new garage; the garage will be constructed as an accessory structure to the principle residence located at the property and meant to house the owner's regular and recreational vehicles; there are other large, two-storey accessory structures in the property's immediate vicinity; the design of the garage conforms with the purpose and intent of the OP and ZBL; the construction and use of the garage is desirable for the appropriate development and

use of the property; there are no adverse impacts arising from the granting of the variance on the public realm generally or on any surrounding uses; and the application is consistent with the PPS, the Greenbelt Plan, and the Lake Simcoe Protection Plan.

MINUTES OF SETTLEMENT

At the start of the hearing, Mr. Platt, Counsel for the Appellant, advised the Board that there has been a settlement with the Town and Minutes of Settlement (Exhibit 6) were drafted which address performance standards for the development. These performance standards are to be registered on title. The Parties requested the Board to attach the Minutes of Settlement to its Order.

Mr. Platt also advised that they have discussed the concerns of the neighbour to the west, Evelyn Dargie, 257 Lake Drive North, and her concerns can be addressed at the building permit stage. Mr. Thibaudeau, agent for Ms Dargie, concurred with the proposed arrangements.

Michael Smith is a qualified land use planner for the Appellant. He provided an overview of the application and submitted Exhibit 2, which consists of a site plan and elevation plans for the proposed garage. By way of Exhibit 4, an aerial photograph of the subject site and vicinity, he advised the Board that the property is situated in an area with "normal" size lots and some very large lots and houses to the south.

The lot is "key" shaped with a small frontage (9.89 m) but has a very large rear area. The property has split zoning: the narrow part is zoned Residential and the rear is zoned Transitional, which is similar to a Holding type zone. There are two houses on the site, but they predate the By-law. The proposed two-storey garage would meet all the performance standards in the By-law and is proposed to be set back 8 m from the Dargie property line; have a height of 10.7 m; and a ground floor area of 280 m². Mr. Smith testified that it is common in this area to have rooms over the garage and the second floor is to be used for recreational purposes. There will be no residential use i.e. a kitchen or bathroom is not proposed. Mr. Craine owns several recreational vehicles, which he stores on the property, and it is desirable to contain them inside a building.

The neighbour's concerns pertain to storm drainage. Mr. Smith testified that the proposed site plan (Exhibit 2) shows the site grading to flow from the east toward the lake. A soak away pit is proposed to be constructed with granular fill to allow rain water

percolation and a 4 inch pipe is to take surface water from the west side of the proposed structure toward the north of the property, which drains naturally to the lake. A grading and drainage plan is to be submitted to the Town with the building permit application and drainage issues will satisfy the Town's requirements.

Mr. Smith opined that the variance to expand a legal non-conforming residential use on the property at the rear is appropriate development as the By-law permits two-storey garages. The garage would be compatible with other similar structures in the area, is appropriately located and the variance would be minor. It would therefore maintain the general intent and purpose of the Official Plan and the Zoning By-law. There were no objections raised by any neighbours. Therefore, it represents good planning.

The Board, having heard uncontradicted planning evidence, is satisfied that the proposed variance to expand a legal non-conforming residential use on the property by constructing a new two-storey garage, meets the criteria in s. 45 of the *Planning Act*. The proposed garage would be an accessory building to the residential use of the property and would be constructed in accordance with all zoning regulations. Therefore, the general intent of the OP and Zoning By-law would be maintained. The garage would be for vehicle storage and recreation purposes to meet the needs of the residents and represents appropriate development of the property. Because of its location at the rear of the lot and its similarity with other like buildings in the vicinity, it would have no adverse impacts to the neighbours and it is therefore considered minor.

THE BOARD ORDERS that the appeal is allowed and the variance to By-law Number 500 of the Town of Georgina is authorized subject to the conditions described in Article 1 of the Minutes of Settlement, dated the 23rd day of February, 2010, set out in Attachment "1" to this Order.

This is the Order of the Board.

"A. Christou"

A. CHRISTOU
MEMBER

ATTACHMENT "1"

MINUTES OF SETTLEMENT

THESE MINUTES made this 23rd day of February, 2010.

B E T W E E N:

KENNETH CRAINE
(the "Applicant")

- and -

CORPORATION OF THE TOWN OF GEORGINA
(collectively, the "Town")

- A. WHEREAS the Applicant is the owner of Part of Lot 18, Keswick, lands municipally known as 255 Lake Drive North, Keswick (hereinafter the "Property");
- B. AND WHEREAS the Applicant brought an appeal (the "Appeal") pursuant subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, in respect of an application filed by the Applicant (Town File No. P410933) made pursuant to subsection 45(2)(a) of the Act to allow for the construction of a new garage at the Property (the "Garage");
- C. AND WHEREAS the Applicant and the Town met and have resolved any outstanding issues with respect to the Project and the Appeal;
- D. AND WHEREAS the Applicant and the Town agree to request that the Board grant the Appeal subject to the terms and conditions as described in these minutes of settlement.

NOW THEREFORE THESE MINUTES WITNESSETH that in consideration of the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each Party to the other, the receipt and sufficiency of which is hereby acknowledged, and for other valuable consideration, the Parties agree to and with each other as follows:

ARTICLE 1
CONDITIONS OF SETTLEMENT

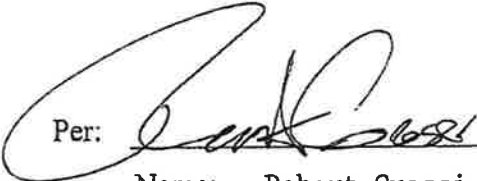
- 1.1 The Applicant agrees to construct the Garage a minimum of eight (8) metres from the interior western lot line of the Property. For greater certainty, the Garage shall be constructed in the location more particularly identified in the site plan contained in Schedule "A" to these Minutes (the "Site Plan").
- 1.2 The height of the Garage shall not exceed eleven (11) metres
- 1.3 The ground floor area of the Garage shall not exceed two hundred eighty (280) square metres.
- 1.4 The Garage shall not be used as a residential domicile or dwelling unit unless such use is permitted by law, including without limitation, ~~the~~ any requirements for a residential dwelling unit pursuant to the *Building Code Act*, 1992, S.O. 1992, c. 23, as it may be amended from time to time.
- 1.5 These Minutes shall be registered on the title to the Property at the Applicant's expense. The Applicant's solicitor shall prepare the necessary instrument for registration with the Land Registry and shall transmit a draft copy of such instrument to the Town for its approval which approval shall not be unreasonably withheld, delayed or conditioned.
- 1.6 In the event the Ontario Municipal Board allows the Appeal subject to the conditions of settlement outlined in Sections 1.1 to 1.5 above, the Parties hereto shall jointly request that these Minutes be included as an attachment to the Order of the Ontario Municipal Board granting the Appeal.


**ARTICLE 2
MISCELLANEOUS**

- 2.1 The Applicant and the Town agree to request that the Board grant the Appeal subject to the conditions as described in Article 1 of these Minutes.
- 2.2 The Parties covenant and agree that at all times and from time to time hereafter upon every reasonable written request so to do, they shall make, execute, deliver or cause to be made, done, executed and delivered, all such further acts, deeds, assurances and things as may be required for more effectively implementing and carrying out the true intent and meaning of these Minutes.
- 2.3 The Parties agree that the terms and provisions of these Minutes shall enure to the benefit of and be binding upon Parties, their successors and assigns.
- 2.4 These Minutes may be executed in one or more counterparts, including counterparts executed and transmitted by facsimile or electronic mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument.
- 2.5 Time shall be of the essence of these Minutes.
- 2.6 The Parties expressly acknowledge that the recitals to these Minutes are true.

IN WITNESS WHEREOF these Minutes has been duly executed by the Parties as of the date first written above.

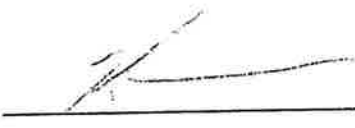
**THE CORPORATION OF THE TOWN OF
GEORGINA**

Per: 
Name: Robert Grossi
Title: Mayor

Per: 
Name: Roland Chenier
Title: Town Clerk

I/we have the authority to bind the Municipality.

WITNESS: 
(Print witness' name above)


KENNETH CRAINE

Attachment 5
Pg 7 of 8
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

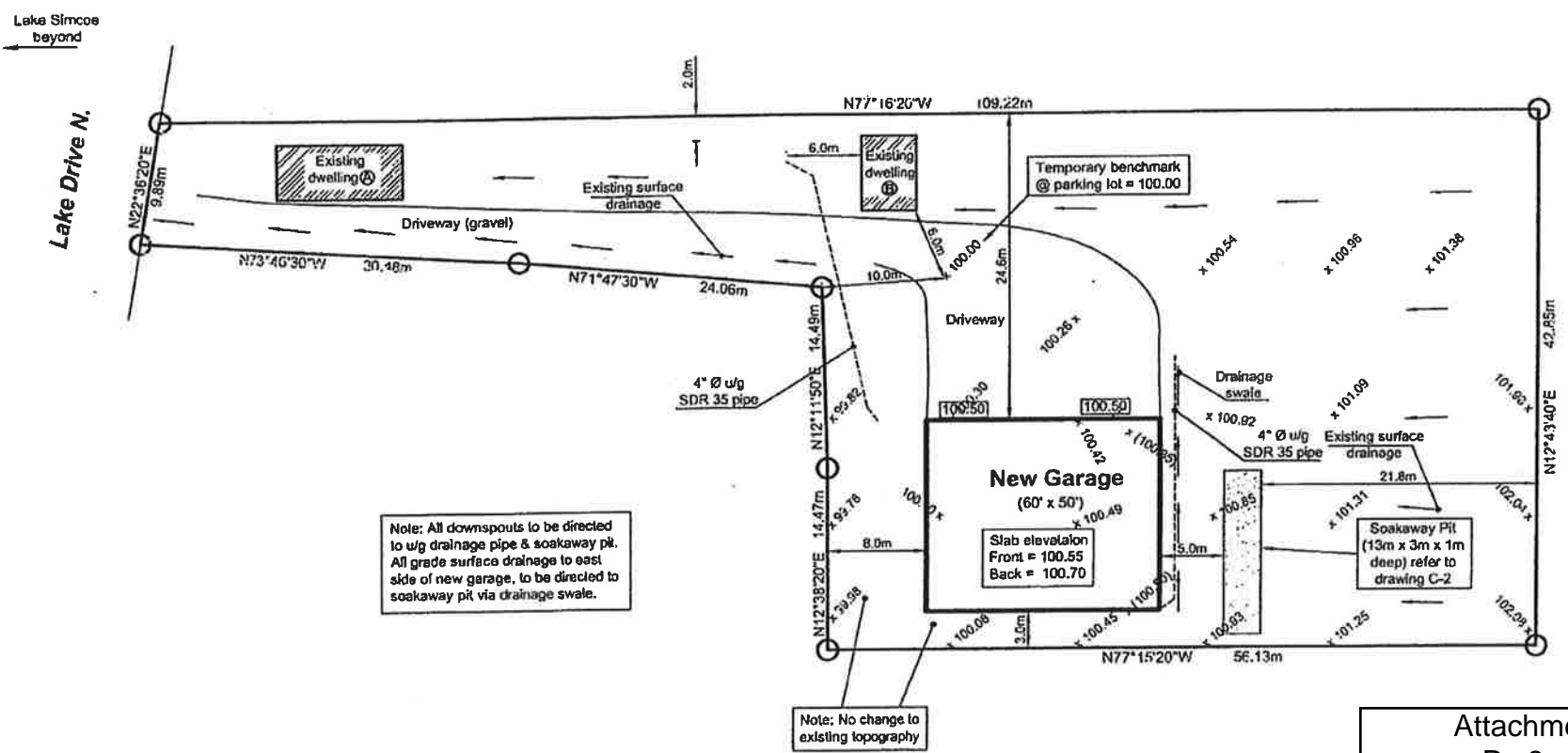
- Notes:
1. Set backs and elevation to be confirmed by O.L.S. prior to placing any concrete.
 2. Lot grading certificate required upon completion.
 3. All yard areas to be reinstated with 150mm top-soil and sod, or seed.
 4. Existing elevations as noted, i.e. 221.84
 5. Proposed swale elevations as noted, i.e. (221.95)
 6. Proposed elevations as noted, i.e. 220.40
 7. Existing slopes shown, i.e. (2.2%)
 8. Maintain maximum slopes at 3 horizontal to 1 vertical
 9. Provide new swales as detailed.
 10. ● ➤ D/S = Downspouts
 11. All grading & site works to OBC & Town standards.

Lot Area = 3,035.6 sm
 Exist. dwelling ① = 44.0 sm
 Exist. dwelling ② = 26.4 sm
 New garage = 278.7 sm
 Total = 349.1 sm
 Lot coverage = 11.5 %

Gunnell Engineering Ltd.
 1110 Stellar Drive, Unit 108
 Newmarket, ON L3Y 7B7
 bus: 905-868-9400
 fax: 905-853-5734
 www.gunnellengineering.com



SCHEDULE "A"
 SITE PLAN



Note: All downspouts to be directed to w/g drainage pipe & soakaway pit. All grade surface drainage to east side of new garage, to be directed to soakaway pit via drainage swale.

Note: No change to existing topography

Attachment 5
 Pg 8 of 8
 Report No. DS-2024-0002
 255 Lake Dr N (03.1121)

Craine Residence
255 Lake Drive N.
Part Lot 18
Town of Georgina

Site & Part Grading Plan
New Garage

Scale: 1:400	Designed By: B.H.
Date: Dec 11/08	Drawn By: J.K.
Project No.:	Checked By: E.G.
	Drawing No.:

D1450 **C-1**

Ingrid Fung

From: Phil.Boyle@HydroOne.com
Sent: Wednesday, February 28, 2018 1:32 PM
To: ifung@georgina.ca
Subject: RE: NMT - Notice of Public Meeting & Request for Comments - Town File # 03.1121 - Ken Craine and Marianne Ellis

Hi Ingrid,

Building B must maintain a horizontal clearance of 3.20m from center line of Hydro One Pole line. (3m+conductor swing). They have already raised this building and poured a foundation. I'm going to go out now and take measurements.

Thanks

Phil Boyle
Supervising Distribution Eng. Technician
Newmarket Operations (NM3)
Hydro One Inc.
Tel: 905-713-1215 ext 2215
Fax: 905-713-6927
Cell: 905-955-2494
Phil.boyle@hydroone.com

From: Ingrid Fung [mailto:ifung@georgina.ca]
Sent: Wednesday, February 28, 2018 1:15 PM
To: BOYLE Phil
Subject: RE: NMT - Notice of Public Meeting & Request for Comments - Town File # 03.1121 - Ken Craine and Marianne Ellis

Hi Phil,

Thanks for your comments. Does Hydro One have any objections to the application? Or are the comments more advisory?

Thanks,



Ingrid Fung

Planner | Development Services Department
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2244 | georgina.ca
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From: Phil.Boyle@HydroOne.com [<mailto:Phil.Boyle@HydroOne.com>]

Sent: Wednesday, February 28, 2018 1:08 PM

To: Anna Geniole <ageniole@georgina.ca>; Ingrid Fung <ifung@georgina.ca>

Cc: Phil.Boyle@HydroOne.com

Subject: RE: NMT - Notice of Public Meeting & Request for Comments - Town File # 03.1121 - Ken Craine and Marianne Ellis

Hi Anna,

Hydro One has a single phase primary line that runs through the center of this property. It appears existing dwelling B is encroaching on our Easement for the pole line. I have attached a sketch.

Thanks

Phil Boyle

Supervising Distribution Eng. Technician

Newmarket Operations (NM3)

Hydro One Inc.

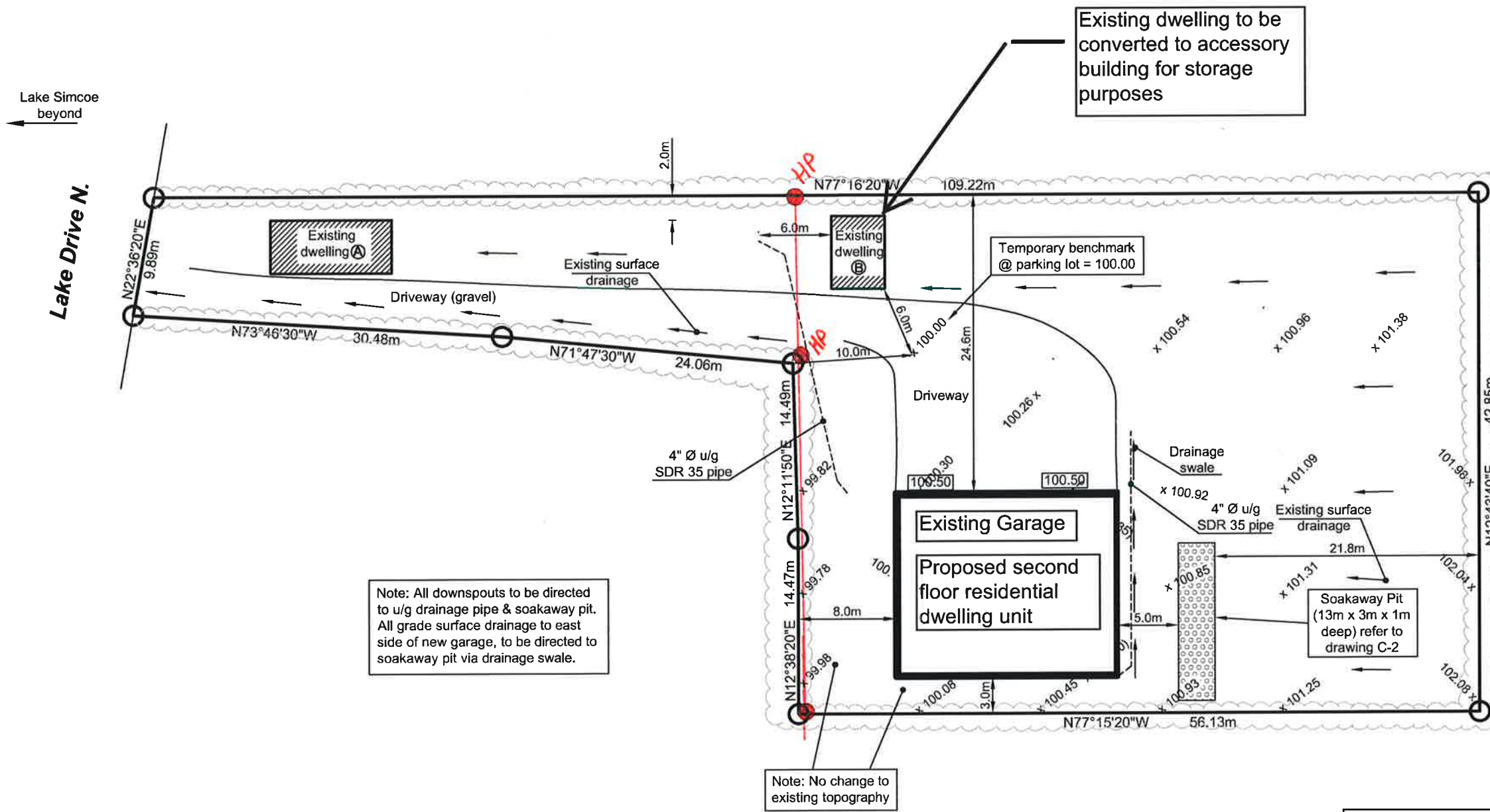
Tel: 905-713-1215 ext 2215

Cell: 905-955-2494

Phil.boyle@hydroone.com

- Notes:
1. Set backs and elevation to be confirmed by O.L.S. prior to placing any concrete.
 2. Lot grading certificate required upon completion.
 3. All yard areas to be reinstated with 150mm top-soil and sod, or seed.
 4. Existing elevations as noted, ie. 221.84
 5. Proposed swale elevations as noted, ie. (221.95)
 6. Proposed elevations as noted, ie. (220.40)
 7. Existing slopes shown, ie. (2.2%)
 8. Maintain maximum slopes at 3 horizontal to 1 vertical
 9. Provide new swales as detailed.
 10. ● ➤ D/S = Downspouts
 11. All grading & site works to OBC & Town standards.

Lot Area = 3,035.6 sm
 Exist. dwelling A = 44.0 sm
 Exist. dwelling B = 26.4 sm
 New garage = 278.7 sm
 Total = 349.1 sm
 Lot coverage = 11.5 %



Attachment 6
 Pg 3 of 26
 Report No. DS-2024-0002
 255 Lake Dr N (03.1121)

Craine Residence
255 Lake Drive N.
Part Lot 18
Town of Georgina

Site & Part Grading Plan
New Garage

Scale: 1:400	Designed By: B.H.
Date: Dec 11/09	Drawn By: J.K.
Project No.:	Checked By: E.G.
	Drawing No.:

D1450 **C-1**

From: [Brittany Dobrindt](#)
To: [Brittany Dobrindt](#)
Subject: FW: 255 Lake Dr. N.
Date: April 4, 2024 12:24:18 PM
Attachments: [image004.png](#)

From: Cory Repath <crepath@georgina.ca>
Sent: January 11, 2024 10:20 AM
To: Michelle Gunn <mgunn@georgina.ca>
Cc: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: RE: 255 Lake Dr. N.

A final grading inspection was performed back on May 11 2023. At this point the grading was completed and the issues had been addressed and the SAP file closed out.



Cory Repath, C. Tech., CAN-CISEC

Senior Development Engineering Inspector
Development Engineering Division I Development Services
Department I Town of Georgina

26557 Civic Centre Road, Keswick, ON L4P 3G1

(905) 476-4301, 705-437-2210 Ext. 2227 | crepath@georgina.ca

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From: Michelle Gunn <mgunn@georgina.ca>
Sent: January 10, 2024 12:34 PM
To: Cory Repath <crepath@georgina.ca>
Cc: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: 255 Lake Dr. N.

Hi Cory,

I was speaking with Brittany today regarding the file for 255 lake Dr. N.

You may remember this one as it was a strangely shaped property on Lake Dr. N. with drainage issues.

From: [REDACTED]
To: [Ingrid Fung](#)
Cc: [Alan Drozd](#); [Carolyn Lance](#); [REDACTED]
Subject: Re: Town file: 03.1121
Date: March 23, 2018 11:30:04 AM
Attachments: [IMG_7679.jpg](#)
[image001.jpg](#)
[IMG_7682.jpg](#)

Hi-im having trouble sending photos as they are too large and keep bouncing back from your georgina accounts. I will send them in 2 separate emails to see if the go through- this being the first.

Photo 1: shows the downspout on the north-west side of the garage structure pointing west and not divertint to the pad at the rear of the property as indicated by the plan.



Photo 2: shows the downspouts on the south west corner of the building directing water west, instead of to the rear of the property as indicated by the plan.



On Thu, Mar 22, 2018 at 5:42 PM Ingrid Fung <ifung@georgina.ca> wrote:

Hi [REDACTED],

Thank you for your response. The Town will ensure your comments are included in the discussion. You may also wish to attend the meeting to express your concerns on March 28 in the Council Chambers of the Civic Centre (address in my signature). The public meeting commences at approximately 7:30pm.

In addition to me and Alan, would you kindly also cc Carolyn Lance, Council Services Coordinator, to any other emails in relation to this application. She will ensure all your written submissions are provided to Council. I have included her in this email.

Regards,

200th Georgina-02



Ingrid Fung

Planner | Development Services Department

[26557 Civic Centre Road](#), Keswick, ON | L4P 3G1

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From: [REDACTED]

Sent: Thursday, March 22, 2018 5:19 PM

To: Ingrid Fung <ifung@georgina.ca>

Cc: Alan Drozd <adrozd@georgina.ca>; [REDACTED] Lillian Knaud
<lknaud@georgina.ca>

Subject: Re: Town file: 03.1121

Dear Ingrid

Thank you for the opportunity to provide the reasons for our opposition to the Zoning By-law Amendment application for 255 Lake Drive North. Our property is [REDACTED]

While we did not formally oppose the original application to build the garage, we did not support it as well.

For this application we strongly oppose on the grounds that there has been and will continue to be an adverse impact on our property:

Drainage

According to the OMB decision, and the attached appendix of the structure, all downspouts would be directed to a drainage pipe that would bring the water north and naturally to the lake. Further, all drainage to the east side of the bu

directed to a soakaway pit. It should also be noted that the same appendix indicates that there would be no change to existing topography from the edge of the structure to essentially the property line.

Since the garage was constructed, our home experiences flooding in the basement each spring. We have photos that reveal downspouts pointed directly at our property and not to a drainage pipe. It is also revealed that there is significant buildup of land at the structure, including significantly higher elevation than the land on our property and the natural topography – this is also supported with photos.

It is worth noting that prior to this large structure being built, Mr. Crane removed several large trees from the lot to accommodate the structure. These trees served not only to provide privacy to our property and a habitat for many birds and small animals, but additionally the trees were significant vegetation that supported the environment. The trees were a natural part of the local ecosystem that helped to reduce surface water runoff from storms.

Shading

The size of the structure creates shadows and shading that we did not experience before it was built. This shading is directly in our backyard during the early morning hours which has impacted our use and enjoyment in the summer when our family is occupying the space. Prior to the construction of the building, we had a large vegetable garden at the rear of our property. This portion of the property is no longer a viable option for growing plants as it is both too wet from poor drainage and there is not enough sunlight to reach the property as a result of the building to the rear of the property.

Privacy

The backyard is an area where our young family spends a significant amount of time during all four seasons. There is a children's swing set where our three young children play regularly, a garden where we have grown vegetables and a barbeque and dining table where we have family meals during the summer. The windows of the structure on the west side look [REDACTED]

[REDACTED] Today and for the previous 45 years that our family has owned this home, we take solace in knowing our privacy is somewhat preserved since there is no one residing in the structure. Under this application, any privacy we have now would no longer exist.

Other issues

As you know, Mr. Crane originally applied to the Town of Georgina for a minor variance application which proposed to expand a legal non-conforming use in October 2009. This

variance was not supported by staff and it was also opposed by the [REDACTED] [REDACTED] for various reasons, including drainage and usage. The application was subject to hearing and was approved by the Ontario Municipal Board (OMB) on April 26, 2010.

In their decision, the OMB stated "The Appellant alleges that the construction and use of the garage will not change the use of the property from its current use as a residential dwelling; approval of the application will only result in the replacement of an older garage with a new garage; the garage will be constructed as an accessory structure to the principle residence located at the property and is meant to house the owner's regular and recreational vehicle [...]."

In addition, Michael Smith who was and continues to be retained as the land use planner for this application provided an overview of the application to the OMB: "Mr. Smith testified that it is common in this area to have rooms over the garage and the second floor is to be used for recreational purposes. There will be no residential use i.e. a kitchen or bathroom is not proposed. Mr. Craine owns several recreational vehicles, which he stores on the property, and it is desirable to contain them inside a building."

We find that the application for a Zoning By-Law amendment is not desirable for the appropriate use of the structure referred to in this application. The general intent and purpose of the Zoning By-Law and the Town of Georgina Official plan are not maintained. In addition, I would highly recommend that the Town of Georgina and the Lake Simcoe Conservation Authority closely investigate the impact that the said structure has had on drainage in the Lake Simcoe water basin.

I anticipate that this note is clear and provides sufficient information about our opposition to the application. If you have any further questions or wish further details or evidence, please do not hesitate to contact us.

I will send pictures in separate emails.

Respectfully yours,

[REDACTED]

On Thu, Mar 15, 2018 at 5:05 PM Ingrid Fung <ifung@georgina.ca> wrote:

[REDACTED]

I received your voicemail you left me earlier today, in which you indicated opposition to the subject Zoning By-law Amendment application for 255 Lake Drive North. You also indicated that

you would be providing me with further documentation as to why you oppose the application. As the email below does not include some of the concerns you had listed in the voicemail, I presume I will be receiving a follow up email with a more exhaustive explanation for your opposition.

Please note that while I was the planner who reviewed the application and wrote the report, I am away on vacation when the application is being heard before Council. Alan Drozd, Supervisor of Development Planning, will be presenting Staff's review of the application. Please include him in any of your correspondences relating to the application. I have cc'd him here to this email.

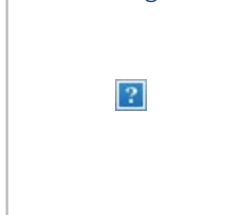
With respect to your request for more information, please find attached the following:

- Minor Variance P410933 Application
- Minor Variance P410933 Report
- Minor Variance P410933 Decision
- OMB Decision

With respect to the building permit for the garage, through this email, I am requesting Lillian Knaud, Administrative Assistant of the Building Division, to provide you with anything she can find.

Regards,

200th Georgina-02



Ingrid Fung

Planner | Development Services Department

[26557 Civic Centre Road](#), Keswick, ON | L4P 3G1

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From: [REDACTED]
Sent: Thursday, March 15, 2018 2:34 PM
To: Anna Geniole <ageniole@georgina.ca>; Ingrid Fung <ifung@georgina.ca>
Cc: [REDACTED]
Subject: Re: Town file: 03.1121

I am resending as i mistyped Ingrid's email address in my original email. Regards, [REDACTED]

On Thu, Mar 15, 2018 at 2:09 PM [REDACTED] wrote:

Good afternoon Anna and Ingrid,

I am writing to request a copy of the staff report when it is available next Thursday on file 03.1121 in respect of a zoning by-law amendment application as submitted by Michael Smith planning consultants on behalf of Ken Craine and Marianne Ellis.

In addition, I am also wondering if either of you know where I can get information on the original application to build the garage that this application is seeking to address. At the time that he constructed the garage, we did not oppose the construction of the building as we were told by the owner that he was simply rebuilding his existing garage. We were not aware the building would be significantly larger, that the land would be raised by several feet and that the new garage was contemplating future residential dwelling. If you can direct me to any information on the permits and application for building called "Existing Garage" on the diagram titled drawing C-1 that would be very helpful.

Thank you in advance for your time.

Sincerely,

[REDACTED]

Photo 1: shows the downspout on the north-west side of the garage structure pointing west and not divertint to the pad at the rear of the property as indicated by the plan.



Photo 2: shows the downspouts on the south west corner of the building directing water west, instead of to the rear of the property as indicated by the plan.



Photo 3: shows the culvert where the water from the rear of 255 Lake drive north east beyond Metro road used to be diverted. The water now flows predominantly in front of 253A and some to 253 Lake drive North



Photo 4: shows the elevation of land around the garage and change in topography. We believe this significant elevation, couple with downspout directing rain water to our property is the main cause of flooding in our basement.



From: [REDACTED]
To: [Carolyn Lance; Alan Drozd](#)
Subject: Town File: 03.1121 -- Re Proposed Zoning By-law Amendment for 255 Lake Drive North, Keswick — Letter of Objection
Date: March 27, 2018 11:20:40 AM
Attachments: [MLS letter re 255 Lake Dr N. ZBLA Application - March 26, 2018.pdf](#)
[ATT00001.htm](#)
[image1.jpeg](#)
[ATT00002.htm](#)
[image2.jpeg](#)
[ATT00003.htm](#)

Dear Carolyn and Alan,

Please find below my letter of objection to the Application to Amend Zoning By-law, 255 Lake Drive North, Keswick (Town File: 03:1121). Please also find attached a letter from MLS Planning, Zoning Planners, in support of the objection. Please include these materials (and if possible the photos) as addendums for tomorrow evening's public meeting on the matter, which I plan to attend and speak to. (If the font of this letter is blue, my apologies! Please feel free to turn it to black for distribution.)

Many thanks,
[REDACTED]

—

To: Town of Georgina

From: [REDACTED]

Date: March 27, 2018

RE: Application to Amend Zoning By-law, 255 Lake Drive North, Keswick (Town File: 03:1121)

Letter of Objection

I strongly oppose the application for an amendment to the Zoning By-law which if effected would enable the establishment of a significantly larger second dwelling in the existing detached garage on the lot of 255 Lake Drive North, Part Lot 18, Concession 2 (NG), Keswick. I own [REDACTED] to the property in question. My properties are [REDACTED]

[REDACTED] I have retained Mark Stone of MLS Planning to

provide land use planning comments on the Zoning By-law Amendment Application (copy of March 26, 2018 letter attached) to assist in my submission to the Town.

My reasons for opposition are as follows:

1. First and most important, the proposed change runs counter to Town policy. The garage is currently a legal non-conforming structure. Changing the garage to a residence moves the property in a direction which is opposite to the policy of this Town and of this Council, which is to have one residence per lot. Often when there is a By-law change to a non-conforming property it is preferable to make adjustments which move the property closer to conforming. The proposed change moves in the opposite direction: even less conforming to the policies of Georgina and the Council. In addition, the proposed variance is not minor; it is a major increase in residential space (many multiples of the amount of residential space that currently exists). In addition, when the OMB approved the building of the garage, they did so based on the representation that it would not be used as a residence.

Some history is helpful here.

The original Minor Variance Application (in 2009) to build the garage was opposed by Georgina, by both staff and the Committee of Adjustment. The applicant, Mr. Craine, then appealed to the OMB in 2010. In front of the OMB, Mr. Michael Smith, who is representing Mr. Craine in this current application testified....
“There will be no residential use i.e. a kitchen or bathroom is not proposed. Mr. Craine owns several recreational vehicles, which he stores on the property, and it is desirable to contain them inside a building.”

I would note further that if the transition of the garage to a residence is approved Mr. Craine plans to rent out the other residence. Thus the second residence on the property would not be to accommodate family members. Further it would not be low income housing accommodation.

2. Second, the land is unsuitable for the proposed purpose. These are cottage lots, and the beauty of the Georgina waterfront is negatively affected by having a second residence on one lot. The building already casts shadows over existing cottages. Adding a

residence on the second floor means means incongruous density and an invasion of privacy that cottages are built to provide. Please see attached photo which shows how the building overlooks that cottage properties.

3. Third, there is inadequate vehicle access. Mr. Crain moves a lot of vehicles onto the lot and the driveway on his lot is already strained beyond its limits. This is even before, should the Amendment be approved, there would be additional dwellers and their vehicles on the property. Proof of the problem is how he has treated my property next door ([REDACTED]). I had a large cedar hedge on my property providing some privacy between my property and the property in question. This hedge was completely on my property. He asked if he could cut it down so that it would be easier for him to move his multiple vehicles, including a large RV, onto and off of his property. I said no. Nevertheless Mr. Craine cut down the entire hedge unilaterally. Now he drives his vehicles over my neighbouring property and where the hedge was in order to access his property. He has thereby caused damage to my front yard turning what was once lawn into mud. Please see attached photo as evidence. This is even before adding more proposed dwellers and their vehicles onto the property in question.

I recently spoke with Mr. Craine and asked him if he would consider not going ahead with this planned change and he stated that no, he plans to go ahead.

A question is whether we want to move the Town to one of the more beautiful and accommodating townships in Ontario. I know this Council is very thoughtful about doing that and I think it is making great progress. This proposed Amendment would not move us in a better direction: it is not beautiful, and as I have argued not accommodating either as the purpose is not low income housing, and it is not family member housing. There are many good ways in which our Town is achieving its goals. This proposed Amendment would not be one of them.

Respectfully submitted, [REDACTED]



March 26, 2018

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

RE: Comments regarding Town of Georgina Application to Amend Zoning By-law No. 500 by K.B. Craine and M. Ellis, 255 Lake Drive North, Part Lot 18, Concession 2 (NG), Plan 77, Lot 16, RS65R11736, Part 1

This is in response to your request for comments respecting the above referenced Application. I have reviewed a number of documents including the Notice of Public Meeting dated February 22, 2018, Staff Report No. DS-2018-0028, the Keswick Secondary Plan, Town Zoning By-law No. 500 and materials related to the 2009 Minor Variance Application.

It is my understanding that the proposed Zoning By-law Amendment would facilitate the relocation of an existing legal non-conforming residential use from Existing Dwelling B to the second storey of an existing garage, and allow for the conversion of Existing Dwelling B to an accessory building for storage purposes.

The following is a summary of my comments and concerns based on a review of the Application:

1. Applications to expand legal non-conforming uses are typically more modest in scale and relate directly to existing non-conforming buildings (e.g. minor addition to an existing single detached dwelling to provide additional living space). Based on the data provided in the Town's staff report, the floor area of Dwelling B is 26.4 m² (284 ft²) while the ground floor area of the garage is 280 m² (3,014 ft²). We were not able to determine the actual floor area of the second storey of the garage however, assuming that the floor area of the second storey is comparable to the ground floor area, the new residential space could be in excess of 10 times the size of the existing legal non-conforming floor area in Dwelling B. As a result, the proposal is not a simple "*relocation of the dwelling*". Instead,


the proposal entails the establishment of a relatively large dwelling unit through a significant expansion and relocation of a legal non-conforming use.

2. The prior approval of the Minor Variance to permit the demolition and reconstruction of the larger two-storey garage, followed by the current Zoning By-law Amendment Application, would allow for incremental expansions of legal non-conforming uses through two different types of planning approvals and two different set of criteria. In considering the Zoning By-law Amendment Application, the Town should take into account the cumulative expansions of the original legal non-conforming residential uses. If the Zoning By-law Amendment is approved, along with the previously approved Minor Variance, the net effect is a substantial increase to the legal non-conforming uses in terms of the accessory garage and residential floor space.
3. Section 13.1.7.6 of the Keswick Secondary Plan states that the Town may, at its discretion, zone lands to permit the continuation, extension or enlargement of legally existing non-conforming uses, buildings and structures provided that the zoning shall have no adverse effect on the present or surrounding lands, apply to a use that has frontage on a public road, and not detrimentally affect the implementation of Secondary Plan policies and that the general intent and purpose of the Secondary Plan is maintained. 'Adverse effects' is defined in the Secondary Plan and includes loss of enjoyment of normal use of property. In addition, Section 13.1.3.1.1(f) Policies for Neighbourhood Residential states that "*residential development shall be compatible with existing adjacent residential areas in terms of orientation, privacy, landscaping, shadow casting and visual impact*". The significant expansion and relocation of a residential use and potential impacts such as reduced privacy due to the establishment of the residential use on the second storey, brings into question the compatibility of such use with surrounding land uses.
4. It is stated in the March 28, 2018 staff report that "*at the time the OMB allowed the appeal of the Minor Variance application P410933, Condition 1.4 prohibited residential use within the garage (refer to Attachment 11). The intent was to discourage the potential of increasing the number of dwelling units on the property*". According to the April 26, 2010 Order respecting the Minor Variance appeal, the approval of the garage was based, in part, on the appellants submissions that "*the garage will be constructed as an accessory structure to the principle residence located at the property and meant to house the owner's regular and recreational vehicles*" and "*the construction and use of the garage is desirable for the appropriate development and use of the property*". The OMB's approval of the Minor Variance was based on a proposed accessory garage (and not a residential use) and has now set the stage for the Zoning By-law Amendment Application before the Town to convert part of the garage from an accessory use to one of two main residential uses on the property.

In summary, the proposed Zoning By-law Amendment Application is not in keeping with the general intent and purpose of the Secondary Plan when considering the form and scale of the proposed expansion to the legal non-conforming residential use, and also due to land use compatibility concerns.

Sincerely,

A large black rectangular redaction box covering the signature of the Principal.

, MCIP, RPP
Principal

Attachment 6
Pg 20 of 26
Report No. DS-2024-0002
255 Lake Dr N (03.1121)



From: [REDACTED]
To: [Alan Drozd](#)
Cc: [Anna Geniole](#)
Subject: 255 Lake Drive North - Letter of Opposition
Date: March 27, 2018 11:36:51 AM
Attachments: [DS-2018-0028 ZBA 03.1121 Kenneth Craine & Marianne Ellis 255 Lake Drive North \(Mar 28, 2018\).pdf](#)
[ATT00001.htm](#)

Good Morning,

I am opposing the application to Rezone the subject property from Residential and Transitional to site-specific Residential to permit the creation of a dwelling unit in the second storey of the existing detached garage and to convert one of the existing detached dwellings into an accessory building.

Can you please describe the meaning of an ACCESSORY BUILDING. (the existing structure building has been in existence since 1954, that date as I know it) It has also been rented out in the past 20 years off and on. This Accessory Building would be adjacent to our backyard and I hope this is not going to be a problem with Noise or any other Big Activity, not known at this time. I Hope Not. We go to our dwellings to relax and enjoy the beauty of this area that we have been going to, for 63 years.

There is plenty of space in the existing Two Storey detached garage which was approved in April 26, 2010. Why is it necessary for this "type" of building??
Mr. Michael Smith, Planning Consultant, at that time (and present), noted that the Detached Garage would be compatible with other similar structures in the area,
NOT REALLY, have you visited this site? It was also noted it was good planning, no objections from neighbours.
Would objections from neighbours really stop this?
I agree, as it was noted, it is appropriately located, to the back but when completed, never thought that this to be so "high", so well thought out future plan by the owner.
BUT the variance is Major, **not** Minor (as it was noted).

Now, another amend zoning application, what next! Rezoning for the Accessory Building?
I see all comments from Internal Departments, External Agencies and Town Department Comments are all ... No objections.

I assume from all the noted comments/approvals, when the time comes to do our "renovation" there will also, be No Objections.

I am in full agreement with the list below from our Neighbour [REDACTED]

Sincerely
[REDACTED]

[REDACTED]

Spoke with the Anna Geniole, Planning Secretary, Township of Georgina.
She sent an email with the attached Report # DS-2018-0028 pertaining to Applicant:
Kenneth Craine & Marianne Ellis of 255 Lake Drive South.

Please consider submitting a letter of opposition regarding the application. The letter of opposition can be emailed (today if possible). Please email comments and concerns to:

Alan Drozd, Supervisor of Development Planning, adrozd@georgina.ca
cc: Anna Geniole, Planning Secretary, ageniole@georgina.ca

The application by Ken Craine and Marianne Ellis is to rezone the above-noted property to permit a dwelling in the second story of an existing detached garage.
The Property currently contains two dwellings. One of the existing dwellings will be converted into an accessory building such that if the application is approved the site will continue to have two dwellings.

We are submitting a letter of opposition for several reasons:

- loss of privacy as the detached garage overlooks our backyard as it does your front window in late fall, winter and early spring
- single residence neighborhood
- fear the dwelling will become an Air Bnb
- **fear the old cottage (original rental cottage located behind Hollands) will become a future rental.** The application says it will become an accessory building. However the building is currently undergoing renovation with a new foundation, replacement of the rotten floor boards, updated electrical, sewer and water. **One would presume that if the old cottage is no longer needed as a rental, and you have a huge detached garage. why not tear it down instead of fixing it up!!!!**

Your support in opposing the application is important.

[REDACTED]

[REDACTED]

If you do not wish to receive future emails from us please email

[REDACTED]

From: [REDACTED]
To: [Alan Drozd](#)
Subject: Report #DS-2018-0028 Kenneth Craine/Marianne Ellis of 255 Lake Drive South
Date: March 27, 2018 8:14:08 PM

Good Afternoon Mr. Drozd,

I am the registered owner of a property on [REDACTED] and will be unable to attend the application hearing for the above mentioned property of Craine/Ellis. I have authorized [REDACTED] to speak on my behalf.

I am submitting a letter of opposition for several reasons:

1. Loss of privacy as the detached garage will obstruct the view from my front window in late fall, winter and early spring.
2. It is a single residence neighborhood
3. Fear the dwelling will become an Air Bnb
4. Fear the old cottage will become a future rental. The applications says it will become an accessory building. However, the building is currently undergoing renovation with a new foundation, replacement of the rotten floor boards, updated electrical, sewer and water. One would presume that if the old cottage is no longer needed as a rental, and you have a huge detached garage why not tear it down instead of fixing it up.

I am opposed to the application for this permit and would like my concerns addressed.

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Alan Drozd](#); [Anna Geniole](#)
Subject: Opposing the Application 255 Lake Drive North File 03.1121
Date: March 28, 2018 5:38:32 AM

Dear Mr. Drozd,

We wish to "oppose" the application to re-zone the above-noted property to permit a dwelling in the second story of an existing detached building - Town File 03-1121.

Our property fronts onto [REDACTED] and [REDACTED] onto the subject property in the application. We have owned the property since 1953 and are third generation cottage goers, soon to be four generations. As a family, we have spent many years enjoying the area. Our children camped in our backyard, swam for countless hours in the lake, walked daily to the Post Office store (corner of Post Office Road & Lake Drive N) for our 1 cent candies and ice cream, learned to golf at Orchard Beach Golf Club, took swimming lessons, Tadpoles to Bronze Medallion at the Government dock in Roches Point and the list goes on. We have seen many changes in the area in the last sixty-five years.

Since 2010 when we are in our backyard or screened back porch, one cannot help but notice the unusually large detached garage immediately behind our cottage. It is big at 10.67 meters tall with 280 square meters on the ground floor. It's larger than most homes along Lake Drive N at 473 square meters total area. .

When family or friends gather in the backyard, the conversation always includes talk about the monster garage, if and when someone will move in upstairs and how awful that would be with no privacy for us in the backyard.

From the very first day of seeing the detached garage, we knew it was only a matter of time before it would become a dwelling. The question was not "if" but "when".

We have many comments and concerns regarding the application. They are:

- loss of privacy as the detached garage overlooks our backyard
- the neighborhood is low density residential cottage lots. We have been here 1953, and three generations later....
- OMB allowed the appeal of Minor Variance application P410933. Condition 1.4 prohibited residential use within the detached garage. Why are we having this conversation, the OMB placed the condition on the property?
- Size and location of dwelling units are very different. The number of dwellings remains unchanged at two.
- Location of existing of Dwelling B does not affect us. The dwelling is west our property/backyard. Due to trees and foliage, it has always been out of sight from our backyard and sight lines for the past sixty years. Light / light pollution was never a problem. No noise issues in the past.
- Location of the detached garage is in our direct sight line - big and bold. We come to the cottage to enjoy outdoor spaces and the lack of light / light pollution. The detached garage dwelling has many windows overlooking our property. At night, we will have light coming from these windows.

- Size of dwellings are not of equal value. 'Dwelling B' is 26.4 square meters compared to the upper floor loft of the detached garage at 183 square meters. If the OMB condition 1.4 was to discourage the increase of the number of dwelling; then increasing the size of the dwelling would mean the potential for more occupants. Many more tenants can reside in 183 m2 than 26 m2.
- big fear the new dwelling will become an AIR BnB. What are the Town of Georgina policies on Air Bnb operations? The nature of Mr. Craine's businesses, he is rarely home on weekends and would not be there to look after his tenants.
- concerned about possible leakage from two large white tanks that are sitting on the ground - they are clearly visible on the aerial map Page 14 in the DS2018-0028 report.
- concerned regarding the amount and/or type of outdoor storage that is allowed on a property

Existing Dwelling B ("Old Cottage")

- fear the old cottage (existing dwelling B) now slated to be an accessory storage building will become a future rental.
- old cottage is currently undergoing renovations with a new cement poured foundation, replacement of rotting floor boards, updating electrical, sewer and water.
- why renovate the old cottage (\$\$) if it is just going to be an accessory storage building? Isn't the ground floor of the detached garage (3120 sq. ft. / 279 m2) enough storage?
- why not tear down the old cottage as it no longer needed as a rental (assuming application is successful).

Thank you for listening. We appreciate the opportunity to present our comments and concerns.

We also appreciate that the applicants (Craine & Ellis) have kept a small patch of tree/shrubs along the fence about 1/3 of our backyard length. It is somewhat helpful in partially hiding the detached garage from our view in the summertime. We would be grateful if they would consider removing the old Yamaha motor bike though. We apologize to Craine & Ellis for opposing their application.

Once again, at this time, we are opposing the application.

[REDACTED]

[REDACTED]

[REDACTED]

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

BYLAW NUMBER 2024- ()

BEING A BYLAW 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.

WHEREAS the Council of the Town of Georgina may, pursuant to Sections 34 and 37 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 3, Page 2 of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from "R" and 'T' to 'R-83' on lands described as Part of Lot 18, Concession 2 (N.G.), further described as Lot 16, Registered Plan 77 and Part 1 Plan 65R-11736, shown in heavy outline and designated 'R-83' in Schedule 'A' attached hereto.
2. That Section 10.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby amended by adding after Section 10.5.75, the following:

**"10.5.76 PART OF LOT 18, CONCESSION 2 (N.G.) 'R-83'
PART 1, PLAN 65R-11736
LOT 16, REGISTERED PLAN 77
255 LAKE DRIVE NORTH (Map 3, Page 2)**

- a) Notwithstanding Section 5.1 f) **ACCESSORY USES, BUILDINGS OR STRUCTURES, HEIGHT,** in the area designated 'R-83' in Schedule 'A' hereto, the existing accessory structure with a ground floor area of 283 square metres at the south side of the property with a maximum height of 11 metres shall be permitted. Further, any additions to the existing building will be subject to the requirements of Section 5.1 f).
- b) Notwithstanding Section 5.1 e) **ACCESSORY USES, BUILDINGS OR STRUCTURES, LOT COVERAGE,** in the area designated 'R-83' in Schedule 'A' hereto, a total lot coverage of 13.5% for all accessory buildings shall be permitted.

READ AND ENACTED this day of , 2024.

Margaret Quirk, Mayor

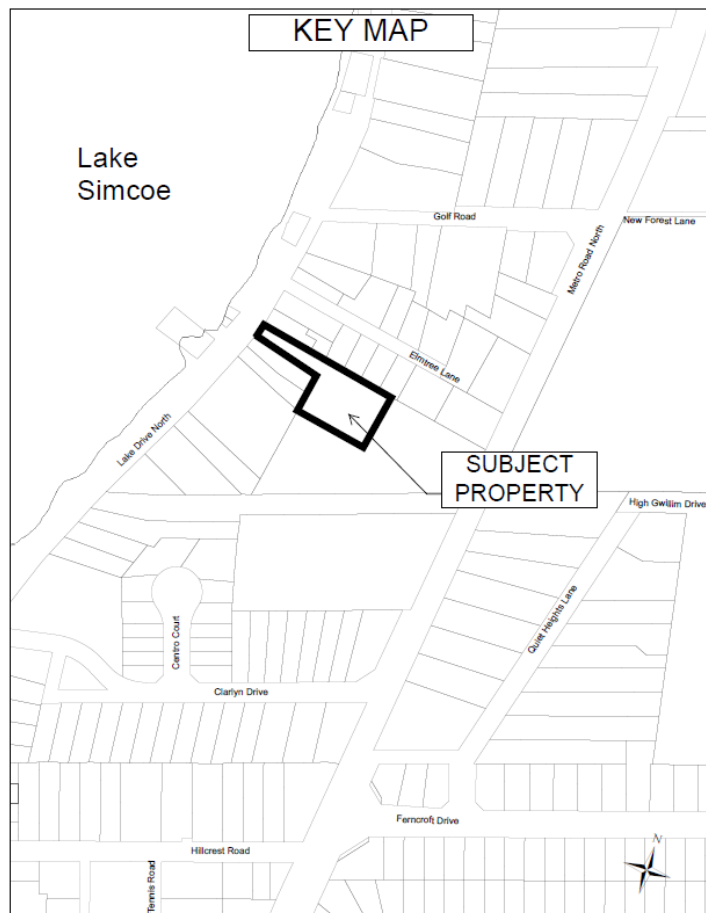
Rachel Dillabough, Town Clerk

EXPLANATORY NOTE

**(KENNETH CRAINE)
(FILE NO. 03.1121)**

1. The purpose of Zoning By-law Number 500-2024-XXXX (PL-5), which amends Zoning By-law Number 500, is to rezone the subject lands from Residential (R) and Transitional (T) to site-specific Residential (R-83) to facilitate a dwelling unit in an accessory structure.

2. Zoning By-law Number 500-2024-XXXX (PL-5) permits an accessory structure with a dwelling unit to have a height of 10.67 metres.
3. Zoning By-law Number 500-2024-XXXX (PL-5) permits a lot area coverage of 13.5% for accessory structures.
4. Zoning By-law Number 500-2024-XXXX (PL-5) will conform to the Town of Georgina Official Plan, as amended.
5. A **Key Map** showing the location of the land to which By-law Number 500-2024-XXXX (PL-5) applies is shown below.

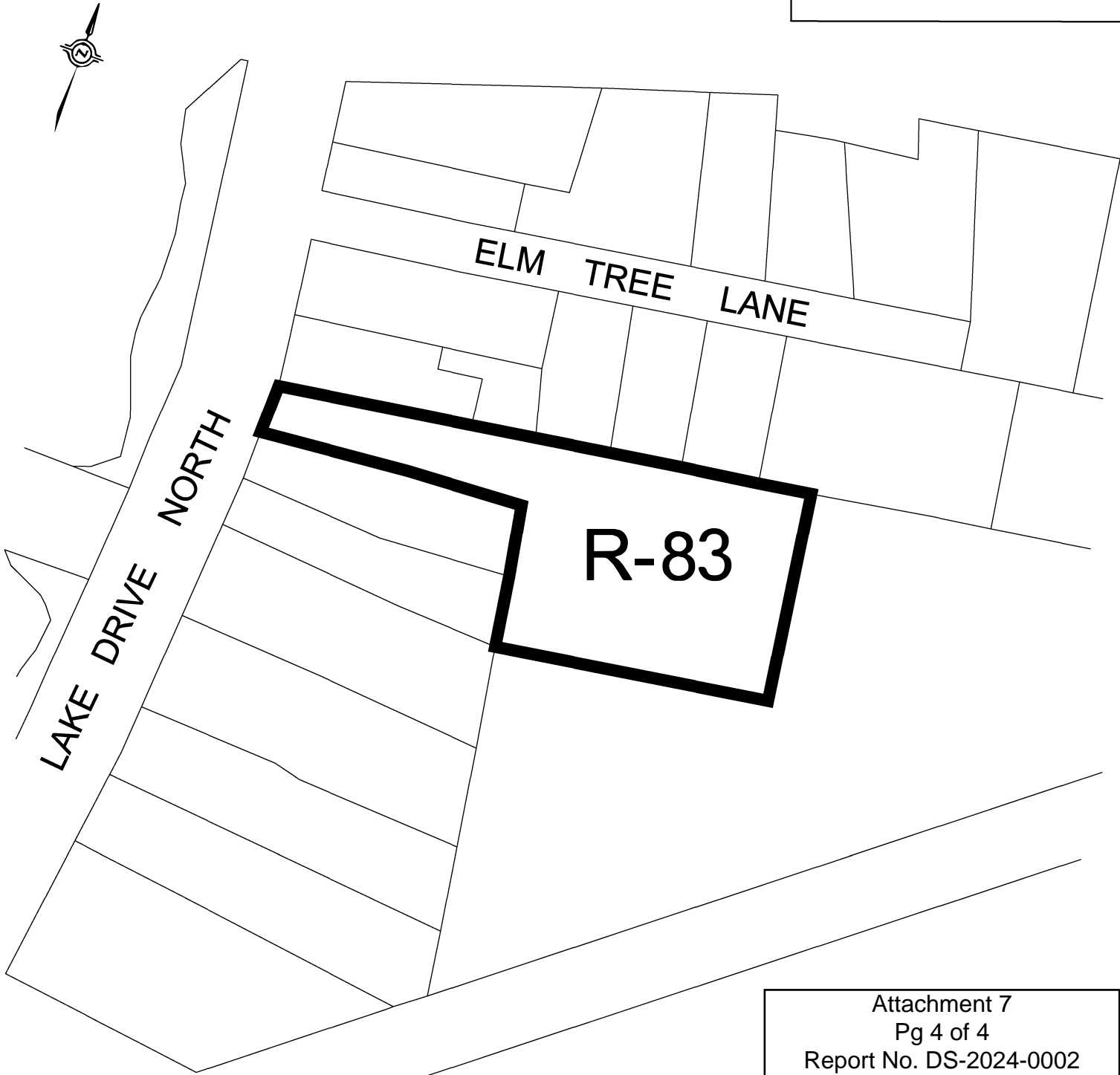


PART OF LOT 18, CONCESSION 2 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
FORMERLY IN THE TOWNSHIP OF GEORGINA
COUNTY OF YORK

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

CLERK

MAYOR



Attachment 7
Pg 4 of 4
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0022

**FOR THE CONSIDERATION OF
COUNCIL**

April 17, 2024

**SUBJECT: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION, DRAFT PLAN
OF COMMON ELEMENT CONDOMINIUM AND ZONING BY-LAW
AMENDMENT
GARLAND COMMUNITY (BT) CORP.**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2024-0022 prepared by the Development Planning Division, Development Services Department dated April 17, 2024, respecting revised applications for Zoning By-law Amendment (File 03.1161) and Draft Plan of Subdivision (File 01.157/19T-21G01) submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. for the property described as Part of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 to 5, Plan 65R-39504;
2. That Council approve the revised applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. for the property described as Part of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 to 5, Plan 65R-39504;
3. That the approval of the revised Draft Plan of Subdivision be subject to the conditions attached to Report DS-2024-0022 as Attachment 11;
4. That Council acknowledges that there have been revisions to the proposed Zoning By-law since the January 18, 2023 public meeting and that in accordance with Section 34(17) of the *Planning Act* has determined these revisions to be minor and not requiring an additional public meeting; and,
5. That the proposed Zoning By-law be presented to Council for passage at a future meeting.

2. PURPOSE:

The purpose of this report is to provide analysis and recommendations and to outline comments received with respect to the revised applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning By-law Amendment submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Garland Community (BT) Corp. The application for Draft Plan of Common Element Condominium will be dealt with at a later date.

3. **BACKGROUND:**

OWNER: Garland Community (BT) Corp.

APPLICANT / AGENT: Michael Smith Planning Consultants; Development Coordinators Ltd.

DESCRIPTION: (refer to Attachments 1 to 3)
N/S Ravenshoe Road, Keswick
Part of Lots 1 and 2, Concession 3 (NG),
Particularly described as Parts 1 to 5, Plan 65R-39504
Roll No: 140-350-04

FILE NOS: 01.157 (Draft Plan of Subdivision)
01.163 (Draft Plan of Common Element Condominium)
03.1161 (Zoning By-law Amendment)

3.1 **SUBJECT PROPERTY AND SURROUNDING LAND USES**

Refer to *Table 1* below for a summary of key property information.

Table 1 – Summary of Property Information	
Planning	
Zoning	Rural (RU)
Current Keswick Secondary Plan	Neighbourhood Residential, Greenlands System and Proposed Elementary School
Current Keswick Development Area Plan	Low Density Residential, Woodlot (WP), Park (P), School and Secondary School (SS)
York Region Official Plan (2010)	Urban Area (UA) and Regional Greenlands System
Related Applications	B1-21 (Consent to Sever) and B2-21 (Consent for Easement)
Environmental Features	
Environmental Features and Natural Hazards	Wetlands and Woodlands
Geometric Characteristics	
Lot Area	~ 35.5 ha
Lot Frontage	~653 m on Ravenshoe Road

The subject property is located on the north side of Ravenshoe Road, north-west of the Woodbine Avenue / Ravenshoe Road intersection. Refer to Attachments 1, 2, 3 and 4 for a context map, key map, aerial map (annotated) and site photos of the subject property, respectively.

The subject property is vacant and is being farmed. A woodland exists along the western lot line. This woodland contains a small wetland.

The surrounding land uses are generally described as follows:

North: A residential subdivision, commonly referred to as the DG Group Phase 10 subdivision, is proposed to the north. This proposal contains approximately 600 single detached and townhouses dwellings, environmental and park blocks, as well as the Town's recently completed Multi-Use Recreation Complex (MURC).

East: Future commercial/employment lands, beyond which is a motor vehicle fuel bar and accessory retail store.

South: Undeveloped farmland in the Protected Countryside of the Greenbelt Plan area in the Town of East Gwillimbury.

West: Low density residential development, comprised of primarily single detached dwellings, which were earlier phases of the DG Group subdivision.

3.2 RELATED CONSENT APPLICATIONS B1-21 AND B2-21

In 2021, two (2) Consent applications were made regarding the subject property.

Consent application B1-21 had the effect of dividing a large landholding into two (2) parcels, thereby creating the subject property for residential development and a similarly-sized parcel to the east for commercial development.

Consent application B2-21 had the effect of enabling a stormwater management easement over the eastern parcel. This easement is in favour of the subject property.

Both Consents are fulfilled and fully implemented.

3.3 PROPOSAL

The Applicant has applied for Draft Plan of Subdivision (DPoS), Draft Plan of Common Element Condominium (DPoC) and Zoning By-law Amendment (ZBA) applications.

Refer to Attachments 5, 6 and 7 for copies of the proposed DPoS [Original, Revision Sept/20/22 and Final Revision Aug/26/23], DPoC, and proposed amending ZBA, respectively. A copy of the South Keswick Development Area Plan (SKDAP) is also included in Attachment 5 to provide context for the proposed development.

Revised Draft Plan of Subdivision (September 20, 2022)

The plan presented at the January 18, 2023 public meeting proposed 186 single detached dwellings, 270 street townhouse dwellings, 69 condo townhouses, one elementary school (ES), one secondary school (SS), a stormwater management pond, a park, a parkette, an environmental area, an environmental buffer, and various public and private roads.

The proposed development also contained various part blocks. These part blocks, once merged with other part blocks on other future and existing draft plans, will accommodate future single detached dwellings.

All single detached dwellings and townhouse dwellings are proposed to front on public roads. All condo townhouse dwellings are proposed to have access from private condominium roads.

Both the ES and SS blocks are proposed to be used by the York Region District School Board (YRDSB).

The park, parkette and stormwater management pond blocks are proposed to be conveyed to the Town. All roads, except for the private condominium roads, are proposed to be conveyed to the Town and dedicated as public highways.

The proposed development includes two (2) collector roads (Joe Dales Drive and Street 'A'), eleven (11) local roads (Streets 'B' through 'L') and private common element condominium street(s).

Final Revised Draft Plan of Subdivision (April 5, 2024)

In November of 2023, the Owners made a second submission to address comments received (the revision date has since been updated to April 5, 2024 for clarity). The proposed plan of subdivision was revised as compared to the September 20, 2022 version, as follows:

- Increase in the number of single detached dwellings from 186 to 244 as a result of introducing 67 single detached lots with 9.1 metre frontages, increasing the number of 11.0 metre lots from 120 to 135, and reducing the number of 12.2 metre lots from 66 to 42;

- Decrease in the number of street townhouse dwellings from 270 to 165 as a result of replacing the middle block of street townhouses (between Streets 'G' and 'H') with mainly 11.0 metre wide single detached lots, replacing the block of street townhouses (bounded by Streets 'A', 'I' and 'K') with predominantly 9.1 and 11.0 metre wide single detached lots, and removing street townhouses from the west side of Street 'K' to allow for the enlargement of the park block;
- The block in southwest corner of the plan previously identified as a condominium block with an overlay showing 69 condominium townhouses has been replaced with a future condominium block (Block 268) with the type and number of units to be determined in the future;
- The park block (Block 288) south of Joe Dales Drive has been increased in size from 0.83 to 1.17 hectares, while the parkette (Block 289) has been reduced in size from 0.24 to 0.22 hectares;
- A 9.0-metre wide pedestrian / maintenance access (Block 299) has been added from Street 'A' to the stormwater management (Block 292);
- Street 'B' has been widened between Ravenshoe Road and Street 'M'/'D' (18 to 21 metres);
- The Secondary School Block (Block 286) has been increased in size from 6.25 to 6.26 hectares; and,
- Street 'M' has been extended to connect with Street 'B'.

Table 2 below provides a summary comparison of the original and current submissions in terms of proposed units (types and amount) and proposed zoning.

Table 2: Summary Comparison of Original and Revised Submissions 1 and 2

	Original Submission 1	Revised Submission 1	Revised Submission 2
Unit Count and Frontages			
Single Detached	331	186	244
<i>Frontages (min)</i>			
9.1 m			67
11.0 m	83	120	135

12.2 m	248	66	42
Street Townhouses		270	165
Total Units	331	456	409
+ Condominium Block	69	69	TBD
Proposed Zoning			
Low Density Urban Residential Zones	R1-X, R1-Y	R1-X(H), R1-Y(H), R1-Z(H)	R1-WW (H)', 'R1-XX (H)', 'R1-YY(H)', 'R1-ZZ(H)
Medium Density Urban Residential Zones	R3-X	R3-X(H), R3-Y(H)	R3-XX(H) 'R3-YY(H)
Other Zones	Open Space (OS, OS-X, OS-Y) Institutional (I)	Open Space (OS-X, OS-Y, OS-Z) Institutional (I)	Open Space 'OS', 'OS-XX', and 'OS-YY' Institutional (I) Transitional (T)

3.4 SUBMISSION MATERIALS

All submitted documents are available upon request from the Development Planning Division or via the below link.

[Submission Documents](#)

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

Public notice was provided pursuant to the provisions of the *Planning Act* for the statutory Public Meeting held on January 18, 2023. A copy of the meeting minutes is provided as Attachment 9.

Public and Council comments and/or concerns included matters related to: mix of housing types and the need for mid-rise apartment development; the need for more parkland; parking issues; the need for local commercial as part of the development; servicing allocation; conformity with the Keswick Urban Design and Architectural Guidelines; provision of trails and community integration; concerns/questions related to adjacent development lands; compatibility with existing neighbourhoods; stormwater/drainage impacts; and protection of woodlands.

Council directed by resolution that notice be provided to all interested parties a minimum of two (2) weeks before the proposal is returned to Council. To comply with the Council resolution, Notice of the Council Meeting was issued on April 3, 2024 to all interested parties on record.

A copy of redacted public comments is included as Attachment 10.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All comments received following the circulation of the materials to internal departments and external agencies are available in Attachment 8. See below for a summary of the comments received:

Bell Canada

Bell Canada has provided conditions of draft approval.

Canada Post

Canada Post has provided conditions of draft approval.

Development Engineering Division

The Development Engineering Division has provided conditions of draft approval.

Enbridge Gas Inc.

Enbridge Gas Inc. has no objections and provided various comments/conditions relating to plant installation, relocations, easements and coordination.

Georgina Fire Department

The Georgina Fire Department has no objection to the proposed development and has provided comments relating to Ontario Building Code (OBC) compliance, fire breaks, access, and the use of sprinklers.

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has provided conditions of draft approval.

Rogers Communications

Rogers has provided conditions of draft approval.

York Region

York Region has no objection to the approval of the draft plan of subdivision and Zoning By-law amendment, subject to conditions provided.

York Region District School Board

The York Region District School Board has provided detailed comments on the proposed draft plan, has indicated no objections and has provided recommended conditions of draft approval in relation to the two school sites within the proposed subdivision.

5. ANALYSIS:

The following is a review of the applications against applicable Provincial, Regional and Town planning documents.

5.1 PROVINCIAL POLICY FRAMEWORK

Section 3 (5) of the *Planning Act* requires that Council planning decisions be consistent with the Provincial Policy Statement and shall conform with, or not conflict with, the Provincial Plans that are in effect.

The subject property is subject to the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan (2017) and the Lake Simcoe Protection Plan (2009).

5.1.1 The Provincial Policy Statement, 2020 (PPS)

The PPS directs land use and development in Ontario.

The subject property is in a 'Settlement Area', an area that is intended to be the focus of long-term growth and development. The subject property is also in a designated growth area, in which development should be cost-effective, compact, mixed use, make efficient use of land, infrastructure and public service facilities.

Land division is only permitted when water / sewage capacity is assigned. Servicing allocation within the Keswick Urban Service Boundary is very limited and therefore, it is recommended that the Town apply a Holding Symbol to prohibit development until adequate servicing allocation has been assigned.

Natural features, their diversity and connections shall be protected, maintained and restored for the long term. The applicant has provided an Environmental Impact Study (EIS) which identifies the limits and buffers associated with on-site environmental features and recommends measures on how to preserve and enhance them.

Development and site alteration shall not be permitted on or near archaeological resources unless they have been appropriately conserved. The applicant has

provided a Stage 1 Archaeological Assessment (AA), a Stage 2 AA and a Stage 3 AA which in turn recommended completion of a Stage 4 AA for mitigation of development impacts. A Stage 4 Archaeological Mitigation report was completed. Excavation of an identified site was completed and documented and as a result, the Stage 4 report concluded that there is no further cultural heritage value or interest, and no further fieldwork or excavations are recommended. The applicant has also provided a letter from the Ministry of Citizenship and Multiculturalism acknowledging receipt and review of the Stage 4 Archaeological Mitigation report and that it is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with Ministry standards and guidelines.

Development shall generally be directed outside of hazardous lands. Hazardous lands include lands subject to flooding and erosion hazards. The LSRCA has identified that portions of the subject property are subject to riverine flooding during a Regional Storm Events associated the Maskinonge River. Development within the regulated area will require a LSRCA permit. Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Staff are of the opinion that the applications are consistent with the PPS.

5.1.2 A Place to Grow Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan)

The Growth Plan directs growth management in the Greater Golden Horseshoe until 2051. Development is directed to settlement areas, specifically to built-up areas with water and wastewater servicing that can support the achievement of complete communities.

As noted above, servicing allocation within the Keswick Urban Service Boundary is very limited. Staff are recommending that the ZBA be implemented with a Holding Symbol which prohibits development until confirmation is received that adequate servicing allocation has been assigned.

Section 2.2.2 states that population and employment growth shall be directed to settlement areas, with a significant portion being directed to built-up areas via intensification. Where development is proposed to occur within a Designated Greenfield Area, the development shall support complete communities, active transportation and encourage the integration and viability of transit services.

The subject property is located within a Designated Greenfield Area. The proposed development contributes towards the achievement of complete communities and active transportation and transit goals. Staff recommended that certain modifications be made to the development concept to encourage a greater housing mix. The applicant has revised the plan of subdivision to introduce smaller single detached lots with 9.1 metre frontages (in addition to 11.0 and 12.2 metre lots,

street townhouse lots and the future condominium block). In addition, the plan has been revised to reduce large concentrations of single housing forms, such as the replacement of the middle block of street townhouses (between Streets 'G' and 'H') with single detached lots. This in part is intended to allow for sidewalks to be located on the side of roads containing double-car garages, to maximize on-street parking opportunities, and to maximize on-site parking supply which is becoming increasingly important given the potential for the creation of additional residential units as-of-right.

Section 2.2.7 states that a minimum density of 50 residents and jobs per hectare must be attained throughout York Region. Staff note that this density goal is not intended to be implemented on a site-specific basis, rather, it is intended to be implemented on a broader scale via Official Plan designations. Despite the above, Staff have estimated that the proposed subdivision has a density of 36 residents per hectare. Staff are of the opinion that the proposed development is sufficiently dense to help achieve resident and job density goals for Designated Greenfield Area development within York Region.

Section 4.2.7 requires that cultural heritage resources be conserved to foster a sense of place and benefit communities. Municipalities are encouraged to cooperatively identify and make wise use of said resources.

As discussed earlier, a Stage 4 Archaeological Mitigation report was completed and it was concluded that there is no further cultural heritage value or interest, and no further fieldwork or excavations are recommended.

Staff are of the opinion that the applications conform to the Growth Plan.

5.1.3 The Greenbelt Plan, 2017 (GBP)

The Greenbelt Plan (GBP) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and ecological features and functions.

The GBP identifies the subject property as being within a Town / Village. Section 3.4.3.1 states the lands within the Town / Village designation in the Protected Countryside are exempt from the GBP, except for policies Sections 3.1.5, Agri-food Network, 3.2.3, Water Resource System Policies, 3.2.6, External Connections, 3.3, Parkland, Open Space and Trails, and 3.4.2, General Settlement Area Policies.

Of these policies, Section 3.2.3 is applicable to the subject applications. This section requires that planning authorities protect, improve and restore the quality and quantity of water through watershed planning, the identification of key hydrological features / areas and the protection of their functions.

The subject property contains a Significant Groundwater Recharge Area (SGRA). The subject application was commenced Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Staff are of the opinion that the applications conform to the GBP.

5.1.4 The Lake Simcoe Protection Plan, 2009 (LSPP)

The LSPP aims to protect, improve and restore the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

Policy 4.8-DP states that 'Major Development' proposals shall be supported by a Stormwater Management Report and Phosphorus Budget.

Policy 6.26-DP and 6.33-DP require that a number of environmental criteria be satisfied for development within 120 metres of a key natural heritage feature within settlement areas.

The Applicant has submitted a Stormwater Management Report and Functional Servicing Report, including a Phosphorus Budget, which demonstrates how phosphorous loading will be minimized through the design of the stormwater management facilities and what offsetting will be required in accordance with LSRCA policy. The recommended conditions of approval from the LSRCA contain detailed requirements that will require finalization of the phosphorus budget and offsetting requirements.

An Environmental Impact Study in support of the proposal has been submitted. The LSRCA has approved the EIS, provided that no encroachment occurs into the on-site environmental features or their buffers pursuant to development concept revisions.

Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Staff are of the opinion that the applications generally conform to the LSPP.

5.2 YORK REGION OFFICIAL PLAN, 2010 (YROP)

Staff note that the applications were submitted when the 2010 YROP was in force. Despite the fact that 2022 YROP is now in force and effect, the 2010 YROP continues to apply to the applications.

The 2010 York Region Official Plan (YROP) identifies Keswick as a local centre which provides a range of housing types.

Map 1 designates the subject property as Urban Area. Section 5.4 states that the Region shall focus growth in Urban Areas to conserve resources and to create sustainable and liveable communities. Urban Areas will accommodate a full range of residential, commercial, industrial and institutional uses.

Map 2 designates the north-eastern portion of the subject property as being part of the Regional Greenlands System (RGS). Map 5 designates several portions of the subject property as containing Woodlands.

Section 2 states that the Regional Greenlands System (RGS) contains environmental lands such as wetlands and woodlands that are relevant to watershed and stormwater planning. Development within the RGS is to protect and, where possible, enhance these features and their functions.

The subject property contains woodlands and wetlands. The applicant has provided an Environmental Impact Study that, among other matters, addresses the criteria established in Section 2.1.9 of the YROP. Based on the latest resubmission by the applicant, the LSRCA is satisfied with the applications and revised design subject to conditions of approval requiring submission and approval of various plans and studies.

Map 10 identifies Ravenshoe Road as containing existing or proposed cyclist network facilities. Map 12 identifies Ravenshoe Road as having a planned width of 36 metres.

Section 7.2 states that pedestrian, cycling and transit activities shall be integrated within development through the implementation of dedicated infrastructure.

York Region Staff have also required that a lit, multi-use trail be constructed along Ravenshoe Road. York Region has no objection to the approval of the draft plan of subdivision and Zoning By-law Amendment, subject to conditions provided.

5.3 KESWICK SECONDARY PLAN (KSP 2023)

On July 12, 2023, Council adopted the proposed new Keswick Secondary Plan. An approval Notice of Decision was issued by York Region on September 29, 2023 and is currently subject to an appeal. Given how the proposed applications were submitted when the current KSP was in effect, this report evaluates the applications relative to the current KSP. In this regard, Section 13.1.9.1 of the KSP 2023 specifies that complete development applications submitted prior to the approval of the KSP 2023 shall not have to meet the requirements therein. Applicants are, however, encouraged to re-examine proposed applications based on the KSP 2023.

The KSP 2023 differs from the KSP 2004 in a number of ways, namely:

- New land use designations;
- Increased maximum densities and heights; and,
- Permission of typical, modern land uses in Low Density Residential Neighbourhoods (such as townhouse dwelling units).

The lands subject to these applications would be designated New Neighbourhood in the KSP 2023, and low-rise and mid-rise residential uses would be permitted. Low-rise residential uses would include single detached, semi-detached, duplex, tri-plex, townhouses and low-rise apartment buildings, and shall have a net density of between 25 to 40 units per net residential hectare. The proposed plan of subdivision would fall within this range.

Since the proposed applications were received under the KSP 2004, the KSP 2004 will continue to apply. The KSP 2023, if implemented, will not apply to the subject applications. The following policy analysis references the KSP 2023.

5.3.1 KSP 2004

The subject property is designated Neighbourhood Residential and Greenlands System on Schedule F1 – Keswick Land Use Plan according to the KSP 2004. Schedule F1 also identifies the subject property as being within the Keswick Urban Service Area Boundary.

Neighbourhood Residential Designation (Section 13.1.3.1)

Development in the Neighbourhood Residential designation is to be well-designed, attractive and is to include an appropriate range of housing types, parks, open space and community features. Permitted uses include low density residential development which includes single detached dwellings, semi-detached dwellings and duplexes.

The subject property is also designated as Development Area 4 in the KSP 2004. Medium density residential development is permitted in the designation, provided that a maximum density of 16.6 units per gross residential hectare is not exceeded. Medium density residential development includes townhouses, triplexes, fourplexes and low-rise apartments.

Gross Residential Land is defined as “an area of residential land which includes road allowances and land for other uses accessory to the basic residential uses. The land for accessory uses would include land for places of worship, neighbourhood parks and playgrounds, schools and local commercial uses. Areas of open space required for environmental protection (valley land, below top-of-

bank, *significant* woodlot), storm water management facilities and land for major institutional uses such as a hospital or cemetery shall not be considered as Gross Residential Land”.

Refer to **Table 3** for a summary of the proposed development density. Note that the proposed future condominium block has been excluded from the density calculation since the type of housing and number of units will be determined in the future.

Table 3 – KSP 2004 Density Calculation		
Number of Units	Gross Residential Land (Hectares)	Density per Gross Residential Hectare
409*	31.21	13.1

- *Note the draft plan of subdivision indicates 418 units reflecting the combining of 9 part lots/blocks on adjoining draft plans.*

The proposed development complies with the maximum density permitted in the Neighbourhood Residential and Development Area 4 designation.

Community Design (13.1.2.2)

The KSP 2004 introduces the Urban Design Guidelines which guide the character, quality and form of development. Generally, this section seeks to create attractive public and private areas, while managing transitions between uses and creating a sense of place.

Section 4.1 of the Urban Design Guidelines states that the visual dominance of garages along street frontages shall be minimized to encourage social interaction, security and comfort.

Staff note that a fulsome evaluation of the KSP Urban Design Guidelines typically occurs at the detailed design stage through the submission and approval of Urban and Architectural Control Guidelines.

Archaeological Preservation (13.1.2.3)

The KSP 2004 states that the Town shall protect cultural and archaeological resources by requiring their identification, restoration, protection and maintenance.

As discussed earlier, a Stage 4 Archaeological Mitigation report was completed and it was concluded that there is no further cultural heritage value or interest, and no further fieldwork or excavations are recommended.

Tree Protection (13.1.2.4)

The KSP 2004 states that the Town shall protect and enhance tree cover throughout Keswick through the protection of existing trees and the undertaking of reforestation initiatives.

The applicant has submitted a Tree Inventory and Preservation Report (TIPR). The TIPR indicates that all on-site trees (not including the woodlots and buffers) must be removed. These are subject to the tree replacement and/or compensation requirements.

Housing (13.1.2.6)

The KSP 2004 states that the Town shall encourage the provision of a full range of housing types and densities to meet current and projected needs. The proposed development includes single detached dwellings (range of lot frontages) and townhouse dwellings.

Staff had recommended that the applicant consider including semi-detached dwellings and low-rise purpose-built rental apartment dwellings in the proposed development to contribute towards the housing mix. Staff also recommended that the applicant demonstrate how the development contributes to the supply of affordable and rental housing and how the proposed dwellings could accommodate Additional Residential Units (ARUs). A condition of draft approval has been recommended that would require the applicant to make an optional package available to homebuyers to make adjustments to new homes to accommodate the inclusion of future ARUs.

While the applicant has not included any semi-detached units in the revised DpoS, smaller single detached lots with 9.1 metre frontages have been introduced. In addition, the block in the southwest corner of the subject lands that was previously shown as a common element condominium with townhouse units, is now shown as a future condominium block leaving the possibilities open for other housing forms or tenures such as low-rise apartments.

School Policies (13.1.2.16)

The KSP states a number of design-related policies with regard to school sites including linkages to the Greenland system, the provision of lay-by lanes within roads abutting school sites, and the provision of safe and convenient access routes between the school and surrounding residential areas. In this respect, adjustments were made to Street 'B' to allow for on-street parking opportunities that did not impact on the functioning of the roadway through a busy school zone.

Pedestrian and Bicycle Pathway System (13.1.4.4)

The KSP states that it is an objective to develop a multi-use pathway system that connects shoreline and environmental areas to the broader active transportation system. To ensure safety, the separation of users shall be considered.

The applicant has provided cross sections for the different road profiles proposed in this plan of subdivision. A 3-metre-wide multi-use path (MUP) may be provided on 23-metre-wide collector roads, namely Joe Dales Drive and Street 'A', and there will be a separation between the MUPs and the travelled portion of the roads. This will create north-south and east-west MUPs with future connections at the intersection of Joe Dales Drive and Street 'A'. The proposed MUP network will connect to Ravenshoe Road, the central park (Block 288), the future elementary school and existing and future neighbourhoods to the north, west and east. Sidewalks will be provided on one or both sides of remaining local roads to provide connections to the MUPs. Lay-by parking can also be considered where appropriate along collector roads and some local roads.

Roads (13.1.4.2)

Schedule L1 identifies two (2) collector streets (Street 'A' and Joe Dales Drive) as being within the subject property. All remaining roads within the proposed development would be either local or private roads.

Section 13.1.4.2.3 states that collector roads shall be designed to serve the movement of medium volumes of traffic between arterial and local roads, with some degree of access control to abutting properties. Collector roads shall generally have right-of-way widths of between 23 and 26 metres, but may have alternative widths should it be demonstrated to be appropriate.

Section 13.1.4.2.4 states that local roads shall be designed to serve residential neighbourhoods and other non-major traffic generating areas. Local roads shall have a right-of-way of between 20 and 23 metres.

Section 13.1.4.2.5 states that private roads shall not be maintained by the Town and shall be adequate for traffic, fire protection and meet minimum Town design standards and specifications.

The road network and right-of-way widths in the proposed draft plan were specifically updated to reflect their hierarchy and function with specific consideration to allowances for on-street parking, street trees and utility locations.

The Greenlands System (13.1.3.7)

The KSP states that the intent of the Greenlands System is to establish an interconnected system of parks and environmental features throughout Keswick. The Greenlands System will incorporate various forms of public parkland, private parkland, valley systems, tributaries, the Lake Simcoe shoreline, open spaces and stormwater management facilities.

The KSP recognizes that the Greenlands System provides opportunities for passive and active recreation and conservation opportunities, including

opportunities to provide educational, cultural and ecological functions. The proposed plan contains a tableland woodlot with its buffers and an adjacent parkette which provides a connection to the woodlot (part of the Greenlands System). The woodlot will be dedicated to the Town with the registration for long term stewardship and community benefit. The detailed development and management of the woodlot and parkette and its relationship to other open space components of the plan including the park and school sites will be detailed in the Subdivision Agreement.

Policies of Public and Private Open Space and Parks (13.1.3.7.2)

Section 13.1.3.7.2 states that parks serve as a component of the Greenlands System and shall provide for a wide range of recreational pursuits.

Neighbourhood Parks shall be within a 10-minute walking distance of the majority of residences within the neighbourhood it is servicing. Neighbourhood Parks shall be a minimum of 1.5 hectares, shall include an open free play area and climbing structures for young children, may be combined with a school or neighbourhood centre and shall be linked, wherever possible, with the broader Greenlands System.

Parkland shall be acquired in accordance with the Parkland Acquisition policies of the Secondary Plan. The park within the proposed draft plan at 1.17 hectares is lesser than the established standard but considered acceptable by the Community Services Department given the relatively unconstrained nature of the site bounded by roads on all four sides and in consideration of the informal open space opportunities available on the future school sites within the plan and the parkette.

Parking (13.1.4.5)

Section 13.1.4.5 of the KSP states that, as a condition of development, that adequate off-street parking and loading facilities be provided. The Town shall also ensure the retention and expansion of on-street parking.

On-street parking is permitted along one side of collector roads, provided that the traffic-carrying function of the roadway is not adversely affected. On-street parking shall be provided along one or both sides of all local roads.

Sanitary Sewage and Water Supply Services (13.1.5)

Development within the Keswick Urban Service Area Boundary must take place on full municipal and water services and in a manner that is orderly and cost-efficient.

The proposed development would occur on full municipal water and sanitary services. A Functional Servicing Report was submitted with the applications that

examines the proposed water and sanitary servicing regime for the proposed development.

The Town shall only approve developments that have been allocated municipal sewage and water capacity and servicing allocation, in conformity with Town and Region policies, procedures and by-laws.

Refer to **Table 4** for a summary of the required allocation.

Table 4 – Required Allocation			
Type of Unit	Number of Units	Allocation Factor	Total Allocation
Single Detached Dwelling	244	2.78	678.32
Single Detached Dwelling (Part Lots)	8	2.78	22.24
Street Townhouse Dwelling	165	2.74	452.1
Condo Townhouse Dwelling	TBD	2.74	TBD
Total:			1152.66 p.e.

As noted above, servicing allocation within the Keswick Urban Service Boundary is very limited. Staff are recommending that the ZBA be implemented with a Holding Symbol that prohibits development until confirmation is received that adequate servicing allocation has been assigned, in phases or otherwise.

Developers Group Agreements (13.1.7.4.5)

Section 13.1.7.4.5 states that, prior to the final approval of any large scale development involving multiple landowners, the Town may require landowners with active development applications to enter into agreements to address the sharing of common development costs.

Development Engineering Division Staff have required that the applicant confirm whether cost sharing is required with the Region or abutting developers for the pumping station or associated infrastructure.

5.4 ZONING BY-LAW 500

The subject property is zoned Rural (RU) on Map 2, Page 1 to Schedule 'A' of Zoning By-law No. 500.

The applicant is proposing to rezone the subject property to various site-specific Low Density Urban Residential (R1), Medium Density Urban Residential (R3) and Open Space (OS) zones. The applicant is also proposing to implement two (2) non-site-specific Institutional (I) zones on both the school blocks, and a Transitional (T) Zone to the condominium block in the southwest part of the subject

lands, until a determination is made with respect to the type of higher density condominium development that may occur.

The proposed Zoning By-law is similar in most respects to other Zoning By-laws implementing development in Simcoe Landing and elsewhere in Keswick. However, it differs from other recently approved Zoning By-laws in that it seeks to allow for a building height of 13.5 metres where the traditional by-law standard is 11.0 metres. In certain limited situations elsewhere, a 12-metre building height has been permitted where the proposed development is located away from existing neighbourhoods. The by-law further contains provisions to ensure that the basement level of a dwelling will not be included as a storey for the purposes of minimizing the possibility of increased side yard requirements associated with walk out basements. The proposed Zoning By-law would employ a compound zone approach that would in effect, pre-zone the institutional blocks to include for a range of low and medium density residential uses which has not been previously employed in the proposed context.

As previously noted, it is appropriate to require the implementation of a Holding Symbol which restricts development until it can be demonstrated that sufficient allocation has been assigned to the proposed development.

The proposed zoning for this subdivision requires further discussion with the applicant and on that basis, the by-law is not included on the April 17, 2024 Council agenda for passage. The amending by-law will be presented for Council consideration and passage at a future meeting.

5.5 OTHER ISSUES

5.5.1 Concerns/Questions Related to Adjacent Development Lands

The DG Group provided comments including that the proposed draft plan does not fully align with the Phase 10 draft approved plan or the registered and built Phase 8 lands. The applicant has revised the proposed draft plan to ensure there is full alignment with the draft approved and existing parcel fabric, part lots, roads, etc.

The DG Group also commented that there were discrepancies in the proposed unit count when comparing the proposed draft plan and the public meeting notice and staff report. This has been reviewed for consistency in the revised proposed draft plan and in this staff report. The DG Group also commented that the maximum density permitted under the current Keswick Secondary Plan is 16.6 units per gross residential hectare provided there is medium density housing forms, and low density residential must remain at 14.5 units per gross residential hectare. As discussed in this report, the proposed development does not exceed 16.6 units per gross residential hectare, and the low density residential forms in this development do not exceed 14.5 units per gross residential hectare.

5.5.2 Impacts on Woodlands

As noted in the Environmental Impact Study submitted in support of the applications, *“the Significant Woodland feature to the west will be protected from development, with establishment of buffers and enhancement measures through planting of native species within the buffer area”*. The woodland and buffer blocks will be zoned in protective Open Space zones and these lands will be conveyed to the Town.

5.5.3 Parking

There were concerns expressed at the public meeting with townhouses on both sides of local roads resulting in parking issues. It is a design best practice in the Town to avoid having street townhouses on both sides of a public street to allow for tandem parking on the driveway which extends to the travelled portion of the road allowance unobstructed by a sidewalk. The previous DPoS proposed street townhouses on both sides of Streets ‘F’, ‘H’, ‘I’, ‘J’ and ‘K’. As summarized earlier in this report, the proposed DPoS has been revised to remove some townhouse blocks and replace other townhouse blocks with single detached lots. These design changes have eliminated all instances of street townhouses on both sides of public streets.

A condition of draft approval has been included that will require the owner to submit an On-street Parking Plan for review by the Town to the satisfaction of the Director of Development Services, prior to the registration of the plan of subdivision.

5.5.4 Servicing Allocation

Servicing allocation within the Keswick Urban Service Boundary is very limited and therefore, it is recommended that the Town apply a Holding Symbol to prohibit development until adequate servicing allocation is available and has been assigned.

5.5.5 Need for Local Commercial

Council comments at the public meeting included the suggestion that with a large number of new homes and residents, there should be a strip plaza included in the development. In this regard, staff note that the lands to the east are designated for commercial uses, including local commercial and service uses.

5.5.6 Compatibility

Some residents from the area expressed concerns that the development is not similar to existing nearby neighbourhoods, the density is too high, the type, density and design of the proposed common element block in the southwest corner of the

subject lands, and the impacts of new roads. The subject lands have been designated Neighbourhood Residential and Development Area 4 for some time and this designation permits a range of low and medium density housing forms, with specific density limits. Development along the west property line of the subject lands will consist of single detached lots, a protected woodlot and a future condominium block. The type of development on the future condominium block (formerly shown as a common element townhouse block) will be determined at a future date and will be subject to a public planning process with a future Zoning By-law Amendment application, and a Site Plan application that will involve the consideration of the detailed design of the site and compatibility with existing land uses. Future road connections to the east have always been considered via Mercury Avenue and Joe Dales Drive. The proposed draft plan of subdivision is appropriate in the context of Provincial Policy establishing the directive to increase the range, opportunity and density of new development. The proposed draft plan of subdivision is considered appropriate in the context of the existing and emerging neighbourhoods in Simcoe Landing.

5.5 7 Stormwater/Drainage Impacts

A resident expressed concern that there could be stormwater flows impacting their property. The proposed conditions of draft approval require that the owner provide and agree to the recommendations in approved stormwater management plans, master lot grading and drainage plans, and erosion and sediment control plans. Stormwater management design criteria include, but are not limited to, providing water quantity control for ponds to control the post-development runoff from the 2-year up to and including the 100-year storm events to pre-development target levels. In addition, the conditions would require the owner to agree in the Subdivision Agreement to implement a monitoring and maintenance program for all water, sanitary and stormwater management facilities within the subject lands.

5.6 CONDITIONS OF DRAFT PLAN APPROVAL

The proposed Conditions of Draft Plan Approval requested by Town departments and external agencies have been consolidated and are provided as Attachment 11. Each of the Town departments and external agencies who have requested conditions of approval will be required to provide written clearance of their respective conditions to the Development Planning Division prior to the Town's issuance of final approval of the Draft Plan of Subdivision and the registration at the Land Registry Office (LRO).

In accordance with Section 51 (32) of the *Planning Act*, Staff recommend a three-year timeframe be imposed for the applicant to satisfy all the conditions of draft plan approval. If final approval for registration has not been obtained within three years from the date of issuance of draft plan approval, the approval will lapse unless approval has been sooner withdrawn or the Town of Georgina has extended the duration of the approval. A three-year lapsing provision has been incorporated as a "note" on the last page of the conditions. Given the nature of the

existing constraints on sanitary sewer and water servicing capacity, extensions of the conditions of draft approval are anticipated since the expansion of the Keswick Water Resource Recovery Plant is not yet on the Region of York's 10-year Capital Plan.

6. CORPORATE STRATEGIC PLAN:

This report addresses the following strategic goal:

Ensuring balanced growth

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owners/applicants will be required to apply for and obtain all necessary approvals associated with building permits, site alteration permits and entrance permits, and to pay the applicable associated costs for same, including the payment of development charges and park levy.

8. CONCLUSION:

In conclusion, the subject applications have been reviewed against applicable Town, Region and Provincial policy, the KSP 2023 and meet the established criteria under Section 51 (24) of the *Planning Act* for considering approval of a draft plan of subdivision. The subject applications have been found to represent good planning. Staff recommend that Council approve the Zoning By-law Amendment and Plan of Subdivision applications.

Staff are satisfied that all of the concerns previously raised by Staff, Council, agencies and members of the public have been adequately addressed or will be dealt with through recommended conditions of draft approval. Staff are of the opinion that the proposed Zoning By-law Amendment is appropriate for the orderly development of the land, represents good planning, and conforms with applicable Town, Regional and Provincial Plans.

Prepared by:	Mark Stone, MCIP, RPP Planning Consultant
Reviewed by:	Alan Drozd, MCIP, RPP Manager of Planning Policy
Recommended by:	Denis Beaulieu, MCIP, RPP Director of Development Services
Approved by:	Ryan Cronsberry Chief Administrative Officer

Attachments:

Attachment 1 – Context Map

Attachment 2 – Key Map

Attachment 3 – Aerial Photograph

Attachment 4 – Site Photographs

Attachment 5 – Original and Revised Draft Plans of Subdivision, South Keswick Development Area Plan

Attachment 6 – Draft Plan of Common Element Condominium

Attachment 7 – Draft Amending Zoning By-law

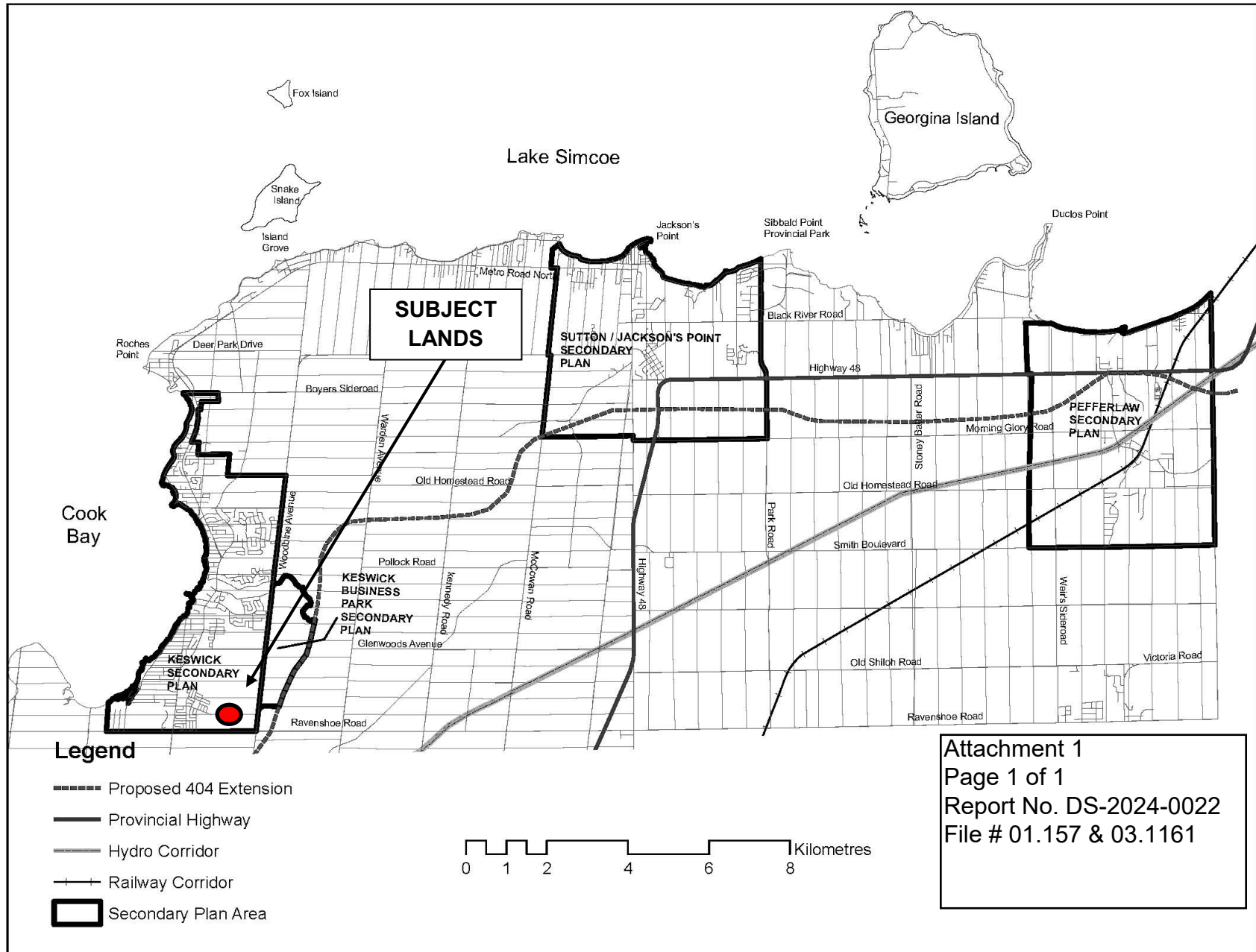
Attachment 8 – Consolidated Comments

Attachment 9 – Minutes of January 18, 2023 Public Meeting

Attachment 10 – Redacted Public Comments

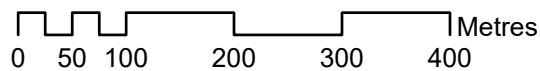
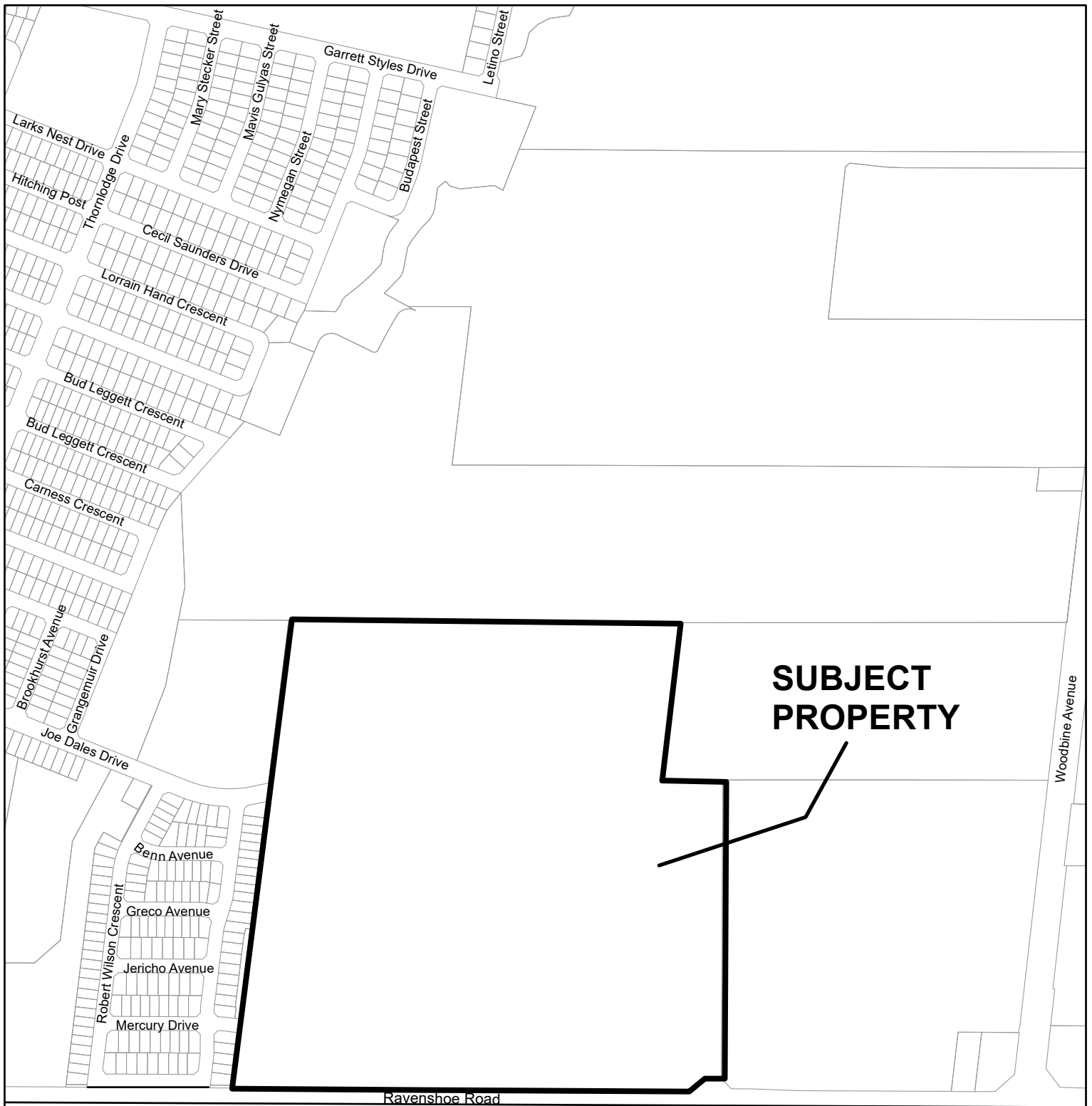
Attachment 11 – Proposed Conditions of Draft Plan Approval

CONTEXT MAP



Attachment 1
Page 1 of 1
Report No. DS-2024-0022
File # 01.157 & 03.1161

KEY MAP



Attachment 2
Page 1 of 1
Report No. DS-2024-0022
File # 01.157 & 03.1161



Multi Use
Recreational
Complex

DG Group Phase 9

DG Group Phase 10

**SUBJECT
PROPERTY**

Golden Mile
Construction Ltd.
Future Commercial

Attachment 3
Page 1 of 1
Report No. DS-2024-0022
File # 01.157 & 03.1161

SITE PHOTOS

WOODBINE AVE AND RAVENSHOE RD
FACING EAST



WOODBINE AVE AND RAVENSHOE RD
FACING SOUTH



WOODBINE AVE AND RAVENSHOE RD
FACING NORTH



Attachment 4
Page 1 of 2
Report No. DS-2024-0022
File # 01.157 & 03.1161

WOODBINE AVE AND RAVENSHOE RD
FACING WEST

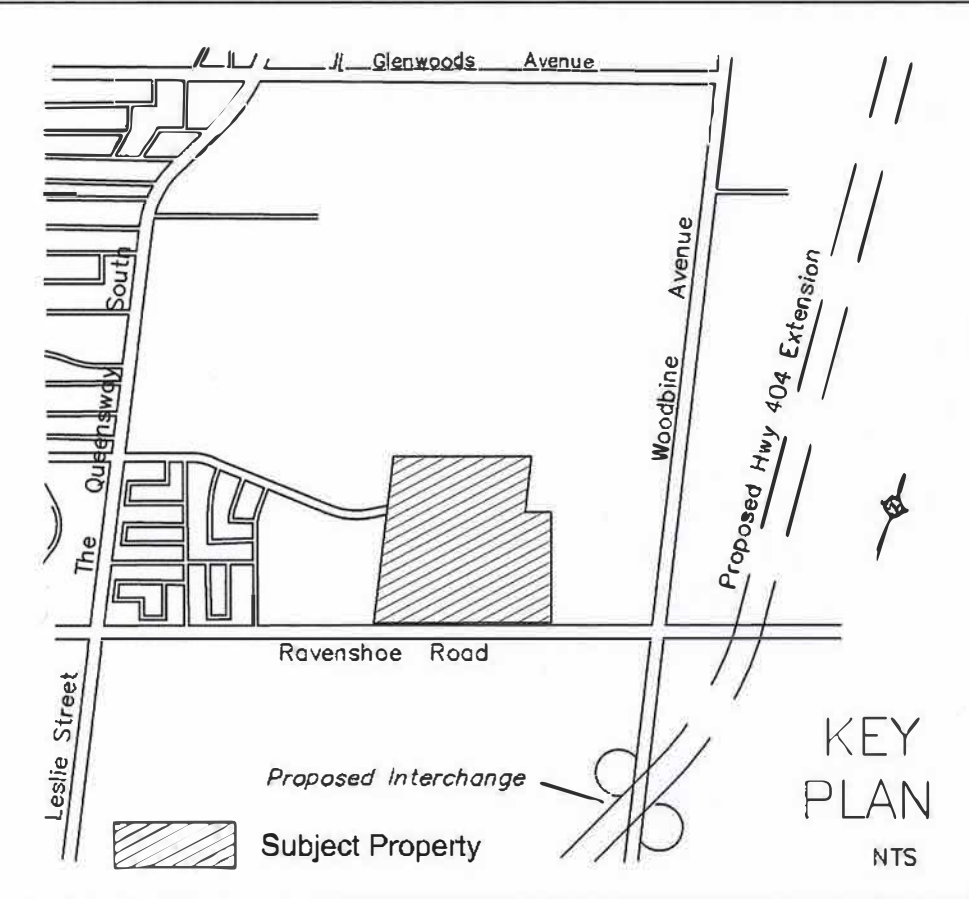
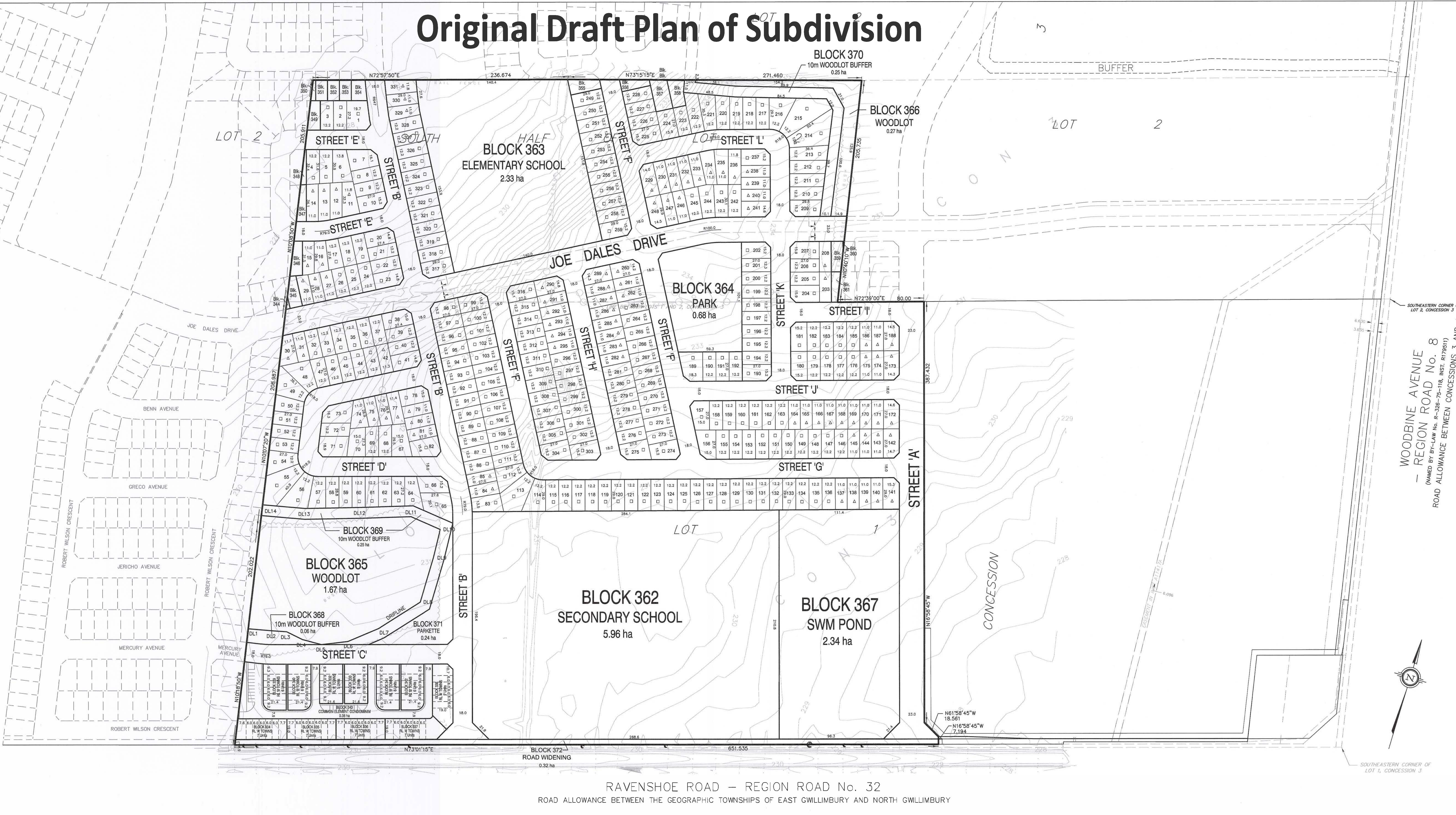


WOODBINE AVE AND RAVENSHOE RD
FACING EAST



Attachment 4
Page 2 of 2
Report No. DS-2024-0022
File # 01.157 & 03.1161

Original Draft Plan of Subdivision



LAND USE SCHEDULE

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL	1-331		
Δ SINGLE FAMILY 11.0m (min.)		83	11.81
○ SINGLE FAMILY 12.2m (min.)		248	
REAR LANE 'A' TOWNHOUSES (6.0m x 15.55m)	332-338	45	0.62
REAR LANE 'B' TOWNHOUSES (6.0m x 14.25m)	339-342	24	0.36
COMMON ELEMENT CONDOMINIUM	343		0.38
PART LOT RESIDENTIAL	344-361	(8)	0.42
SECONDARY SCHOOL	362		5.96
PARK	363		2.33
WOODLOTS	364-366		1.94
SWM POND	367		2.34
10m WOODLOT BUFFERS	368-370		0.64
PARKETTE	371		0.24
ROAD WIDENING	372		0.32
FUTURE ROAD	373		0.01
ROADS 23.0m R.O.W. - 930m			7.44
ROADS 18.0m R.O.W. - 2.768m			
TOTAL		408	35.49

BENEFICIAL OWNER'S AUTHORIZATION

I, Nicholas Fidei, on behalf of Carryspring Holdings Ltd., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

[Signature]
Nicholas Fidei
Carryspring Holdings Ltd.

Date: Sept. 22, 2021

SURVEYOR'S CERTIFICATE

I, Gary, B. Vanderveen, O.L.S. hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown

[Signature]
Gary, B. Vanderveen, O.L.S.
Holdings Jones Vanderveen Inc.

Date: Sept. 22, 2021

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a. shown on draft plan
b. shown on draft plan
c. shown on draft plan
d. refer to land use schedule herein
e. shown on draft plan
f. shown on draft plan
g. shown on draft plan

on ver, storm sewer & electrical

Attachment 5
Page 1 of 4
Report No. DS-2024-0022
File # 01.157 & 03.1161

DRAFT PLAN OF SUBDIVISION
CARRYSRING HOLDINGS LTD.

PART LOTS 1 & 2, CONCESSION 3 (N.G.)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

0m 50m 100m

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

No.	Revisions	Date
1.		APR 06/21
2.		MAY 16/21
3.		JUL 23/21

Michael Smith
PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.

Drawn by: VT Date: DECEMBER 27, 2011 Drawing Number: 1265-00
Checked by: M.R.E.S. Scale: 1 : 1500
Approved by: M.R.E.S.

GRANDEMUIR DEVELOPMENTS INC.

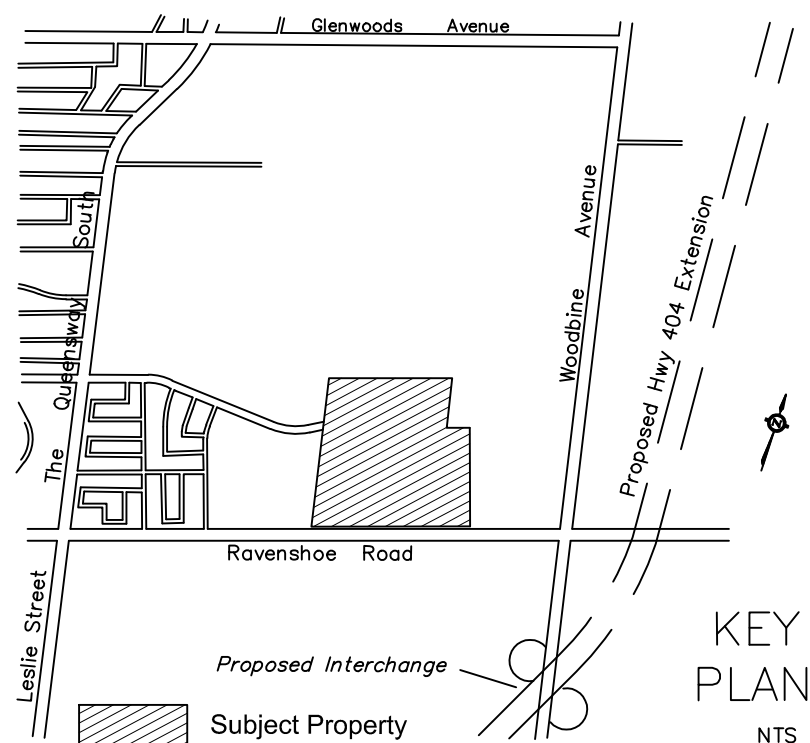
OWNER'S AUTHORIZATION

Garland Community Corp.

Gary, B. Vanderveen, O.L.S.
Holdings Jones Vanderveen Inc.

- a. shown on draft plan
- b. shown on draft plan
- c. shown on draft plan
- d. refer to land use schedule herein
- e. shown on draft plan
- f. shown on draft plan
- g. shown on draft plan
- h. water supply available
- i. Sandy Loam/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical

Michael Smith		PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.	
Drawn by: VT	Date: DECEMBER 27, 2011	Drawing Number:	
Checked By: M.R.E.S.	Scale: 1 : 1500	1265-00	
Approved By: M.R.E.S.			



LAND USE SCHEDULE			
LAND USE	BLOCK No. LOT &	UNITS	AREA (ha)
1-244			
SINGLE DETACHED RESIDENTIAL			
o SINGLE FAMILY 9.1m (min.)		67	7.97
o SINGLE FAMILY 11.0m (min.)		135	
o SINGLE FAMILY 12.2m (min.)		42	
TOWNHOUSE 6.0m (min.)	245-267	165	2.95
FUTURE CONDOMINIUM		TBD	1.33
PART LOT RESIDENTIAL	269-285	(9)	0.41
SECONDARY SCHOOL	286		6.27
ELEMENTARY SCHOOL	287		2.33
PARK	288		1.17
PARKETTE	289		0.22
WOODLOTS	290-291		1.94
STORMWATER MANAGEMENT POND	292		2.27
10m WOODLOT BUFFERS	293-295		0.64
0.3m RESERVES	296-297		0.01
FUTURE ROAD	298		0.08
PEDESTRIAN/SWM POND MAINTENANCE ACCESS	299		0.02
ROADS	23.0m R.O.W. - 915m		7.58
	21.0m R.O.W. - 240m		
	18.0m R.O.W. - 2,685m		
TOTAL	3,850m	418	35.12


I, Nicholas Fidei, on behalf of Garland Community Corp., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Town Road to Town Road	6 metres (min)
Town Road to Regional Road	15 metres (min)

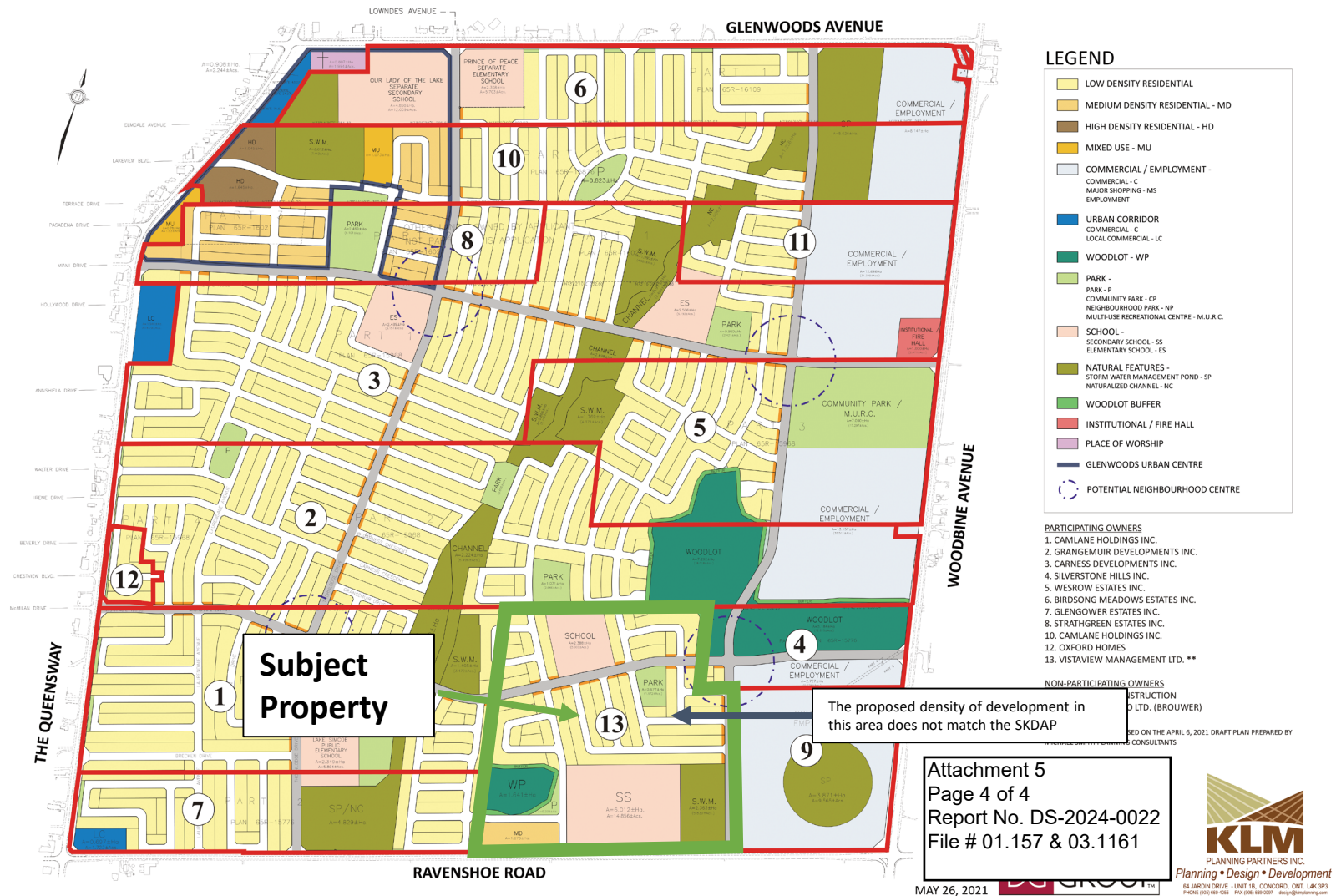
I, Gary, B. Vanderveen, O.L.S. hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown

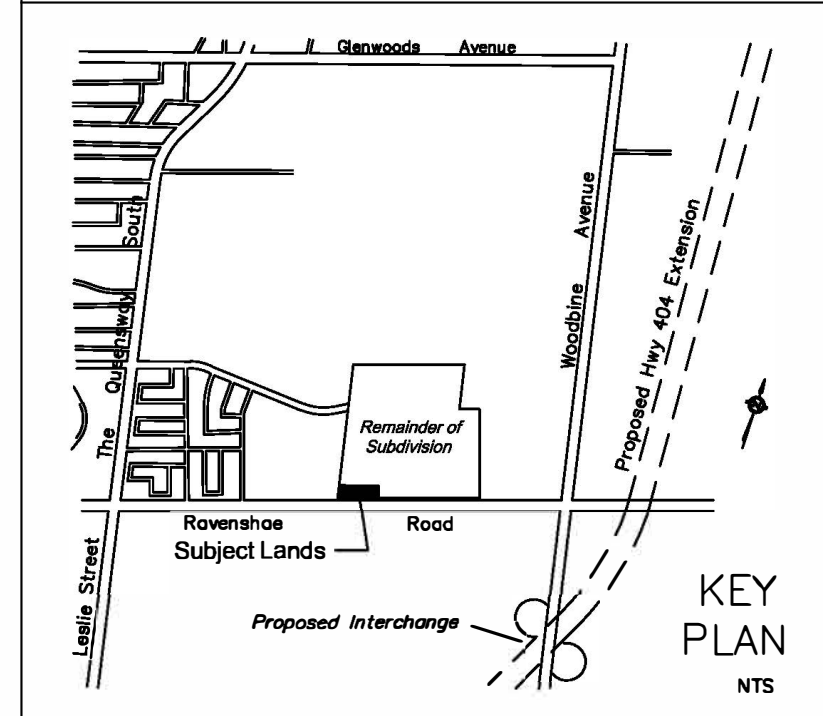
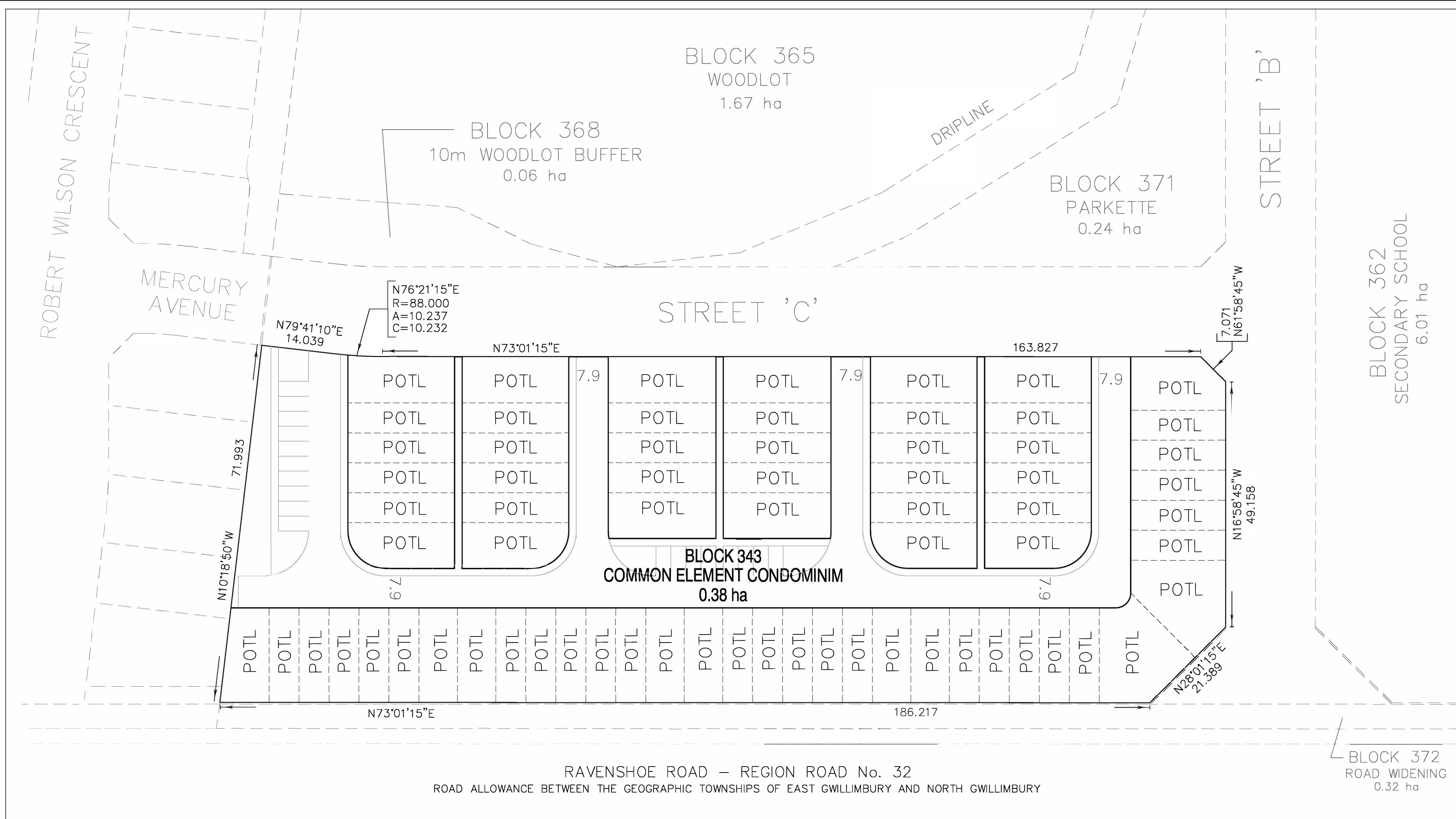
- a. shown on draft plan
- b. shown on draft plan
- c. shown on draft plan
- d. refer to land use schedule herein
- e. shown on draft plan
- f. shown on draft plan
- g. shown on draft plan
- h. water supply available
- i. Sandy Loam/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical
- l. none

		METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
No.	Revisions	
1.		APR 05/
2.		MAY 15/
3.		JUL 23/
4.		AUG 06/
5.		APR 05/

		PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.	
Drawn by: VT	Date: DECEMBER 27, 2011	Drawing Number:	
Checked By: M.R.E.S.	Scale: 1 : 1500	1265-00	
Approved By: M.R.E.S.			

SOUTH KESWICK DEVELOPMENT AREA PLAN WITH OWNERSHIP





LAND USE SCHEDULE			
LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
COMMON ELEMENT CONDOMINIUM	343		0.38
TOTAL			0.38

OWNER'S AUTHORIZATION

I, Nick Fidei, on behalf of Carryspring Holdings Ltd., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Nick Fidei
Carryspring Holdings Ltd.

Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Holdings Jones Vanderveen Inc.

Date

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a. shown on draft plan
- b. shown on draft plan
- c. shown on draft plan
- d. refer to land use schedule herein
- e. shown on draft plan
- f. shown on draft plan
- g. shown on draft plan
- h. water supply available
- i. Sandy Loam/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical
- l. none

DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM
CARRYSRING HOLDINGS LTD.

PART LOTS 1 & 2, CONCESSION 3 (N.G.)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

0m 10m 25m		METRIC: 1:1500
No.	Revisions	Date
1.		
2.		
3.		

Michael Smith		PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.	
Drawn by: VT	Date: MAY 24, 2021	Drawing Number: 1265-00	
Checked by: M.R.E.S.	Scale: 1 : 1500		
Approved by: M.R.E.S.			

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 2024-< > (PL-5)**

**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 Section 34 of the Planning Act, R.S.O., 1990, the Ontario Municipal Board
ENACTS AS FOLLOWS:

1. That Map 2 (pg. 1) of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU', on lands described as Part Lots 1 & 2, Concession 3 (N.G.), shown in heavy outline and designated 'R1-WW (H)', 'R1-XX (H)', 'R1-YY(H)', 'R1-ZZ(H)', 'R3-XX(H)', 'R3-YY(H)', 'I', 'R1-XX(H)', 'R1-YY(H)', 'R1-ZZ(H)', 'R2', 'R3-XX(H)', 'OS', 'OS-XX', and 'OS-YY' in Schedule 'A' attached hereto.
2. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 7.5.XX, the following:

“7.5.XX PART LOTS 1 & 2, CONCESSION 3 (N.G.)

**‘R1-XX(H)’,
‘R1-YY (H)’
& ‘R1-ZZ’ (H)’
Map 2 (pg.1)**

- a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), (i) and (j), the following requirements shall apply on lands shown in heavy outline and designated ‘R1-XX(H)’, ‘R1-YY(H)’, and ‘R1-ZZ(H)’ in ‘Schedule ‘A’ attached hereto:

Zone	R1-XX (H)	R1-YY (H)	R1-ZZ (H)
Lot Frontage (Minimum)			
Interior Lot	9.1 metres	11.0 metres	12.0 metres
Corner Lot	10 metres	12.0 metres	13.0 metres
Lot Area (Minimum)			
Interior Lot	235 m ²	285 m ²	310 m ²
Corner Lot	265 m ²	315 m ²	340 m ²
Front Yard (Minimum) To Attached Garage To Dwelling	5.7 metres ¹ 3.0 metres ¹	5.7 metres ¹ 4 metres ¹	5.7 metres ¹ 4 metres ¹
Exterior Side Yard (Minimum)	2.4 metres ^{1, 2,}	2.4 metres ^{1, 2,}	2.4 metres ^{1, 2,}
Rear Yard (Minimum)	6.0 metres	6.0 metres	6.0 metres
Interior Side Yard (Minimum)	1.2 metres on one side and 0.6 metres on the other side, plus 0.5 metres for each additional or partial storey above the second. ^{3,5}	1.2 metres on one side and 0.6 metres on the other side plus 0.5 metres for each additional or partial storey above the second ^{3,5}	1.2 metres on one side and 0.6 metres on the other side plus 0.5 metres for each additional or partial storey above the second ^{3,5}
Lot Coverage (Maximum)	Not Applicable	Not Applicable	Not Applicable
Height of Dwelling (Maximum)	13.5 metres	13.5 metres	13.5 metres

1. The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 2.4 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
2. Pursuant to By-law Number 2004-0078 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
3. Where there is a detached garage in the rear yard of a lot, the minimum interior side yard on the side providing access to a detached garage shall be 3.5 metres.
4. Notwithstanding the provisions set forth above, while the 'H' Holding symbol is in place, no person shall within the lands zoned "R1-XX(H)", "R1-YY (H)", and "R1-ZZ (H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for two model homes which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may permitted on the lands zoned "R1-XX(H)", "R1-YY (H)", and "R1-ZZ (H)", until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)'Holding symbol from the lands zoned "R1-XX(H)", "R1-YY (H)", and, "R1-ZZ (H)" under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

5. Notwithstanding Section 190 Storey within the 'R1-XX *(H)', 'R1-YY (H)', and 'R1-ZZ(H)' zones, any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 2.5 metres above average finished grade.

b) Notwithstanding Sections 5.28 (b), (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:

- i) On lands zoned 'R1-XX(H)', the minimum number of parking spaces shall be two, one of which may be located in a driveway private to the unit and in the front yard.
- ii) Every lot shall provide a garage.
- iii) In the 'R1-XX (H)' zone, the minimum interior dimensions of a single parking space garage shall be 3.0 metres in width by 5.7

metres in length. Further, the maximum interior garage width shall be 3.5 metres

- iv) In the 'R1-YY(H)' and 'R1-ZZ(H)' zones, the minimum interior garage dimensions shall be 5 metres in width X 5.7 metres in length.
 - v) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
 - vi) No part of an attached garage shall project beyond the front wall of the first storey of the dwelling except where a porch is provided, in which case the attached garage shall not project beyond the front of the porch.
 - vii) In the case of a dwelling with an attached garage, no part of any driveway or parking area in the front yard shall be located closer than 0.6 metres from a sight triangle and 0.9 metres from a side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
 - viii) In the case of a lot with a detached garage in the rear yard, no part of any driveway or parking area shall be located closer than 0.9 metres from a side lot line. Furthermore, the minimum width of a driveway leading to a parking area and a detached garage in the rear yard shall be 2.5 metres, and the maximum width of a driveway or parking area in the front yard shall be 3 metres.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
- i) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does

not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.

- iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- iv) Notwithstanding i) and ii) above, where a lot or block abuts a commercial zone, a fence may be erected along the common lot line or in the commercial zone to a maximum height of 3 metres.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front, rear and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- e) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Window Bays in the required front, rear, interior and exterior side yard areas, Bay, Box-out, and Bow Windows with or without foundations with a maximum width of 3.2 metres may project into any required front, rear or exterior side yard a maximum distance of 1 metre and may include the door or exclude windows on the sides. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- f) Notwithstanding Section 5.45 (f), steps from a basement to grade level shall be permitted in a rear yard."

3. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 7.5.XX, the following:

"7.5.XX PART LOTS 1 & 2, CONCESSION 3 (N.G.)

**'R1-WW (H)'
Map 2(pg.1)**

- a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), (i) and (j), the following requirement shall apply on lands shown in heavy outline and designated 'R1-WW' In Schedule 'A' hereto:

Zone	R1-WW (H)
PERMITTED USE	S ¹
ZONE REQUIREMENT	
Lot Frontage (Minimum)	11.0 metres ²
Lot Area (Minimum)	280 m ² ³
Front Yard (Minimum) To Attached Garage To Dwelling	5.8 metres ⁴ 4 metres ^{4,7}
Exterior Side Yard (Minimum)	2.4 metres ^{4,5,6,}
Rear Yard (Minimum)	6.0 metres
Interior Side Yard (Minimum)	1.2 metres on one side and 0.6 metres on the other side ³
Lot Coverage	Not applicable
Height	13.5 metres

- ¹ Permitted Use – S = Single Family Dwelling
- ² Except that in the case of a corner lot the minimum lot frontage shall be 12.2 metres.
- ³ Except that in the case of a corner lot the minimum lot area shall be 310 square metres
- ⁴ The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.
- ⁵ Pursuant to By-law Number 2004-0078 (PWO-2) as amended, no entrance shall be permitted to provide vehicular access to the exterior flankage of a corner lot.
- ⁶ The minimum exterior side yard setback shall be 3.0 metres if the exterior side yard abuts a road having a width of 23 metres or greater.
- ⁷ Where there is no sidewalk crossing the front yard, the minimum front yard setback may be reduced to 3.0 metres, provided the minimum rear yard setback is 7.0 metres.

- b) Notwithstanding Sections 5.28 (b) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways and parking areas:
- i) In the area zoned R1-WW (H) in Schedule 'A' hereto, a minimum of three parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading to a

garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing an exterior side lot line. Every lot shall provide a garage.

- ii) The minimum interior dimensions of a garage on a lot zoned 'R1-WW(H)' shall be 5.48 metres in width and 5.7 metres in length.
- iii) No attached garage shall project into the front yard more than 1 metre beyond the most distant point of any wall of the dwelling facing the street at ground floor level, or more than 2 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.
- iv) No part of any driveway or parking area in the front yard shall be located closer than 0.6 metres to a sight triangle or 0 metres to an interior side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
- c) Notwithstanding Section 2.230, in areas zoned 'R1-WW(H)' on Schedule 'A' hereto, in the case of a corner lot in a residential zone where a sight triangle forms part of the street, the portion of the sight triangle forming part of the lot line shall not be deemed to be front lot line or side lot line for purposes of calculating Minimum Front or Minimum Exterior Side Yards. For the purposes of such calculations, the Exterior Side Lot Line and Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and front Lot Line so that they would intersect at a point.
- d) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the interior side and rear yards only. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.

- iii) Notwithstanding ii) above, where the front yard abuts the rear yard or interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- e) Notwithstanding Section 5.35, in the areas zoned 'R1-WW(H)' on Schedule 'A' hereto, where local street lines intersect, a 5 metre sight triangle shall be required to be maintained in accordance with the provisions of Section 5.35(b).
- f) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Balconies, Unenclosed Porches and Steps, Decks, Handicap Ramps and Elevators in the required front yard and exterior yard areas in areas zoned 'R1-WW (H)' on Schedule 'A' hereto, such encroachments may be permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment permitted for steps provided they are not located any closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45(a) within By-law 500, as amended, continue to apply.
- g) Notwithstanding Section 5.34 (b) insofar as it affects the lands zoned 'R1-WW(H)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.
- d) That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, and more particularly, Section 7.5.101 a), is further amended by changing the wording contained in footnote "8" to the Permitted Use provision, so that same reads as follows:
 - 8 Notwithstanding any provision herein, a ('H') Holding symbol is hereby enacted on lands shown in heavy outline and designated 'R1-WW (H)' in Schedule 'A'. Until such time as the ('H') Holding symbol is removed, no building or structures shall be permitted to be erected. Pursuant to Section 36 of the Planning Act, R.S.O. 1990 as amended, Council shall enact a by-law to remove the 'H' Holding symbol from all or part of said lands upon the following:
 - i) approval of a part lot control exemption application(s);
 - ii) deposit of the necessary Reference Plans (R-Plans) with the Land Registry Office;
 - iii) execution of the pertinent agreements with the owner of the adjoining

- blocks/part lots, with respect to the merging and conveying of the said blocks/part lots; and,
- iv) the review and approval by the Town of the draft conveyancing documents which details the means by which said lands are to be appropriately merged with the adjoining blocks/part lots.

Upon removal of the '(H)' Holding symbol from all or part of the lands shown in heavy outline and designated 'R1-WW (H)' in Schedule 'A' attached hereto, the provisions applicable to said lands shall be in accordance with Zoning By-law 500, as amended."

4. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 9.5.XX, the following:

"9.5. XX PART LOTS 1 & 2, CONCESSION 3 (N.G.)

**'R3-XX(H)'
(Map 1B)**

- a) Notwithstanding Sections 5.28 (b), 6.6(a),(b),(c),(d),(e),(f), the following requirements shall apply on lands shown in heavy outline and designated 'R3-XX (H)', in 'Schedule 'A' attached hereto for purposes of a freehold townhouse development fronting on common element roads:

Zone	R3-XX(H) ⁽³⁾
Lot Frontage (Minimum)	
Interior Lot	6.0 metres
End Lot (only one wall attached)	7.3 metres
Corner Lot	8.5 metres
Lot Area (Minimum)	
Interior Lot	160 m ²
End Lot (only one wall attached)	195 m ²
Corner Lot	230 m ²
Front Yard (Minimum)	
To Attached Garage	5.7 metres ¹
To Dwelling	3.0 metres ¹
Exterior Side Yard (Minimum)	2.4 metres ²
Rear Yard (Minimum)	6 metres

Interior Side Yard (Minimum)	
Interior Units (two walls attached)	Nil
End Units (one wall attached)	1.2 metres
Lot Coverage	Not applicable
Floor Area (Minimum)	75 sq. metres
Height	13.5 metres
Number of Townhouse Dwelling Units per Lot (maximum)	1

1. The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 0.6 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
2. Pursuant to By-law Number 2004-0078 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
3. Notwithstanding the provisions set forth above, while the 'H' Holding symbol is in place, no person shall within the lands zoned "R1-XX(H)" and "R1-YY (H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for two model homes which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may permitted on the lands zoned "R1-XX(H)" and "R1-YY (H)" until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)'Holding symbol from the lands zoned "R1-XX(H)" and "R1-YY (H)", under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

b) Notwithstanding Sections 5.28 (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:

- i) Every lot shall provide a garage.
- ii) The minimum interior dimensions of a garage shall be 2.75 metres in width by 5.7 metres. Furthermore, the maximum interior garage width shall be 3.5 metres.
- iii) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.

- iv) No part of an attached garage shall project beyond the front wall of the first storey of the dwelling except where a porch is provided, in which case the attached garage shall not project beyond the front of the porch.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
 - v) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - vi) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - vii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front, rear and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- e) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Window Bays in the required front, rear, interior and exterior side yard areas, Bay, Box-out, and Bow Windows with or without foundations with a maximum width of 3.2 metres may project into any required front, rear or exterior side yard a maximum distance of 1 metre. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- f) Notwithstanding Section 5.45 (f), steps from a basement to grade level shall be permitted in a rear yard."

5. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 9.5.XX, the following:

**“9.5. XX PART LOTS 1 & 2, CONCESSION 3 (N.G.) ‘R3—YY(H)’
(Map 1B)**

- a) Notwithstanding Sections 5.28(b), 6.6(a), (b), (c), (d), (e) and (f), the following requirements shall apply on lands shown in heavy outline and designated ‘R3-YY(H)’, in ‘Schedule ‘A’ attached hereto for purposes of a freehold townhouse development fronting on common element roads:

Zone	R3-YY(H) ¹
Lot Frontage (Minimum)	
Interior Lot	6.0 metres
End Lot (only one wall attached)	7.3 metres
Corner Lot	8.5 metres
Lot Area (Minimum)	
Interior Lot	125 sq. metres
End Lot (only one wall attached)	155 sq. metres
Corner Lot	180 sq. metres
Front Yard (Minimum)	2.5 metres ¹
Exterior Side Yard (Minimum)	2.4 metres ²
Rear Yard (Minimum)	1.5 metres
Interior Side Yard (Minimum)	Not applicable
Lot Coverage (Maximum)	Not applicable
Height (Maximum)	13.5 metres
Encroachments into Front Yard and Exterior Side Yard for Unenclosed Porches and Steps	2.0 metres
Setback to Sight Triangle (Minimum)	0.6 metres
Interior Dimensions of Garage (Minimum)	2.75m x 5.7m
Access Road Width (Minimum)	6.0 metres

1. Notwithstanding the provisions set forth above, while the 'H' Holding symbol is in place, no person shall within the lands zoned "R3-YY(H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for two model homes which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may permitted on the lands zoned "R1-XX(H)" and "R1-YY (H)" until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)'Holding symbol from the lands zoned "R3-YY(H)", under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

2. Notwithstanding Section 5.45 (f), steps from a basement to grade level shall be permitted in a rear yard."

6. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 27.5.XX, the following:

**"27.5.XX PART LOTS 14 AND 15 , CONCESSION 3 (NG.) OS-XX
(Map 2, pg.1)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-XX' in Schedule 'A' attached hereto the only permitted uses shall be forestry and conservation uses, including passive recreational uses.

**"27.5.XX PART LOTS 14 AND 15 , CONCESSION 3 (NG.) OS-YY
(Map 2, pg. 1)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-YY' in Schedule 'A' attached hereto the only permitted uses shall be a park.

**"27.5.XX PART LOTS 14 AND 15 , CONCESSION 3 (NG.) OS-ZZ
(Map 2, pg 1)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-YY' in Schedule 'A' attached hereto the only permitted uses shall be a stormwater management facility.

7. That Section 3 – Classification and Schedules of Zoning By-law 500, as amended, is hereby further amended by adding after Subsection 3.3 the following:

3.4 COMPOUND ZONES

- 3.4.1 Notwithstanding any other provision of this By-law, where two or more zoning symbols divided by an oblique line ("/") are shown on the zoning maps as applying to a lot, or as compounded by a Special Condition, that lot may be used for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol, subject to compliance with the provisions of subsections 3.6.2 and 3.6.3.
- 3.4.2 The provisions prescribed in this By-law for the selected zone in the compound zone symbol in which the use is permitted shall be complied with in the development of the lands. When a combination of uses from two or more zones are to be developed on a lot, the zone provisions applicable to each use shall be complied with.
- 3.4.3 The parking facilities and loading spaces required by this By-law for each of the uses included in the development of the lands, whether for a single use or a combination of uses, shall be provided.

This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and ENACTED this _____ day of _____, 2024

Mayor, Margaret Quirk

Town Clerk, Rachel Dillabough

EXPLANATORY NOTE

**(GARLAND COMMUNITY CORP.)
(TOWN FILE NO.: 03.1161)**

1. The purpose of Zoning By-law Number 2024-< > (PL-5), which amends Zoning By-law Number 500, is to rezone the subject land from Rural (RU) to Low Density Urban Residential (R1-XX(H)), Low Density Residential (R1-YY(H)), Low Density Residential (R1-ZZ(H)), Low Density Residential (R1-137 (WS)(H)), Medium Density (R3-XX(H)), Medium Density (R3-YY(H)), **Institutional (I)**, Open Space (OS-XX); Open Space (OS-YY) and Open Space (OS-ZZ) to facilitate and implement a plan of subdivision for single detached dwellings, medium density townhouse units, a storm water management facility, open space blocks, institutional blocks, and roads. Those lands zoned with a “H” symbol may not be developed until such time as the Town has confirmed servicing allocation is available.

(Insert Description of Compound Zoning)

2. Zoning By-law Number 2024-< > (PL-5) will conform to the Town of Georgina Official Plan, as amended by OPA No. **???**, being the Keswick Secondary Plan.
3. A **Key Map** showing the location of the land to which By-law Number 2024-< > (PL-5) applies is shown below.

KEYMAP

(to be inserted by Town)

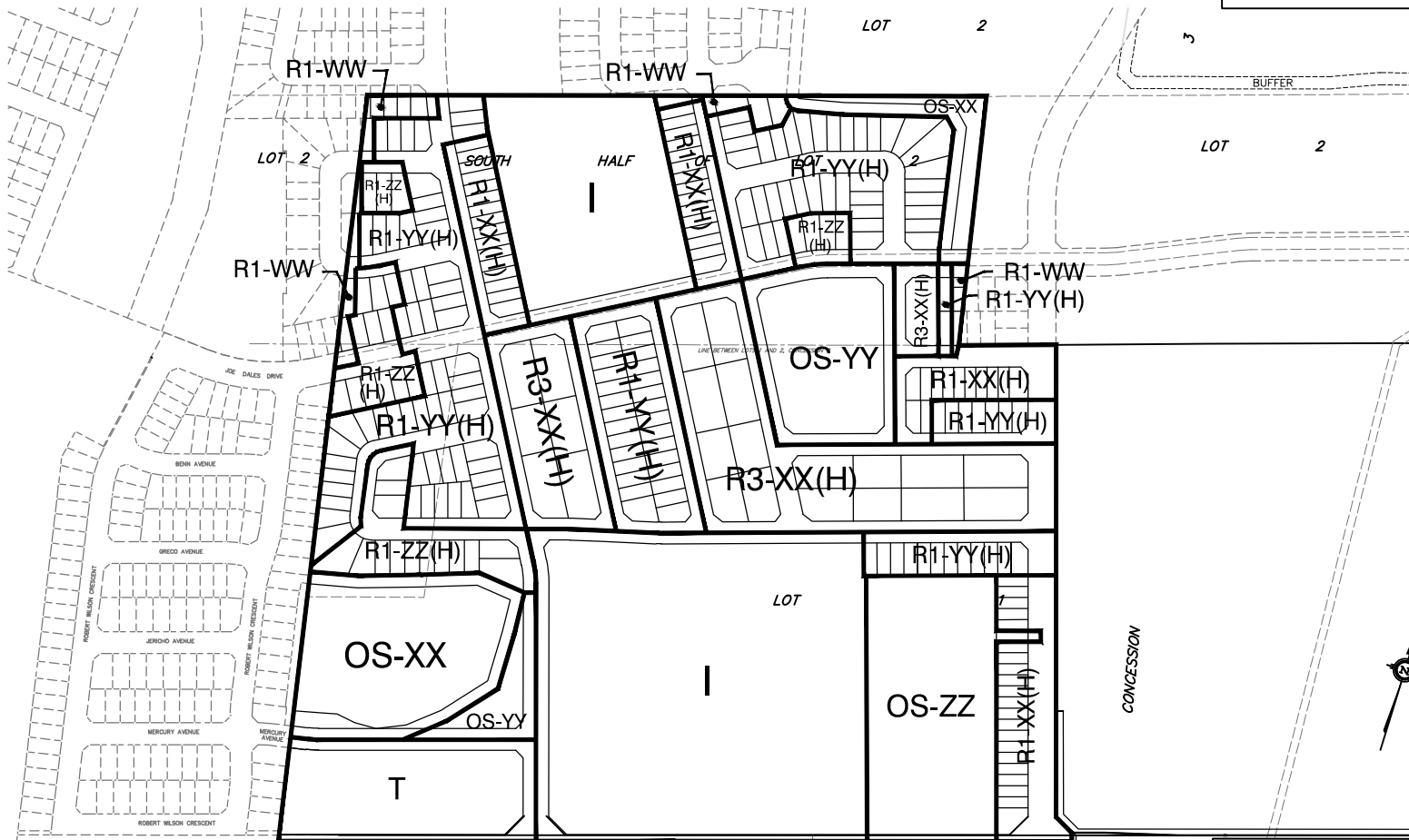
**BY-LAW NUMBER 2024-< > (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500
THE CORPORATION OF THE TOWN OF GEORGINA**

PART LOTS 1 AND 2
CONCESSION 3 (N.G.)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

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

CLERK

MAYOR



RAVENSHOE ROAD – REGION ROAD No. 32
ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF EAST GWILLIMBURY AND NORTH GWILLIMBURY

SCHEDULE 'A' TO BY-LAW 500-2024

Department/Agency	Date Received	Response
Building/Plumbing Inspector	November 16, 2021	No objection.
Building/Zoning Examiners	December 22, 2023	There are no zoning comments at this time.
Community Services	November 23, 2022	<p>1. I'm fine with the location and size of Block 360. It is centralized and in good proximity to the elementary school. My concern with the three options that have been provided for that block is that there is no playground equipment. This is to large of a subdivision not to have playground equipment in my opinion. That block should contain at the minimum a playground equipment, a shade structure, some sort of multi use sport court and pathways.</p> <p>2. Block 367. I don't like the location of this park block with its proximity to the Secondary School and the wood lot. It would be an extremely high traffic area right beside the school, would lend itself to a loitering area and encourage activity in the woodlot with poor site lines for safety. It could be better located possibly to the North of Street "D" in that island.</p> <p>3. My final comment would be that we are asking for our full 5% of parkland for the number of houses that are being proposed with the new home design that has been submitted. The new design is adding an increase of over a third the amount of dwellings from the original submission which were all single family dwellings.</p>
Development Engineering	March 11, 2024	Conditions of Draft Plan Approval provided in Attachment 11.
Economic Development	December 14, 2022	No concerns from an economic development perspective
Georgina Fire Department	January 18, 2024	See attached.
Tax & Revenue	December 22, 2023	There are no tax concerns with this property.
Bell Canada	January 4, 2024	See attached.
Canada Post Corporation (CPC)	November 17, 2021	See attached.
Enbridge Gas	December 6, 2022; December 28, 2023	See attached; Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).
Hydro One	November 25, 2021	We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.
Lake Simcoe Region Conservation Authority (LSRCA)	January 12, 2024	Conditions of Draft Plan Approval provided, see attached.
Ministry of Transportation	December 14, 2022	<p>1. This development is outside of the Highway 404 extension designated lands, therefore we don't have any specific comments.</p> <p>2. Two access roads are proposed to Ravenshoe Road with one connecting access road to Woodbine Avenue. Did MTO approve these access locations? Please let me know.</p> <p>3. Since this may be part of a larger development proposal, Corridor may want to consider submission of an IHAMP. Please let me know.</p>
Rogers	January 3, 2024	See attached.

Southlake Regional Health Centre	November 17, 2021	<p>Southlake Regional Health Centre understands the impact of provincial and regional planning requirements on local communities, in particular, the provincial Places to Grow strategy. In this context, continued residential development is not expected.</p> <p>It is important for Council to recognize however, that provincial growth policies do not provide for the necessary capital investment to expand hospital infrastructure to meet the health care needs of new residents. At Southlake, we are doing our best to find new and innovative ways to better serve our growing communities and we will continue to do so. Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population.</p>
York Catholic District School Board	January 12, 2024	We have reviewed the proposal and have no additional comments or objections to its approval
York Region - Community Planning & Development Services	January 26, 2024	See attached.
York Region District School Board	January 15, 2024	See attached.

Kim Harris

From: Kailee Veenstra
Sent: January 18, 2024 9:14 AM
To: Kim Harris
Subject: RE: Request for Comment - 01.157 & 03.1161 - N/S Ravenshoe Rd

Hello Kim,

Please see the comment below from fire.

ADDRESS: N/S Ravenshoe Road, Keswick
DESCRIPTION: Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)
WARD COUNCILLOR: Ward 1 (Councillor Charlene Biggerstaff)
FILE NUMBERS: 01.157 / 03.1161

Good Morning,

The Georgina Fire Department has reviewed the submission for the above property and has no objections to the proposal, and provides the following comments:

1. All construction shall be in conformance with the Ontario Building Code (OBC).
2. Fire access routes shall be designed in conformance with the OBC and constructed to support the largest responding apparatus to the property during an emergency.

Georgina Fire Largest Apparatus – PL147	
Length	13.77m
Width	3.2m
Height	3.6m
Weight	100,000lbs
Wheel base	6.45m

3. As the land to the north of the property are not yet developed, consideration must be given to fire department access – a turnaround facility shall be provided as part of the fire route for any temporary or permanent dead-end portion of the fire access route more than 90m long.
4. Adequate water for firefighting shall be provided in accordance with the OBC.
5. We ask that the developer give consideration to the installation of fire sprinklers in the proposed development and encourage them to meet with Georgina Fire to discuss the benefits of this life safety feature.
6. During construction, emergency vehicle access shall be maintained.
7. The fire break criteria for the Town must be adhered to during construction of this development. Prior to the construction phase, the developer is required to provide a fire break plan for approval by the Chief Building Official and/or the Chief Fire Official.

Should you have any questions, please contact the undersigned.

Thank you,

**Kailee Veenstra**

Fire Prevention Officer | Fire & Rescue Services
 165 The Queensway South, Keswick, ON | L4P 3S9
 905-476-5167 Ext. 4231 | www.georgina.ca/fire

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From: Kim Harris <kharris@georgina.ca>

Sent: December 22, 2023 3:13 PM

To: Ben Pressman <bpressman@georgina.ca>; Bob Ferguson <bferguson@georgina.ca>; Bruce West <bwest@georgina.ca>; Bylaws <bylaws@georgina.ca>; Cory Repath <crepath@georgina.ca>; Devin Dillabough <ddillabough@georgina.ca>; Geoff Harrison <gharrison@georgina.ca>; Jeremy Liscoumb <jliscoumb@georgina.ca>; Justine Burns <jburns@georgina.ca>; Kailee Veenstra <khouter@georgina.ca>; Karyn Stone <kstone@georgina.ca>; Laura Taylor <ltaylor@georgina.ca>; Lori Gardiner <lgardiner@georgina.ca>; Lorianne Zwicker <lzwicker@georgina.ca>; Mamata Baykar <mbaykar@georgina.ca>; Matthew Deluca <mdeluca@georgina.ca>; Michael Iampietro <miampietro@georgina.ca>; Neil Macdonald <nmacdonald@georgina.ca>; Niall Stocking <nstocking@georgina.ca>; Rachel Dillabough <rdillabough@georgina.ca>; Saleem Sial <ssial@georgina.ca>; Steve Lee-Young <sleeyoung@georgina.ca>; Tim Gallagher <tgallagher@georgina.ca>; Vikum Wegiriya <vwegiriya@georgina.ca>; Donna Big Canoe (donna.bigcanoe@georginaisland.com) <donna.bigcanoe@georginaisland.com>; JL Porte (jl.porte@georginaisland.com) <jl.porte@georginaisland.com>; Enbridge Gas - Municipal Planning <MunicipalPlanning@enbridge.com>; Hydro One (RealEstateZone3A@hydroone.com) <RealEstateZone3A@hydroone.com>; Hydro One Central Planning <CentralFBCplanning@HydroOne.com>; Dave Ruggle <d.ruggle@lsrca.on.ca>; Amy Knapp - LSRCA <a.knapp@lsrca.on.ca>; Knesbitt LSRCA <k.nesbitt@lsrca.on.ca>; Richard Nsengimana <planification@cscmonavenir.ca>; Ontario Power Generation - Executive Law & Development <Executivevp.lawanddevelopment@opg.com>; York Region Development Services <developmentservices@york.ca>; Town of East Gwillimbury (planning@eastgwillimbury.ca) <planning@eastgwillimbury.ca>; Daniel Stojc (planification@csvgamonde.ca) <planification@csvgamonde.ca>; York Catholic District School Board <developmentplanning@ycdsb.ca>; Gilbert Luk <gilbert.luk@yrdsb.ca>; Bell Canada <planninganddevelopment@bell.ca>; Canada Post Corporation, Susan Cluff <susan.cluff@canadapost.ca>; Margaret Mikolajczak (margaret.mikolajczak@ontario.ca) <margaret.mikolajczak@ontario.ca>; Cameron Blaney - MTO (Cameron.Blaney@ontario.ca) <Cameron.Blaney@ontario.ca>; MPAC - Jessica Martini <jessica.martini@mpac.ca>; Lily.Apa@rci.rogers.com; Southlake Regional Health Centre - Nathan Robinson <nrobinson@southlakeregional.org>; York Region Police Department, Jennifer Gotlieb <5775@YRP.CA>

Cc: Connor McBride <cmcbride@georgina.ca>

Subject: Request for Comment - 01.157 & 03.1161 - N/S Ravenshoe Rd

<u>ADDRESS:</u>	N/S Ravenshoe Road, Keswick
<u>DESCRIPTION:</u>	Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)
<u>WARD COUNCILLOR:</u>	Ward 1 (Councillor Charlene Biggerstaff)
<u>FILE NUMBERS:</u>	01.157 / 03.1161

The above-noted applications were deemed complete in November 2021 and were circulated accordingly as per the Planning Act. The applications were first considered by Council at a Public Meeting on January 18, 2023. Refer to [Staff Report DS-2023-0001](#) and the [associated addendum](#) for more information.

A resubmission has been made for a proposed Draft Plan of Subdivision and Zoning By-law Amendment on the subject property.

The resubmission differs from the initial submission considered by Council in a number of ways. They are broadly summarized below:

- Increased number of single detached dwellings (186 to 244)
- Decreased number of freehold townhouse dwellings (270 to 165)
- Decreased number of condominium townhouse dwellings (69 to none)
- Addition of a 'future condominium' block where the condominium townhouse dwellings were previously proposed
- Widening of Street 'B' between Ravenshoe Road and Street 'M' / 'D' (18 m to 21 m)
- Reduction in Parkette Block area from 0.24 hectares to 0.22 hectares
- Enlargement of Park Block area from 0.83 hectares to 1.17 hectares
- Enlargement of the Secondary School Block area from 6.25 hectares to 6.26 hectares
- Addition of a 9 metre utility / pedestrian access Block to the Stormwater Management Pond Block from Street 'A'
- Extension of Street 'M' such that it now connects with Street 'B'

Please note that, given the removal of directly-proposed condominium townhouse dwellings from the proposal, it is not necessary to provide further comment on the previously-circulated Draft Plan of Common Element Condominium at this time.

A Notice of Council Meeting will be issued in the indeterminate future. This matter is not currently scheduled for reconsideration by Council.

Comments and conditions of draft approval (only for the Draft Plan of Subdivision – if appropriate) are requested by January 24, 2024. Earlier comments and conditions are encouraged.

Supporting documents are available at [this link](#). If comments cannot be provided by this date, please advise the undersigned ASAP.

If you have any questions respecting this matter, please contact Connor McBride by phone at 905-476-4301 ext. 2275, or by email at cmcbride@georgina.ca.



Kim Harris

Planning Clerk | Development Planning Division
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2242 or 3008 | georgina.ca
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Georgina.ca/planning-and-development-applicationsinformation-guidesfees

Please use this link for Planning applications and instruction on how to complete them.



1/4/2024

Conner McBride

Georgina

Georgina (Town)

Attention: Conner McBride

**Re: Draft Plan of Subdivision (07.20.07) and ZBLA (01.157 / 03.1161), NW of the Intersection of Ravenshoe Rd. and Woodbine Ave., Georgina; Your File No. 01.157 & 03.1161,07.20.07
Our File No. DTS: 36041 / Circ: 39823**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

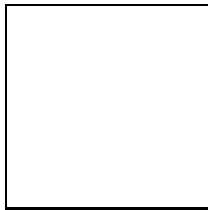
To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.

□

November 17, 2021

The Town of Georgina
Development Services Department
26557 Civic Centre Road
Keswick, ON L4P 3G1

Attn: Connor McBride, Planner II

Reference: **File No. 01.157 & 03.1161**
Agent: Michael Smith Planning Consultants
Part Lot 1 & Part of the South Half of Lot 2, Concession 3

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 60 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Georgina.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 3 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 4 Please contact me in the design phase of the development to discuss suitable permanent locations for the Community Mailboxes.

The complete guide to Canada Post's Delivery Standards can be found at:

https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Susan Cluff
Delivery Planning - GTA
647-203-0529
susan.cluff@canadapost.ca

December 6, 2022

Connor McBride
Planner II
Town of Georgina
Planning Department
26557 Civic Centre Rd RR 2
Keswick, ON L4P 3G1

Dear Connor,

Re: Draft Plan of Condominium, Draft Plan of Subdivision, Zoning By-law Amendment - Revised
Carryspring Holdings Inc.
N/S Ravenshoe Road
Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)
Town of Georgina
File No.: 01-157 & 03-1161

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

This development is in the vicinity of a Vital Main. Please refer to the Third-Party Requirements Document: Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities.ashx (enbridgegas.com)

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.



LSRCA CONDITIONS OF DRAFT PLAN APPROVAL
JANUARY 12, 2024
NORTH SIDE OF RAVENSHOE ROAD, WEST OF WOODSPRING AVENUE
TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK
TOWN FILE: 01.157
LSRCA FILE: SD-401507-111721

- C-1 That this approval is applicable to the Draft Plan of Subdivision prepared by Micheal Smith Planning Consultants, Revision date September 20, 2022 and may be subject to redline revisions based on the detailed technical plans and studies.
- C-2 That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
- a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
 - b) A detailed erosion and sediment control plan;
 - c) A detailed grading and drainage plan;
 - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable;
 - e) A detailed Geotechnical Report for the proposed stormwater management pond;
 - f) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures
- C-3 That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
- a) Detailed Hydrogeological Report / Water Balance
 - b) Compensatory Measures if required
- C-4 That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
- a) Phosphorus budget
 - b) Compensatory measures if required

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Report No. DS-2024-0022
File # 01.157 & 03.1161

- C-5 The owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Municipality.
- C-6 That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Municipality.
- C-7 That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
- C-8 That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Municipality.
- C-9 That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.
- C-10 That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan
- C-11 The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system.

Notes to Draft Approval

The LSRCA will require the following prior to the issuance of a clearance letter:

1. A copy of the executed subdivision agreement.
2. A copy of the draft M-Plan.
3. A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the conservation authority.



January 3, 2024

Town of Georgina
Connor McBride
Planner

Dear Connor,

Re: 01.157 & 03.1161 - N/S Ravenshoe Rd (the "Subdivision")

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at yorkcirculations@rci.rogers.com

Yours truly,

York Circulations
244 Newkirk Rd
Richmond Hill,, ON
L4C 3S5



Corporate Services

File Nos.: 01.157 & 03.1161

York Region File Nos.: SUBP.21.G.0032 & ZBA.21.G.0157

Refer To: Asif Abbas

January 26, 2024

Mr. Denis Beaulieu,
Director of Planning & Building
Town of Georgina
26557 Civic Centre Road
Keswick, ON L3Y 6Z1

Attention: Connor McBride, Planner II

**Re: 4th Submission Draft Plan of Subdivision 01.157 &
Zoning By-Law Amendment 03.1161
Regional File No.: SUBP.21.G.0032 & ZBA.21.G.0157
Part Lot 1 and Part of the South Half of Lot 2, Concession 3
(Carryspring Holdings Inc.)
Town of Georgina**

York Region has now completed its review of the 3rd submission of Zoning By-Law Amendment (ZBA), Draft Plan of Subdivision prepared by Michael Smith Planning Drawing. No. 1265-00 date August 26, 2023. The subject site is located on the north side of Ravenshoe Road, west of Woodbine Avenue, in the Town of Georgina. The original draft plan of subdivision/condominium proposed to facilitate the development of 339 single detached units and 69 townhouse units. The revised development now proposes 244 single detached units, 17 part lots (single detached units) and 165 townhouse units, within a 35.19ha site. York Region provided updated comments and conditions of draft approval in a letter dated January 25, 2023. The Region provides the following comments and updated conditions of approval.

Planning Policy Context

The subject lands are located within the "Urban Area", as shown on Map 1 of the York Region Official Plan 2010 (YROP-2010). Based Map 2 (YROP-2010), Regional Greenlands System is located on a portion of the site. A woodlot is located on the site as per Map 5 (YROP-2010). Woodbine Avenue and Ravenshoe Road are identified as a Regional Road with a planned road width of up to 36m (Map 12). The site is partially within a Significant Groundwater Recharge Area.

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1

Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)

Internet: www.york.ca

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Report No. DS-2024-0022

File # 01.157 & 03.1161

Regional Technical Review Comments

This proposed ZBA and subdivision applications were considered by staff from various Regional Departments. Attached are updated conditions of draft plan approval.

Infrastructure Asset Management (IAM)

IAM has reviewed the resubmitted application in conjunction with the updated Functional Servicing Report prepared by Schaeffers, dated November 2023 and Response Matrix. IAM's previous comments remain valid. IAM's provides the following additional comments:

- The updated FSR indicates hydrant testing will be completed during the detailed design phase. It is IAM's understanding that an updated FSR or similar documentation verifying adequacy of the existing water system to support the proposed development, will be provided for review and record.
- IAM notes the reduced capacity from a total of 525 units to a total of 409 units, with the addition of a 'future condominium' block where the condominium townhouse dwellings were previously proposed.
- The response matrix shall be updated to reflect acknowledgement of all IAM's comments and how they have been addressed.

Transportation Planning

Transportation Planning, and Sustainable Mobility have reviewed the updated draft plan of subdivision, and accompanying response letter, prepared by NexTrans, dated November 29, 2022. The following comments are provided.

1. The applicant shall build a multi-use path (MUP) along the north side of Ravenshoe Road in adherence with the Region's Pedestrian and Cycling Planning and Design Guidelines and the Town's Trails and Active Transportation Master Plan. The MUP will be required at minimum across the entire frontage of the subject property.

Water Resources

Water Resources does not have any objections/concerns subject to the following comments with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval.

Zoning By-law Amendment

The related zoning by-law amendment application proposes to rezone the subject lands from existing "Rural (RU) Zone" to site-specific "Low Density Urban Residential (R1)" zones, with special provisions, a site-specific "Medium Density Urban Residential (R3-XX)" zone, an "Open Space (OS)" zone, site specific "Open Space (OS-XX), (OS-YY)" zones, and an "Institutional (I)" zone in order to permit the proposed development. York Region recommends appropriate holding provisions regarding servicing. Regional Planning staff have no other comments on the amendment.

Lapsing Provision

York Region requests that the Town of Georgina apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of the approval.

Summary

York Region has no objection to approval of the draft plan of subdivision and zoning by-law amendment, subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plans, and the conditions of draft approval should the plans be approved.

Should you have any questions regarding the above, please contact Asif Abbas, Planner, at extension 77271 or through electronic mail at asif.abbas@york.ca

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning
AA

Copy to: Dave Ruggle, LSRCA (email only)

Attachments (3) Copy of 1st Submission Preliminary Technical Comments
 Schedule of Conditions – Draft plan of Subdivision

YORK-#15970495-v1-4th_submission_-_SUBP_21_G_0032_(01_157)_ZBA_21_G_0157_(03_1161)_Regional_Condition_Letter



MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

**RE: 1st Submission Draft Plan of Subdivision 01.157 &
Zoning By-Law Amendment 03.1161
Regional File No.: SUBP.21.G.0032, CDMP.21.G.0026 & ZBA.21.G.0157
Part Lot 1 and Part of the South Half of Lot 2, Concession 3
(Carryspring Holdings Inc.)
Town of Georgina**

Regional Staff have reviewed the above noted ZBA and draft plan of subdivision application, as well as the supporting documents offer the following preliminary technical comments. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date. More detailed comments will be provided through subsequent resubmissions.

Water Resources

Water Resources does not have any objections/concerns subject to the following comments with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval.

Recharge Management Area:

Please note the property is located partially within an SGRA. As such the York Region Official Plan Low Impact Development policy 2.3.41 will apply. The proponent should maximize infiltration at the site using best management practices. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide by Credit Valley Conservation Authority. The contact person for this requirement is Caroline Hawson at LSRCA. The approving body for compliance with the policy will be the local municipality.

Geotechnical and Hydrogeological Support

For your reference the Oak Ridges Moraine (YPDT-CAMC) Groundwater Management Tool: <https://oakridgeswater.ca/> can be accessed for geological data in support of geotechnical and hydrogeological analysis.

Schedule of Conditions of Draft Approval
Draft Plan of Subdivision
01.157 (SUBP.21.G.0032)
Part Lot 1 and Part of the South Half of Lot 2, Concession 3
(Carryspring Holdings Inc.)
Town of Georgina

Re: Michael Smith Planning Drawing. No. 1265-00 date August 26, 2023

1. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree in the Subdivision Agreement that direct connections to the Region's 750mm diameter Ravenshoe Road Watermain shall be designed, installed and commissioned to the satisfaction of the Region.
3. The Owner shall agree in the Subdivision Agreement that they shall not apply for occupancy permits for the new units until the Region confirms to the town that the on-going capital work at the Keswick Sewage Pumping Station are completed.
4. The Owner shall agree in the Subdivision Agreement that no private vehicular access will be permitted to Ravenshoe Road, namely Blocks 268, 286, 292 and 147.
5. The Owner shall agree in the Subdivision Agreement to provide a pedestrian facility along the Ravenshoe Road frontage, to the satisfaction of the Region.
6. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.
7. The Owner shall agree in the Subdivision Agreement that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
8. The Owner shall agree in the Subdivision Agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

9. The Owner shall agree in the Subdivision Agreement the following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".

10. The Owner shall agree in the Subdivision Agreement to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
11. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
12. The road allowance included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region.
13. Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Georgina:
- a copy of the Council resolution confirming that the Town of Georgina has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.
 - a copy of an email confirmation by a Town of Georgina staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
14. Prior to final approval the Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Development Services and to Environmental Services Infrastructure Asset Management for record.
15. Prior to final approval the Owner shall provide a preliminary design of the Street 'A' / Ravenshoe Road and Street 'B' / Ravenshoe Road, designed to Regional standards, to the satisfaction of the Region.

16. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - l) Functional Servicing Report (water, sanitary and storm services)
 - m) Water supply and distribution report;
 - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
 - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
17. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-Of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
18. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering.
19. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.

20. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
21. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
22. Prior to final approval, the Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
23. Prior to final approval, the Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
24. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
25. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
26. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
27. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

28. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Ravenshoe Road, and
 - b) A 15.0m metre by 15.0m metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street A, and
 - c) A 15.0m metre by 15.0m metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street B, and
 - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Ravenshoe Road and adjacent to the above noted widening(s), and
 - e) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street A.
 - f) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street B.
29. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street A and Street B shall be designed to intersect Ravenshoe Road at a right angle, or on a common tangent.
31. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street A and Street B shall be designed to accommodate the recommendations of the transportation report approved by York Region.
32. Prior to final approval, the intersection of Ravenshoe Road and Street A shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
33. Prior to final approval, the intersection of Ravenshoe Road and Street B shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.

34. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
35. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
36. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
37. The Regional Corporate Services Department shall advise that Conditions 1 to 36 inclusive, have been satisfied.

VIA EMAIL

January 15, 2024

Connor McBride
Planner II,
Town of Georgina,
26557 Civic Centre Road,
Keswick, ON, Georgina

Dear Connor,

**Re: REVISED - Application for Draft Plan of Subdivision, Zoning By-Law
Amendment and Draft Plan of common Element Condominium
Garland Community (Bt) Corp.
Part of Lot1 and Part of Sough Half of Lot 2, Con 3
File(s): 01.157 & 03.1161**

Further to our comments of December 7, 2022, we have reviewed the revised draft plan of subdivision dated August 26, 2023 and have no concerns with the proposed revisions. Our previous comments and draft plan conditions to secure the elementary school site and the secondary school site are still valid.

Attached are our updated draft plan conditions to reflect the updated Block numbers in the revised draft plan of subdivision as they pertain to the required school sites in the development.

If you require further clarification, please do not hesitate to contact me at ext. 2439.

Sincerely,



Gilbert Luk,
Manager – Property and System Operations

SCHEDULE "A"

York Region District School Board Draft Plan of Subdivision 03.1161 Conditions:

1. That the following conditions of draft plan approval to be imposed upon the Draft Plan of Subdivision 03.1161 relative to the York Region District School Board:
 - a) That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the *transfer of* a public secondary school site and a public elementary school site. The public secondary school site, Block "286", shall contain not less than 6.26 hectares and the public elementary school site, Block "287", shall contain not less than 2.33 hectares. All school sites shall be free and clear of all encumbrances including but not limited to natural features.
 - b) That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
 - i) to grade the school sites and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - ii) to remove any buildings on the school site;
 - iii) to remove trees, as required to accommodate school layout;
 - iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
 - v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - vi) to construct a black vinyl coated chain link fence, Type II 1 ½ " mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
 - vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
 - viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
 - x) to provide the foregoing at no cost to the Board;

- xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
- c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
 - i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
 - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- d) That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
- e) That prior to final approval, the owner shall submit to the School Board an Environmental Impact Study for the school block, an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the *Town of Georgina* which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
- h) That the subdivision agreement includes warning clauses advising the Town of Georgina property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.
- i) That the York Region District School Board shall advise that conditions a) to h) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.



**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Minutes**

Date: Wednesday, January 18, 2023
Time: 7:00 PM

**Members of Council
Present:**

Mayor Margaret Quirk
Regional Councillor Davison
Councillor Biggerstaff
Councillor Fellini
Councillor Neeson
Councillor Genge
Councillor Dale

Staff Present:

Ron Jenkins, Director of Emergency Services/Fire Chief
Rob Wheeler, Deputy CAO/Treasurer
Rachel Dillabough, Town Clerk
Mamata Baykar, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Connor McBride, Senior Development Planner
Janet Porter, Manager of Development Planning
Shawn Nastke, Director, Strategic Initiatives
Michael Bigioni, Director of Legislative Services, Town Solicitor
Denis Beaulieu, Director of Development Services

Others Present:

Ryan Zabielski, Network and Client Services Supervisor

1. CALL TO ORDER- MOMENT OF MEDITATION

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

- Council recognized the recent passing of Maria Laughlin, Councillor Dale's spouses' grandmother and resident of Georgina

2. ROLL CALL

As noted above

3. COMMUNITY ANNOUNCEMENTS

- The Mayor and Council Levee held on Saturday, January 14th at The ROC was well attended; staff instrumental in arranging the event were thanked

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item No. 10.1.a(a), Updates to Report No. DS-2023-0001 regarding density, allocation and part lots
- Item No. 12.2.b(a), Briefing Note entitled 'Hybrid Meetings Update'

5. APPROVAL OF AGENDA

RESOLUTION NO. C-2023-0011

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That the January 18, 2023 Council agenda, with the following addendum items, be adopted;

- Item No. 10.1.a(a), Updates to Report No. DS-2023-0001 regarding density, allocation and part lots
- Item No. 12.2.b(a), Briefing Note entitled 'Hybrid Meetings Update'

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

7. ADOPTION OF MINUTES (None)

8. SPEAKERS AND DELEGATIONS (None)

9. PETITIONS (None)

10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

- a. Applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning Bylaw Amendment

GARLAND COMMUNITY (BT) CORP

(7:09pm)

Part Lots 1 and 2, Concession 3 (NG), Parts 1-5 on Plan 65R-39504, n/s Ravenshoe Road, Keswick

AGENT: Michael Smith Planning Consultants

Report No. DS-2023-0001

Michael Smith of Michael Smith Planning Consultants, agent for the applicants:

- agent for Garland Community (BT) Corp, a Treasure Hill company, proposing a development at the south end of Keswick
- considering a proposed zoning bylaw amendment to implement a draft plan of subdivision and draft common element condominium; a public meeting is not being held for the draft plan of subdivision or common element condominium as it is no longer required by the Province's Bill 23, More Homes Built Faster Act, but he will provide an overview to give context to the zoning bylaw amendment application
- planning applications, reports and drawings have been submitted and may be subject to change arising from comments made by the Town, other agencies, or the public prior to final approvals
- proposed development is located on the north side of Ravenshoe Road, east of the existing Simcoe Landing subdivision and west of Woodbine Avenue/Ravenshoe Road intersection, about 275 metres/900 feet to the east
- consists of a mix of 11 metre and 12.2 metre single detached dwellings, 6 metre townhouses fronting on public streets and 6 metre townhouses fronting on proposed private common element condominium streets; 534 dwelling units in total
- includes two school sites; 6.25 hectare High School on the north side of Ravenshoe Road and a 2.33 hectare Elementary School site on the north side of Joe Dales Drive. Existing 1.6 hectare wood lot on the west side of the property is to be protected and a 10 metre buffer to the woodlot provided. A portion of another woodlot in the north-east portion of the site is to be protected and buffered as well

- 0.8 hectare park proposed on the south side of Joe Dales Drive, a smaller parkette proposed adjacent to the westerly woodlot, a storm water management pond proposed on the north side of Ravenshoe Road, two roads, 18 metres and 23 metres wide
- draft zoning bylaw indicates zone categories, R1-XX for the 11 metres lots and R1-YY for the 12 metre lots, the actual numbers will be assigned at such time as a bylaw is passed
- medium density blocks will be zoned R3; several factors such as minimum lot frontage, lot area, front yard, exterior side yard, rear yard, interior side yard, maximum lot coverage and height of dwelling will be special provisions; parent bylaw and site specific bylaw will govern the land use on this property

Connor McBride, Town Planner;

- proposed zoning bylaw amendment is associated with a plan of subdivision and plan of draft plan of condominium. This public meeting is strictly for the zoning bylaw amendment. In accordance with the recent Provincial changes, the Town is not required to hold public meetings for plans of subdivision or draft plan of condominium applications.
- presentation will deal with matters related to the draft plan of subdivision as do the staff report and addendum
- aerial photograph includes annotations on the plan, indicating the types of development surrounding the subject property
- subject property is on the north side of Ravenshoe Road, surrounded by a number of proposed and existing developments. To the immediate east is land designated for commercial development, to the north and north-east, west and north-west are draft approved subdivisions containing predominantly single family dwellings, and to the west is the Multi-use Recreation Complex (MURC)
- development proposes 530 units, of which 330 will be townhomes, predominantly in the center of the property, and the remainder will be single family dwellings
- draft plan of common element condominium in south/west corner of subject property, proposing 69 townhouse dwelling units to be on private roads, remainder will be on public roads

- draft plan is proposing 186 single detached dwellings, approximately 17 part lots which when merged with other part lots will result in approximately 9 single detached lots, 270 townhouse dwellings and 69 condominium townhouse dwellings, public and private streets, a number of blocks for the development, storm water management, woodlands and schools
- zoning bylaw amendment proposes to modify the zoning from Rural to a number of site specific low and medium density zones including Open Space and Institutional
- a number of public submissions have been received, including 1 interested party form, 2 written comments, several preliminary inquiries regarding woodlands, proposed density, storm water management, alignment of roads relative to developments in proximity to the subject property. Some comments were not received in time to be included in the report or addendum and will be included in future staff report(s)
- department and agency comments basically recommending resubmission of applications in accordance with their comments; Lake Simcoe Region Conservation Authority commented on engineering, hydrogeology and stormwater management, Region of York commented on servicing, holding symbol requirement, active transportation infrastructure.
- Comments from; i) Development Engineering Division regarding participation in the water and sanitary model, ii) York Region District School Board regarding accessibility to school blocks, sidewalks, lay-by lanes, traffic calming, iii) Parks Development Division regarding size and location of part blocks, not supportive of a small parkette as proposed, 5% parkland dedication requested, iv) Development Planning Division regarding zoning, requirement of a holding symbol, requested the applicant provide draft cross-sections of all streets, 9 metre pedestrian access blocks for connectivity, a mix of dwelling units, consider specific design measures where townhouse dwellings are proposed on both sides of a road which could potentially include reduced heights, increased setbacks, increased consideration regarding on-street parking, provide information on how affordable and rental housing is proposed, information on how all townhouse dwellings have adequate visitor/accessible parking, front doors to the street and landscaped areas in the front yards

- recommended that staff report back to Council following receipt and assessment of all comments

Council Comments;

- concerns with the layout design and construction of townhouses on both sides of a street - this layout created adverse issue in the past and was not to be repeated
- mix of housing including midrise development; suggested the developer consider reconfiguration of the development regarding enlargement of the parks, parking, issues with townhouses on both sides of a street
- Holding zone; some areas would be potentially developed, other areas may remain as farmland until allocation becomes available

Michael Smith; will meet with clients and will consider all comments from interested parties and from Council to determine potential opportunities to address some points raised.

Connor McBride;

- allocation; plans require servicing allocation be assigned before development occurs through a resolution of Council, with preliminary assignment at staff level. This development is over 500 units, requirement to assign 1,400 persons equivalent of allocation would be required; allocation is not immediately available, therefore it would be necessary to implement Planning Act controls to prevent any development pending availability of allocation through a holding symbol. Council has the authority to re-assign allocation from other areas of the Town.
- density; there are two density calculations, one under the existing Keswick Secondary Plan and one for the proposed Keswick Secondary Plan. Proposed development exceeds the density maximum in the current Keswick Secondary Plan but it does not exceed the density provisions in the proposed Keswick Secondary Plan that is not yet implemented. There will be a fair number of changes to the plan and this will be addressed in a subsequent staff report.
- primary entrance for development; there will be two entrances to Ravenshoe Road, Streets 'A' and 'B', there is no indication that the temporary construction entrance will be opened permanently. When construction does occur for developments such as this one, construction accesses could

be in a different location than the proposed locations for permanent entrances

- concerns with parking; on-street parking, size of the parks

Council Comments;

- request developer to consider green initiatives
- Urban and Architectural Control Guide suggests 3-storey schools for conservation of property, units per block for townhouses of approximately 6 is preferred; turning end blocks at 90 degrees to help streetscape and lengths
- guide discourages private properties backing onto woodlots; that scenario exists on Robert Wilson Drive with a barrier; suggested a barrier in this location as well
- guide discourages crescents and cul-de-sacs, suggests most houses be on a 15 degree east/west angle to increase heating through natural sunlight; homes on this plan do not seem to be facing on that angle
- guide contains traffic calming suggestions; permeable paving, speaks to Townhouse units, ensuring utilities be in a private space rather than in public view
- opportunities and direction from upper government to add duplexes, guarantee of separate entrances, to contain proper fire exits
- opportunity for live/work units, low rise apartment
- plan indicates visitor parking at 1.5 per unit; sounds low
- consider planting cleaner types of trees
- porch designs to consider garage doors and ease of opening
- schools are not guaranteed on school sites, therefore concerns with density; if a school is not built, land will contain single family dwellings and greater density will then be desired
- concern with parking of vehicles on roadways outside potential school locations, creates difficulties navigating the roadways at certain times of the day; current design for both school sites only provides spill-over parking either in front of tightly knit blocks of townhouses with tiny lots or along Streets 'A' and 'G', passing a close-knit subdivision with a lot of traffic at certain times of the day

- density; while the Province has rolled out a plan for more dwellings, Georgina has a lack of transit opportunities and the distance to amenities is greater, requiring the need for vehicles
- request proponent to consider smaller, more affordable units that are not multi-level and more geared toward seniors
- Bill 23 should be taken into consideration
- will there be rough-ins to accommodate accessory apartments, which could essentially double the neighbourhood's population
- integration with the community via trails, transit, for opportunities to access the balance of the community; employment, grocery stores, etc
- issues regarding the upstream effect regarding the Keswick Business Park; can it be collaboratively worked out for the benefit to all parties involved
- history has indicated townhomes on both sides of a roadway leads to issues, insufficient parking, does not work
- should label the stormwater management pond as such rather than a swim pond
- over 500 homes, well over 1,000 people - can we not squeeze in a strip plaza so people can shop locally?

Denis Beaulieu; affecting the Keswick Business Park is the the twin force main and the Keswick Sewage Pumping Station completion and commission

Michael Smith indicated that Golden Mile owns everything to the east of Street 'A' and is designated for Commercial development with the intension of it containing a mix of traditional commercial and possibly employment land such as offices, but he is not involved in that property.

Connor McBride; Golden Mile property, wide variety of different development contemplated for this area, including typical service commercial developments such as restaurants, retail, service commercial of all types and scales including big box stores down to local commercial. Designation contemplates mid-rise residential uses, schools, institutional uses. Designation is supposed to be Mixed-Use Corridor in the Keswick Secondary Plan with the intent for commercial development.

- the plan contains a number of part lots and blocks with the intent to merge them with other part lots and blocks to create buildable single detached dwelling lots; it is anticipated that the part lots and blocks will change but will not result in lots that are unbuildable

Connor M

RESOLUTION NO. C-2023-0012

Moved By Councillor Biggerstaff

Seconded By Regional Councillor Davison

1. That Council receive Report No. DS-2023-0001 prepared by the Development Planning Division, Development Services Department dated January 18, 2023, respecting applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning By-law Amendment, submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith) on behalf of Garland Community (BT) Corp. for the property legally described as Parts of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 - 5 on Plan 65R-39504.
2. That Staff report further to Council following the receipt and assessment of all Town department and external agency comments, and once the Applicant has addressed these comments and the concerns presented in Report No. DS-2023-0001, as well as any matters raised by Council, the public or Staff at the Public Meeting.
3. That Staff provide written notice of the next Council meeting regarding these applications, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a. Any person or public body that has requested to be notified of any future public meeting(s).
 - b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

Carried

- a. Updates to Report No. DS-2023-0001 regarding density, allocation and part lots

11. REPORTS (None)**12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS**

1. Dispositions/Proclamations

- a. Steve Clark, Minister, Ministry of Municipal Affairs and Housing, providing an update on key initiatives underway to help meet it's goal of building 1.5 million new homes over the next 10 years.

RESOLUTION NO. C-2023-0013

Moved By Councillor Genge

Seconded By Councillor Fellini

That Council receive correspondence from Steve Clark, Minister, Ministry of Municipal Affairs and Housing, providing an update on key initiatives underway to help meet its goal of building 1.5 million new homes over the next 10 years.

Carried

2. General Information Items

- a. Information Items
- b. Briefing Notes
 - a. Hybrid Meetings Update

Rachel Dillabough reviewed her briefing note

Rachel D

RESOLUTION NO. C-2023-0014

Moved By Regional Councillor Davison

Seconded By Councillor Biggerstaff

That Council receive the briefing note entitled 'Hybrid Meetings Update' providing the anticipated installation and testing of the model to implement Council's preferred method of hybrid meetings that will permit attendance at Council meetings both in-person and electronically.

Carried

13. **MOTIONS/ NOTICES OF MOTION** None

14. **REGIONAL BUSINESS**

- Regional budget scheduled for discussion

15. **OTHER BUSINESS** None

16. **BY-LAWS (None)**

17. CLOSED SESSION

Moved By Councillor Dale

Seconded By Councillor Genge

That Council convene into Closed Session at 8:13pm to deal with the following matters:

- a. EDUCATION OR TRAINING SESSION, Section 239(3.1), MA; Solicitor update
- b. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(e), MA; Lake Drive Jurisdiction - Judicial Review

Carried

Moved By Councillor Dale

Seconded By Councillor Fellini

That Council reconvene into Open Session at 10:25pm and report on matter(s) discussed in Closed Session.

Carried

RESOLUTION NO. C-2023-0015

Moved By Councillor Biggerstaff

Seconded By Councillor Genge

In regard to Closed Session Item No. 18.1.a under Section 239(3.1) of the Municipal Act being an Education or Training Session, Solicitor update;

1. That Council receive the Solicitor's update.

Carried

RESOLUTION NO. C-2023-0016

Moved By Councillor Neeson

Seconded By Regional Councillor Davison

In regard to Closed Session Item No. 18.1.c under Section 239(2)(e) of the Municipal Act being litigation or potential litigation including matters before administrative tribunals affecting the municipality or local board regarding Lake Drive Jurisdiction, Judicial Review;

1. That Council receive the Solicitor's update and that the Solicitor be directed to proceed accordingly.

Carried

18. CONFIRMING BY-LAW

Moved By Councillor Dale

Seconded By Councillor Genge

That the following bylaw be adopted;

1. Bylaw 2023-0005 (COU-2) confirming proceedings of Council on January 18, 2023

Carried

19. MOTION TO ADJOURN

Moved By Councillor Biggerstaff

Seconded By Councillor Genge

That the meeting adjourn at 10:28pm

Carried

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

From:

Date: January 3, 2023 at 11:09:40 AM EST

To: Ellen Donnelly <edonnelly@georgina.ca>

Subject: Draft plan on subdivision (Garland community corp.) Part lots 1 & 2, concession 3 (N.G.)

To whom it may concern

After numerous calls to your office to check and hope to realise on the leaflets I received during the holidays never success. The leaflets I received is so fade to tell about the Draft plan on subdivision (Garland community corp.) Part lots 1 & 2, concession 3 (N.G.). As a resident living on lower Keswick I would like to have a more detail story about the new plan. I earnestly like to have a more complete plan explanation and hopefully to have a PDF of the drawing 1265-00 and surroundings. My name , email address:

From: [Connor McBride](#)
To: [Anna Geniole](#)
Subject: FW: Town File:03.1161
Date: January 11, 2023 1:28:00 PM

From:
Sent: January 11, 2023 11:46 AM
To: Connor McBride <cmcbride@georgina.ca>
Subject: Town File:03.1161

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Connor
Senior Development Planner

Good morning ,
I have left several phone messages on your extension today Wed Jan 11. Realizing your offices are probably very busy I decided to submit my comments based on limited information I received from your offices this week.

My name is _____ my wife _____ and myself are new homeowners in Keswick and purchasers of a brand new home in 2021 @ _____. Connor my wife and I chose to purchase this beautiful home in the new development of Simcoe Landing in Keswick after researching with multiple sources both the regional government of Georgina on land and road development and the Ontario government on future 400 series road expansion and the timing of both.

Our intent before buying was to understand any development on the land and infrastructure changes directly behind our house and proposed in the future which may have a bearing on our purchase both positive and negative. This investment is our largest single investment and is our entire retirement savings.

At the time less than two years ago the future plan for subject property and the land DIRECTLY behind our house according to your offices was to be developed by Treasure Hill and the development would be houses similar to ours. This information was provided by your offices and by Aspenridge our builder. That Ravenshoe maybe expanded to 4 lanes with no final plans in place. That the 404 extension and the proposed area for expansion was in consideration for development over the next 10 years as outlined in a map they provided us.

As you can see we were very serious about this significant investment of over \$1.2 million plus over \$300 k of secondary costs totaling \$1.5 mil and wanted to ensure we had the best information possible before we purchased.

Earlier this week Jan.4 two years later we received the towns notification Town File: 03.1161 in our mail with the proposal N/S Ravenshoe Road Part Lot 1 and Part of the South Half of Lot 2, Concession 3(NG) with a Draft Plan of Common Element Condominium Zoning By-Law Amendment applications to implement a residential development consisting of 186 single detached dwellings, (HIGH DENSITY) 161 street townhouse dwellings and 69 condo townhouse dwellings (HIGH DENSITY). We also noticed on the attachments provided in the

mail a additional plan in BLOCK 358 SECONDARY SCHOOL in BLOCK 359 ELEMENTARY SCHOOL as well as two new major road entries A and B from Ravenshoe. I noticed in the attachment that this document DRAFT PLAN OF SUBDIVISION GARLAND COMMUNITY CORP. was dated Dec. 27 2011 signed by Michael Smith Planning Consultants Development Coordinators Ltd. So a plan with multiple high density housing, two major arteries off of Ravenshoe and two large schools with significant traffic was being proposed some 10 years prior to our inquiry with the Town of Georgina.

The purpose of my communication is to share with you my understanding of the information you provided; verify with you my understanding of the information; request more information on the area directly behind my house; any other information available to us to help us understand; once I have all the information particularly more details on the 69 Condos directly behind our house items like ,fencing being provided behind our house for security and privacy, size/ dimensions of each element of the design features ie) dimension and lot sizes of Condos , parking lot, street in front of parking lot, overall dimensions of condo development behind our house , and other amenities being considered along with dates of construction and any other items available to help us to make constructive and educated decisions on serious changes to land being considered for development in the ammendment being provided and voted on by your town council as early as Jan.18th.

Has any further distribution of documents been provided to all my neighbours effected by this proposal? While I have never been involved in something like this before I also would like to express my concerns.

The date of vote seems very aggressive. Is there a chance this could be delayed so individuals like ourselves are properly informed and given the chance to think this through?

Do you have the resident taxpayer/ owners in the neighborhood properly informed.

Could I get any additional information relevant to this proposal in advance of this meeting in a week ASAP?

Could I get a vopy of the staff report available on Jan 11 as per your directions.

I am very concerned based on the deadlines given that your Town Council has already decided the outcome

I hope this isn't the case.

While we dont have enough information to make the best decision on next steps we are seriously concerned about this development and would vote against it at this stage. It seems like the Town has invested a fair amount of resources to date with some fairly significant infrastructure decisions being made ie high density housing Secondary and Elementary schools and multiple primary and secondary roads , sewage etc could you email me additional information to

So I can read educate and share my thoughts/ decisions in whatever forum is available to me. to then share my overall concerns about the impact this ammendment Town File : 03.1161 will have on us personally .

With the information I currently have my concern will be the financial impact this development will have immediately and long term regarding resale to me and other current residents backing onto this subject property.

Sincerely

To: Anna Geniole <ageniole@georgina.ca>
Cc: Connor McBride <cmcbride@georgina.ca>; 'Michael Smith' <michael@msplanning.ca>
Subject: "Interested Party" - Planning Applications - Notification Form-signed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Anna, please find the **attached Request to be Notified - Planning Applications form**.

Please note: that we do not wish to “speak” or “present” at the upcoming Public Meeting this Wednesday January 18, 2023 at 7p.m.

I was in contact with Michael Smith yesterday afternoon for a brief phone conversation per Connor McBride’s suggestion to reach out to Mr. Smith (Michael Smith, RRP - Michael Smith Planning Consultants; Development Coordinators Ltd., 279 The Queensway South, Keswick, Ontario) regarding the abutting development proposed by Garland Community (BT) Corporation/Carrysprng Holdings to the west of our remaining “Future Commercial Property” and to the immediate north-west of our remaining “Future Commercial Property (owned by Golden Mile Construction Company Limited) located at the north-west corner of Ravenshoe/Woodbine.

Mr. Smith was most helpful and sent updated information re: Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)

As an “Interested Party” we wish that the matter of SWM POND Block 363 (per the Revised Draft Plan of Subdivision - Garland Community Corp.) dated December 27, 2011 ... to be examined and discussed ... to the extent that **storm water flow not adversely impact our property** in particular the area of our property spanning “Street G/Street A” moving in an easterly direction. Equally that the **storm water flow in a southeasterly direction not adversely impact our property** in the area and surrounding areas where Street A and Ravenshoe will intersect.

Please note that I have copied Mr. Connor McBride - Senior Development Planner, Development Services Department as well as Mr. Michael Smith, RRP per this message.

Thank you, thanks to Mr. McBride and to Mr. Smith as well.

Golden Mile Construction Company Limited

Good Afternoon

There is a new mixed use housing development before council seeking approval for amendments and I have concerns around the existing mixed mature forest that is located on the west side of this property on the north side of Ravenshoe .

The Forest is actually right behind former Councillor Waddington's home .

I am asking that this Forest be completely protected from the proposed new section of the Simcoe Landing development extension. It should be an integral

Part of planned extensive existing trail system .

Thank You

Regards



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

SENT VIA EMAIL

P – 2960

January 17, 2023

Town of Georgina
26557 Civic Centre Road
RR #2, Keswick, Ontario
L4P 3G1

Attention: Mayor Quirk and Members of Council

**Re: Garland Community (BT) Corp. Public Meeting
Part of Lots 1 and 2, Concession 3 (NG)
Staff Report DS-2023-0001
Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments
Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc.
c/o DG Group
Town of Georgina
Region of York**

Dear Mayor Quirk and Members of Council,

KLM Planning Partners Inc. acts on behalf of Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc. c/o DG Group whom directly about the above noted development which is subject to a statutory public meeting.

We met with the owner and Mr. Smith on Monday January 16, 2023 and we appreciate them taking the time to do so. As mentioned to them, we have the following concerns:

1. There are number of locations on the proposed draft plan where the streets do not align either with the Phase 10 draft approved plan or the registered and built phase 8 development. Mr. Smith advised they would review these discrepancies. It is our position that given the lands are either developed or draft approved, there should not be any deviation from the location of the roads.

2. There are a couple of part blocks and part lots that do not match either the existing built context (phase 8) or the draft approved plan (phase 10). Mr. Smith advised they would review these discrepancies. It is our position the proposed draft plan should match the draft approved plan (phase 10).
3. We appreciate Mr. Smith providing us with a copy of the proposed draft plan of subdivision. However, we note the draft plan that was provided to us does not align with the proposed unit count outlined in the Public Meeting notice nor the staff report. In particular, the provided draft plan outlines 270 street townhouse dwelling units whereas the notice and staff report state there are 161 street townhouse dwelling units which is a difference of 109 units. As such, we are seeking clarity on which unit count is correct.
4. The unit count is important as it directly relates to the proposed density. If the unit count is 270 street townhouse dwelling units, this translates to an overall unit count of 534 units. With 534 units, this would put the overall net residential density to 17.6 units per gross residential hectare, which exceeds the maximum density permitted in the Keswick Secondary Plan.
5. In addition to the density discussion above, we note the staff report does not characterize the density permission in the Keswick Secondary plan properly. We have for many years and various phases of the Simcoe Landing Community, have had to deal with the density policy in the Keswick Secondary Plan. The key component is the density maximum is permitted to 16.6 units per gross residential hectare provided there are medium density housing forms included (which they have in this case) however, the low density residential uses must remain at 14.5 units per gross residential hectare. This has not been discussed in the staff report and it is unclear if this test has been met.

We trust the above comments will be taking into consideration. In addition, we request notification of any Town of Georgina decision made as it relates to the above matter.

Yours truly,

KLM PLANNING PARTNERS INC.

cc. Warren Melbourne – DG Group
cc. Alan Drozd – Town of Georgina
cc. Connor McBride – Town of Georgina
cc. Michael Smith – Michael Smith Planning Consultant

Connor McBride

From:
Sent: January 18, 2023 11:29 AM
To: Connor McBride; Rachel Dillabough
Subject: Request for a PDF of drawing number 1265-00 and the like of the proposal

WARNING: The sender of this email could not be validated and may not match the person in the ""From"" field.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Connor McBride,

I am a resident reside between Ravenshoe road and Robert Wilson cres. (Simcoe Landing). Just want to have a more clear understanding to the change around my house. Would you be able to send me a PDF of the drawing 1265-00 and more information of

Thanks for your consideration,

Regards

Sent from [Mail](#) for Windows

Good evening Alan we talked over a year ago and you included me on your distribution list re:
Future meetings re:agenda topic
Kim sent an email regarding file #01.157,01.163,1161 with attachments and the upcoming meeting date.

Unfortunately I will be out of the country at the time of the scheduled meeting
I have had a chance to read all the attachments. As a new resident of (a brand new single detached house) which we purchased in 2020 which backs onto this proposed development my concern remains the same as mentioned previously in our conversation. We invested our life savings in this house as I am sure the other 4 home owners did who also back onto this proposed development.

My concerns where and remain:

Significant number of high density town homes (condo/ freehold) combined with a large Secondary School packed into two lots butted up to our homes. Our neighbourhood is currently made up of single detached homes. This will have a significant impact on our neighborhood from a lifestyle, congestion, noise and the possibilities of an increase in the crime rate. Which in turn would also impact resale and value.

I noticed that the condo townhouse proposal is not on the agenda is there a reason for this?

Is there a date for the Condo townhouse meeting?

I would greatly appreciate any feed back on the Condo Townhouse questions and the minutes of the upcoming meeting.

I appreciate your response in advance.

Sincerely

**THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO RELEASE FOR
REGISTRATION OF PLAN OF SUBDIVISION 19T-21G01**

Corporation of the Town of Georgina

1. Approval shall relate to a Draft Plan of Subdivision comprising Part of Lots 1 and 2, Concession 3 (NG), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd., dated December 27, 2011 (Revision No. 5, April 5, 2024). The plan may be subject to redline revisions based upon the results of detailed technical plans and studies.
2. Final Approval for registration may be issued in phases provided that the following occurs to the satisfaction of the Director:
 - a) Phasing is proposed in an orderly progression;
 - b) The infrastructure required, including but not limited to, roads, watermain, sanitary and storm sewers, stormwater management facilities, pumping stations, sidewalks, multi-use trails, park and tree planting proceeds in an orderly manner;
 - c) Adequate municipal water supply and sanitary sewage servicing capacity is available; and,
 - d) Clearances are required for each phase proposed for registration by the Owner and may be related to lands not located within the phase sought to be registered.
3. Where Conditions refer to documents to be submitted and approved by the Town, it is acknowledged that some documents may have already been submitted, reviewed and/or approved. New materials may not be required in every instance.
4. When making a submission following Draft Approval, the Applicant must submit all the documents specified in the Conditions, unless explicit, prior and written exemption is provided by the Director.
5. The Owner shall provide, as specified by the Director, two (2) sets of any of the documents specified herein. Certain documents may be exempted from the requirement for two (2) sets with prior, explicit and written confirmation from the Director.
6. The following abbreviated terms are used throughout these Conditions:
 - a) 'Act' means the Planning Act
 - b) 'Director' means the Director of Development Services of the Town of Georgina
 - c) 'Owner' means the owner or beneficial owner of the Subject Lands
 - d) 'Town' means The Corporation of the Town of Georgina
 - e) 'LSRCA' means the Lake Simcoe Region Conservation Authority
 - f) 'York Region' means The Regional Municipality of York
 - g) 'Canada Post' means Canada Post Corporation
 - h) 'Bell' means Bell Canada
 - i) 'Enbridge' means Enbridge Gas Distribution
 - j) 'Rogers' means Rogers Communications
 - k) 'Subject Lands' means the lands subject to the Draft Plan of Subdivision
 - l) 'Draft Plan' means the Draft Plan of Subdivision
 - m) 'Conditions' means the conditions of draft approval associated with the approved Draft Plan of Subdivision

- n) 'Final Approval' means the final depositing of the M-Plan with the Land Registry Office

Development Engineering Division

7. The Owner shall enter into a Subdivision Agreement with the Town and agree to satisfy all conditions prior to Final Approval. The Town shall register the Subdivision Agreement against the Subject Lands to which it applies.
8. The road allowances included within this draft plan of subdivision shall be dedicated to the Town as public highways without monetary consideration and free of all encumbrances.
9. The public highways within this draft plan of subdivision, including sidewalks and pathways shall be designed and constructed by the Owner at his expense and all to the satisfaction of the Director of Development Services.
10. The Owner shall submit to the Town, a report prepared by a qualified consultant, identifying that all lands to be conveyed to the Town are clear of contaminants, noxious and/or deleterious substances.
11. That prior to any site alteration or grading, proper erosion and sediment control measures must be in place. All storm water management facilities (e.g. pond) must be in place prior to the creation of impervious surfaces such as roads and buildings.
12. The Owner shall submit the following documents in accordance with the applicable design and policy documents, and agree to implement the documents and their recommendations in the Subdivision Agreement, to the satisfaction of the Director:
 - a) Topographic survey;
 - b) Water and sanitary modelling;
 - c) Water servicing plans;
 - i. Shall meet performance objectives (pressure / fill flows);
 - d) Sanitary servicing plans;
 - i. Shall conform to the York Region Inflow and Infiltration Standard for Sewer Servicing New Development;
 - e) Stormwater plans;
 - f) Master lot grading and drainage plans;
 - g) Erosion and sediment control plans;
 - h) Tree preservation plans;
 - i) Phasing plan;
 - j) Traffic control and management plan;
 - k) Pedestrian / cyclist circulation plan;
 - l) Pavement material, marking and signage plan;
 - m) Composite utility distribution plan;
 - n) Photometric plans;
 - o) Stormwater management report;
 - p) Transportation impact study;
 - q) Autoturn analysis for fire and waste vehicles;
 - r) Noise study;
 - s) Vibration study;
 - t) Functional servicing report;
 - u) Traffic impact study;
 - v) Hydrogeological study;

- w) Water balance report;
 - x) Geotechnical study;
 - y) Soil management plan as per O. Regulation 409, EPA and Town guidelines;
 - z) Construction management and communications plan; and,
 - aa) Environmental site assessment as per Ontario Regulation 153/04.
13. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
- a) That all works shall be designed and constructed at the Owner's costs and all to the satisfaction of the Director, subject to Development Charges By-laws and Cost Sharing Agreements, as applicable;
 - b) Provide securities, indexed to an inflationary factor approved by the Director, to guarantee that the Conditions will be implemented and maintained as approved following satisfactory progress through the overall design;
 - c) Provide securities to guarantee that the Conditions will be implemented and maintained as approved;
 - d) Provide performance and maintenance guarantees and securities;
 - e) Upon Final Approval, convey all roads and road blocks to the appropriate road authority, free of all costs and encumbrances;
 - f) Upon Final Approval, convey all required easements, internal to the Subject Lands, and free of all costs and encumbrances, as may be required by the Director, to the appropriate transferee;
 - g) Provide copies of the executed and registered Subdivision Agreement to the Director and all agencies that implemented Conditions;
 - h) Convey to the Town any lands or rights in land as may be required, without monetary consideration and encumbrances;
 - i) Permit any telephone, telecommunication or utility service provider to locate its plants within the Subject Lands;
 - j) Relocate any utilities required by the development of the Subject Lands at the sole expense of the Owner;
 - k) Pay all costs as per Town By-law 2018-0074 (PL-7), as amended;
 - l) Pay all peer review costs associated with the review of any submitted material or the preparation of the Subdivision Agreement;
 - m) Acknowledge that building permits will not be issued until road, servicing and streetlight infrastructure is constructed, tested and inspected;
 - n) Acknowledge that fill and other imported material on the Subject Lands shall only be placed in accordance with By-law 2022-0038 (REG-1) and Ontario Regulation 406/19;
 - o) Provide a preconstruction inspection of all buildings within a radius of 100 metres from the property boundary and provide vibration monitoring for the duration of construction;
 - p) To host a pre-construction meeting followed by a bi-weekly on-site progress meeting for the duration of construction;
 - q) To provide performance and maintenance guarantees and securities;
 - r) Snow removal will be completed regularly to keep all roads, parking areas, public areas, walkways, entrances and emergency access clear of snow at all times, and, if required, have the snow removed from the Subject Lands; and,
 - s) A monitoring and maintenance program shall be implemented for all water, sanitary and stormwater management facilities within the Subject Lands.
14. The Owner shall agree in the Subdivision Agreement that prior to any pre-servicing on the Subject Land, to provide a detailed Construction Management and Developer Communications Plan, including but not limited to construction phasing, traffic circulation,

material and equipment storage, work stations, construction access and communication and liaison with the public, to the satisfaction of the Director of Development Services.

15. Any dead-end roads shall be terminated in a temporary turning circle and/or a 0.3-metre reserve, which are to be conveyed to the Town without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or the development of adjacent lands. The re-conveyance of any such lands to the Owners shall be at no cost to the Town.
16. The Owner shall submit an On-street Parking Plan for review by the Town to the satisfaction of the Director of Development Services.
17. The Owner shall agree in the Subdivision Agreement and otherwise that no building permits will be applied for or issued until the Town at its sole discretion is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
18. The Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. privacy, environmental protection, acoustical, security) and shall agree in the Subdivision Agreement to erect and maintain such fencing, all to the satisfaction of the Director of Development Services and at no expense to the Town.

Planning Policy Division

19. The Owner shall submit the following documents, prepared by a qualified professional, in accordance with the applicable design and policy documents; agree to implement the documents and their recommendations in the Subdivision Agreement, to the satisfaction of the Director:
 - a) Tree Inventory Plan / Tree Preservation Plan / Arborist Report:
 - i. Conform to Town Tree Preservation and Compensation Policy OID-01, as amended.
 - b) Master Landscaping Plan and Streetscaping Plan:
 - i. Prepared by a landscape architect in good standing with the Ontario Association of Landscape Architects; and,
 - ii. The Owner agrees to uphold the undertaking and installation of all landscape works in accordance with the approved Landscape Plans within the subdivision.
 - c) Conceptual Fence Plan:
 - i. Include high-level information on phasing, location, fence types and maintenance responsibilities. Note: fencing to remain until all construction adjacent to fenced areas is complete including trails, soil stabilization and all construction equipment is removed from site.
 - d) Sidewalk / Trail System Plan:
 - i. Include high-level information on the phasing, location, network type and maintenance responsibilities;
 - ii. In accordance with the Trails and Active Transportation Master Plan and the Accessibility for Ontarians with Disabilities Act; and,
 - iii. In accordance with recommendations put forth by the LSRCA.
20. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:

- a) Provide 5% parkland dedication in accordance with Section 51.1 (4) of the *Planning Act* and Town By-law 2001-0020 (PUT-1), as amended. In satisfaction of these requirements, the Owner shall convey to the Town Park Block 288 and Parkette Block 289 to the Town in accordance with the Town's Parkland Standards Manual, and pay cash in lieu of parkland equivalent to 0.37 hectares (0.91 acres) of land valued on day before draft approval in accordance with Section 51.1 (4) of the *Planning Act* and Town By-law 2001-0020 (PUT-1), as amended.
- b) Convey to the Town Woodlot/Woodlot Buffer Blocks 290, 291, 293, 294 and 295 inclusive, without monetary consideration and free of all encumbrances;
- c) Not remove or damage any trees identified in the Tree Inventory Plan without the prior, explicit and written approval of the Director;
- d) Mark all trees designated for preservation with spray paint prior to the commencement of any site alteration;
- e) Not to remove trees within bird nesting season, as per the *Migratory Birds Convention Act* and in accordance to Zone C nesting patterns reflective of the March 30th to August 30th nesting period;
- f) Only fell trees into the Subject Lands;
- g) Shred, chip and remove all felled trees and wood debris within 15 days of felling or as otherwise approved by the Director;
- h) Install tree protection fencing as per the applicable Town design criteria and ensure that same is inspected by a Town (or Town-approved) inspector prior to the commencement of any development work;
- i) Maintain all tree protection fencing until all development near the tree protection area is complete, soils are stabilized and all equipment has been removed from the Subject Lands;
- j) Deposit an acceptable form of security with the Town, in an amount calculated as per the Town Tree Preservation and Conservation Policy OID-01, as amended, to ensure compliance with Town requirements;
- k) Ensure that all areas within tree driplines are not used for the storage of materials, equipment, debris, soil or similar;
- l) Ensure that no grading, trenching or tunneling is done within tree protection zones;
- m) Ensure that no rigging cables or other hardware is attached to or wrapped around trees to be preserved;
- n) Ensure that periodic inspections are undertaken by a Town (or Town-approved) inspector prior to, during and following construction;
- o) Satisfy all provisions of the Regional Forest Conservation By-law, Town Tree Preservation and Compensation Policy OID-01, as amended, and the Town Development Design Criteria, respecting the preservation and protection of trees and vegetation;
- p) Compensate the Town, either by way of re-plantings, cash-in-lieu payments or a combination of both, as per the approved Master Landscaping Plan, Tree Inventory Plan, and as per the Town Tree Preservation and Compensation Policy OID-01, as amended; and,
- q) Not remove or damage (leading to the destructing of) those trees identified in the approved Tree Inventory Plan and Preservation Plan without the prior, explicit and written consent of the Director. The Owner shall deposit a security in the form of a Letter of Credit, in amount to be determined by the Director, to ensure compliance with the tree preservation requirements.

Development Planning Division

21. The Owner shall submit a record that specifies how each condition was cleared, to the

satisfaction of the Director. The record shall include a matrix that:

- a) References each Condition;
 - b) Includes a brief, written description of how each Condition was cleared; and,
 - c) Includes a copy of correspondence or documentation that explicitly indicates that the Condition was cleared.
22. The Owner shall submit a draft M-Plan that conforms or substantially conforms to the approved Draft Plan, to the satisfaction of the Director. The Owner shall also submit a Table of Concordance to the satisfaction of the Director. The Table of Concordance shall compare the lot, unit and/or block numbers as they appear on the approved Draft Plan to the lot, unit and/or block numbers as they appear on the draft M-Plan.
23. Following the review and approval in principle of the draft M-Plan by the Director, the Owner shall submit mylar and white print copies of the draft M-Plan for review and signing by the Director. The mylar and white print copies shall conform with Land Registry Office requirements, shall be submitted in hard copy and shall be contained within a hard-sided shipping tube.
24. The Owner shall submit draft R-Plans for all proposed easements to the satisfaction of the Director. The Owner shall also submit draft instrument language for all proposed easements, to the satisfaction of the Director. The draft instrument language shall define the nature, purpose, intent and maintenance responsibilities associated with each easement. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
- a) Convey all required easements to the required transferee;
 - b) Register the R-Plans and instruments as approved by the Director;
 - c) Provide copies of the corresponding registration instruments to the Director immediately following registration;
 - d) Include overlays of all draft or registered R-Plans on all drawings; and,
 - e) If the land on which a drawing applies contains lands which are subject to a draft or registered R-Plan, to include copies of associated draft or registered R-Plan and draft or registered transfer instrument with the drawing submission.
25. The Subject Lands shall be appropriately zoned by a Zoning By-law that has come into force and effect in accordance with the provisions of the *Planning Act*.
26. Prior to registration of the plan, or any part thereof, or the issuance of building permits, the Owner shall prepare Urban and Architectural Design Guidelines, to the satisfaction of the Director of Development Services, for the subject development.
27. The Owner shall agree in the Subdivision Agreement that:
- a) A Control Architect shall be retained at the cost of the Owner with the concurrence of the Town of Georgina to ensure compliance with the approved Urban and Architectural Design Guidelines. Where possible the Control Architect shall be the same architect that prepared the Architectural Design Guidelines. Furthermore, the Control Architect shall be a licensed/registered architect, accredited and in good standing with the Ontario Association of Architects (OAA);
 - b) Prior to the submission of the individual building permit applications, the Control Architect shall have stamped and signed drawings certifying compliance with the Urban and Architectural Design Guidelines; and,

- c) The Town of Georgina may undertake periodic reviews to ensure compliance with the Urban and Architectural Design Guidelines. Should inadequate enforcement be evident, the Town of Georgina may cease to accept drawings stamped by the Control Architect and retain another Control Architect, all at the expense of the Owner.
28. The Owner shall submit the following documents, as approved, in accordance with the applicable design and policy documents and agree to implement the documents and their recommendations in the Subdivision Agreement, to the satisfaction of the Director:
- a) Phase 1 and 2 Environmental Site Assessment;
 - b) Record of Site Condition (if required);
 - c) Environmental Impact Study;
 - d) Urban and Architectural Design Guidelines; and,
 - e) Zoning By-law.
29. The Owner shall submit the following documents to the satisfaction of the Director:
- a) A Notice of Passing and Clerk's Declaration proving that the Subject Lands are appropriately zoned;
 - b) Copies of all applicable Council by-laws and resolutions proving that sufficient water and sanitary sewage servicing capacity is allocated;
 - c) Copies of all applicable Council by-laws and resolutions that name the roads within the Subject Lands;
 - d) A parcel register, including copies of all registered instruments;
 - e) A civic addressing plan, as per the civic addressing plan prepared by the Town;
 - f) Proof that the Archaeological Assessment was successfully entered into the Ontario Public Register of Archaeological Reports; and,
 - g) If required, proof that a Record of Site Condition has been approved by the Ontario Ministry of the Environment, Conservation and Parks.
30. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
- a) Register or discharge any instruments deemed necessary for the orderly development of the Subject Lands;
 - b) The Owner shall pay all costs incurred by the municipally-retained peer review consultants in relation to the peer review of submitted reports and studies;
 - c) Not undertake any site alteration near or within known archaeological resources, unless the Ministry of Culture, Tourism and Sport has provided explicit, prior and written authorization; and,
 - d) Undertake in its sales and marketing program an option for homebuyers that would facilitate the adaptation of the principal dwelling to accommodate additional dwelling unit(s) in accordance with applicable law and regulations.

The Regional Municipality of York

31. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
32. The Owner shall agree in the Subdivision Agreement that direct connections to the Region's 750mm diameter Ravenshoe Road Watermain shall be designed, installed and commissioned to the satisfaction of the Region.

33. The Owner shall agree in the Subdivision Agreement that they shall not apply for occupancy permits for the new units until the Region confirms to the Town that the ongoing capital work at the Keswick Sewage Pumping Station is completed.
34. The Owner shall agree in the Subdivision Agreement that no private vehicular access will be permitted to Ravenshoe Road, namely Blocks 268, 286 and 292, and Lot 147.
35. The Owner shall agree in the Subdivision Agreement to provide a pedestrian facility along the Ravenshoe Road frontage, to the satisfaction of the Region.
36. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.
37. The Owner shall agree in the Subdivision Agreement that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
38. The Owner shall agree in the Subdivision Agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment, Conservation and Parks guidelines and the York Region Noise Policy.
39. The Owner shall agree in the Subdivision Agreement the following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
40. The Owner shall agree in the Subdivision Agreement to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
41. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
42. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region.
43. Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development

and have been allocated by the Town of Georgina:

- a) a copy of the Council resolution confirming that the Town of Georgina has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof; and,
 - b) a copy of an email confirmation by a Town of Georgina staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
44. Prior to final approval the Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Development Services and to Environmental Services Infrastructure Asset Management for record.
45. Prior to final approval the Owner shall provide a preliminary design of the Street 'A' / Ravenshoe Road and Street 'B' / Ravenshoe Road intersections, designed to Regional standards, to the satisfaction of the Region.
46. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - l) Functional Servicing Report (water, sanitary and storm services);
 - m) Water supply and distribution report;
 - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable: • Disinfection Plan • MOECC Form 1- Record of Watermains Authorized as a Future Alteration; and,
 - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
47. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-Of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.

48. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering.
49. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
50. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
51. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
52. Prior to final approval, the Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
53. Prior to final approval, the Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
54. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
55. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
56. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence; and,
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
57. The Region requires the Owner submit a Phase One Environmental Site Assessment

("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

58. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Ravenshoe Road;
 - b) A 15.0 metre by 15.0 metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street 'A';
 - c) A 15.0 metre by 15.0 metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street 'B';
 - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Ravenshoe Road and adjacent to the above noted widening(s);
 - e) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street 'A'; and,
 - f) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre

taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street 'B'.

59. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
60. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street 'A' and Street 'B' shall be designed to intersect Ravenshoe Road at a right angle, or on a common tangent.
61. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street 'A' and Street 'B' shall be designed to accommodate the recommendations of the transportation report approved by York Region.
62. Prior to final approval, the intersection of Ravenshoe Road and Street 'A' shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
63. Prior to final approval, the intersection of Ravenshoe Road and Street 'B' shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
64. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
65. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
66. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

York Region District School Board

67. That prior to final approval, the Owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a public secondary school site and a public elementary school site. The public secondary school site, Block 286, shall contain not less than 6.26 hectares and the public elementary school site, Block 287, shall contain not less

than 2.33 hectares. All school sites shall be free and clear of all encumbrances including but not limited to natural features.

68. That the Owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:

- a) to grade the school sites and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
- b) to remove any buildings on the school site;
- c) to remove trees, as required to accommodate school layout;
- d) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
- e) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
- f) to construct a black vinyl coated chain link fence, Type II 1 ½" mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
- g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
- h) to erect and maintain a sign on the public school site(s) at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school(s);
- i) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
- j) to provide the foregoing at no cost to the Board; and,
- k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.

69. That the Owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:

- a) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and,
- b) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.

70. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition 69 b) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.

71. That prior to final approval, the Owner shall submit to the School Board an Environmental Impact Study for the school block(s), an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the Town of Georgina which indicate the storm drainage system, utilities, and the overall

grading plans for the complete subdivision area.

72. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
73. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
74. That the Subdivision Agreement includes warning clauses advising the Town of Georgina property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

Lake Simcoe Region Conservation Authority

75. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
 - a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
 - b) A detailed erosion and sediment control plan;
 - c) A detailed grading and drainage plan;
 - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable;
 - e) A detailed Geotechnical Report for the proposed stormwater management pond; and,
 - f) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures.
76. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
 - a) Detailed Hydrogeological Report / Water Balance; and,
 - b) Compensatory Measures if required.
77. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
 - a) Phosphorus budget; and,
 - b) Compensatory measures if required.
78. The Owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Municipality.

79. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Municipality.
80. That the Owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
81. That the Owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Municipality.
82. That prior to final plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the *Conservation Authorities Act*.
83. That the Owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction onsite in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
84. The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system.

The LSRCA will require the following prior to the issuance of a clearance letter:

1. A copy of the executed Subdivision Agreement.
2. A copy of the draft M-Plan.
3. A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the Conservation Authority.

Canada Post

85. The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
86. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
87. The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
88. The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This

location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 60 days prior to the date of first occupancy.

89. The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
90. The Owner/Developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Georgina.
91. The Owner/Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
92. The Owner/Developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Enbridge

93. The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
94. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.
95. In the event that easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost.

Rogers

96. The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
97. The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
98. The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

99. The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

Bell Canada

100. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
101. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Clearance Conditions

102. The Town shall confirm in writing through a clearance letter that Conditions 1 to 30 inclusive have been satisfied.
103. The Regional Corporate Services Department shall advise that Conditions 31 to 66 inclusive have been satisfied.
104. The York Region District School Board shall advise that Conditions 67 to 74 inclusive have been satisfied.
105. The Lake Simcoe Region Conservation Authority shall advise that Conditions 75 to 84 inclusive have been satisfied.
106. Canada Post shall advise that Conditions 85 to 92 inclusive have been satisfied.
107. Enbridge shall advise that Condition 93 to 95 inclusive have been satisfied.
108. Rogers shall advise that Condition 96 to 99 inclusive have been satisfied.
109. Bell Canada shall advise that Conditions 100 and 101 have been satisfied.

ISSUED at the TOWN OF GEORGINA on the day of , 2024

Denis Beaulieu, MCIP, RPP
Director of Development Services

NOTE: PURSUANT TO THE PLANNING ACT, R.S.O. 1990, c. P.13, AS AMENDED, APPROVAL OF THE PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY APRIL 17, 2027 UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.

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

BYLAW NUMBER 500-2024-0004 (PL-5)

BEING A BYLAW 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 Section 34 of the Planning Act, R.S.O., 1990, as amended, the
Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 3, Page 2 of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'R' and 'T' to 'R-83' on lands described as Part of Lot 18, Concession 2 (N.G.) and Lot 16, Registered Plan 77, further described as Part 1, Plan 65R-11736, shown in heavy outline and designated 'R-83' in Schedule 'A' attached hereto.
2. That Section 10.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Section 10.5.75, the following:

**“10.5.76 PART OF LOT 18, CONCESSION 2 (N.G.) ‘R-83’
AND LOT 16, REGISTERED PLAN 77, (Map 3, Page 2)
BEING PART 1, PLAN 65R-11736
255 LAKE DRIVE NORTH**

- a) Notwithstanding Section 5.1 e) **ACCESSORY USES,
BUILDINGS OR STRUCTURES, LOT COVERAGE,** in the
area designated 'R-83' in Schedule 'A' hereto, a total lot

coverage of 13.5% for all accessory buildings shall be permitted.”

READ AND ENACTED this 17th day of April, 2024.

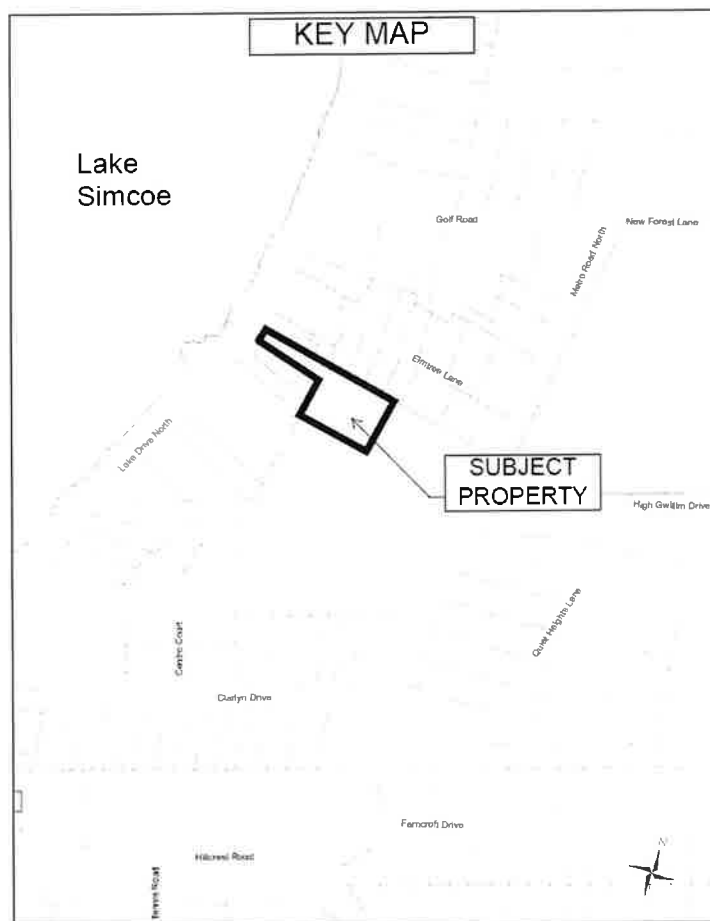
Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

EXPLANATORY NOTE

(KENNETH CRAINE)
(FILE NO. 03.1121)

1. The purpose of Zoning By-law Number 500-2024-0004 (PL-5), which amends Zoning By-law Number 500, is to rezone the subject lands from Residential (R) and Transitional (T) to site-specific Residential (R-83) to facilitate the conversion of a single detached dwelling into an accessory structure.
2. Zoning By-law Number 500-2024-0004 (PL-5) permits a lot area coverage of 13.5% for accessory structures.
3. Zoning By-law Number 500-2024-0004 (PL-5) will conform to the Town of Georgina Official Plan, as amended.
4. A **Key Map** showing the location of the land to which By-law Number 500-2024-0004 (PL-5) applies is shown below.



PART OF LOT 18, CONCESSION 2 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
FORMERLY IN THE TOWNSHIP OF GEORGINA
COUNTY OF YORK

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2024-0004 (PL-5)
PASSED THIS 17th DAY
OF April 2024

CLERK

MAYOR



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

BY-LAW NUMBER 2024-0028 (PL-1)

BEING A BY-LAW TO DEEM CERTAIN LANDS WITHIN A REGISTERED PLAN OF SUBDIVISION NOT TO BE LANDS WITHIN A REGISTERED PLAN OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) OF THE PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED

WHEREAS the registered owner of the lands described as Lot 15, Plan 176, N. Gwillimbury, and Part Lot 16, Plan 176, N. Gwillimbury, Part 5, 65R16151; Town of Georgina, all of which are lands on a registered plan of subdivision, desires that title to the said Lot 15 on Plan 176 and the adjacent portion of Lot 16 on Plan 176 merge in order to provide a larger building envelope for a dwelling to be constructed on the said lands;

AND WHEREAS this deeming by-law will cause the title to Lot 15, Plan 176, N. Gwillimbury to merge with the title to the adjacent portion of Lot 16, Plan 176, N. Gwillimbury contained within Part 5 on Plan 65R16151, thereby creating a single landholding;

NOW THEREFORE, pursuant to Section 50(4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council of The Corporation of the Town of Georgina ENACTS AS FOLLOWS:

1. **THAT** the following lands are hereby deemed not to be lands within a registered plan of subdivision for the purposes of Section 50(3) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

Lot 15, Plan 176, N. Gwillimbury, & Pt Lot 16, Plan 176, N. Gwillimbury, Pt 5, 65R16151; Town of Georgina, being all of PIN 03517-0645 (LT).

READ and enacted this 17th day of April, 2024.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

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

BY-LAW NO. 2024-0029 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING HELD ON THE 17TH DAY OF APRIL, 2024

WHEREAS pursuant to Section 5(1) of the *Municipal Act, 2001*, S.O. 2001, c. M.25 (the Act) as amended, the powers of a municipality shall be exercised by its Council;

AND WHEREAS pursuant to Section 5(3) of the Act, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the Act, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at this meeting be confirmed and adopted by bylaw;

NOW THEREFORE, the Council of the Corporation of the Town of Georgina, in the Regional Municipality of York, enacts as follows:

1. The actions of the Council of the Corporation of the Town of Georgina at its meeting held on April 17, 2024, in respect of each recommendation contained in the Reports of the Departments and each motion and resolution passed and other action taken by the Council of the Corporation of the Town of Georgina at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this bylaw;
2. The Mayor and proper officials of The Corporation of the Town of Georgina are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Town of Georgina referred to in the preceding section hereof;
3. The Mayor or Deputy Mayor and Clerk or Deputy Clerk are hereby authorized and directed to execute all documents necessary on that behalf and to affix thereto the Seal of the Corporation of the Town of Georgina; and
4. For the purposes of the exercise of the authority of the head of Council to veto a bylaw in accordance with Section 284.11 of the Act, this Confirmatory Bylaw shall be deemed to be separate Confirmatory Bylaws for each item listed on the agenda.

READ AND ENACTED this 17th day of April, 2024.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk