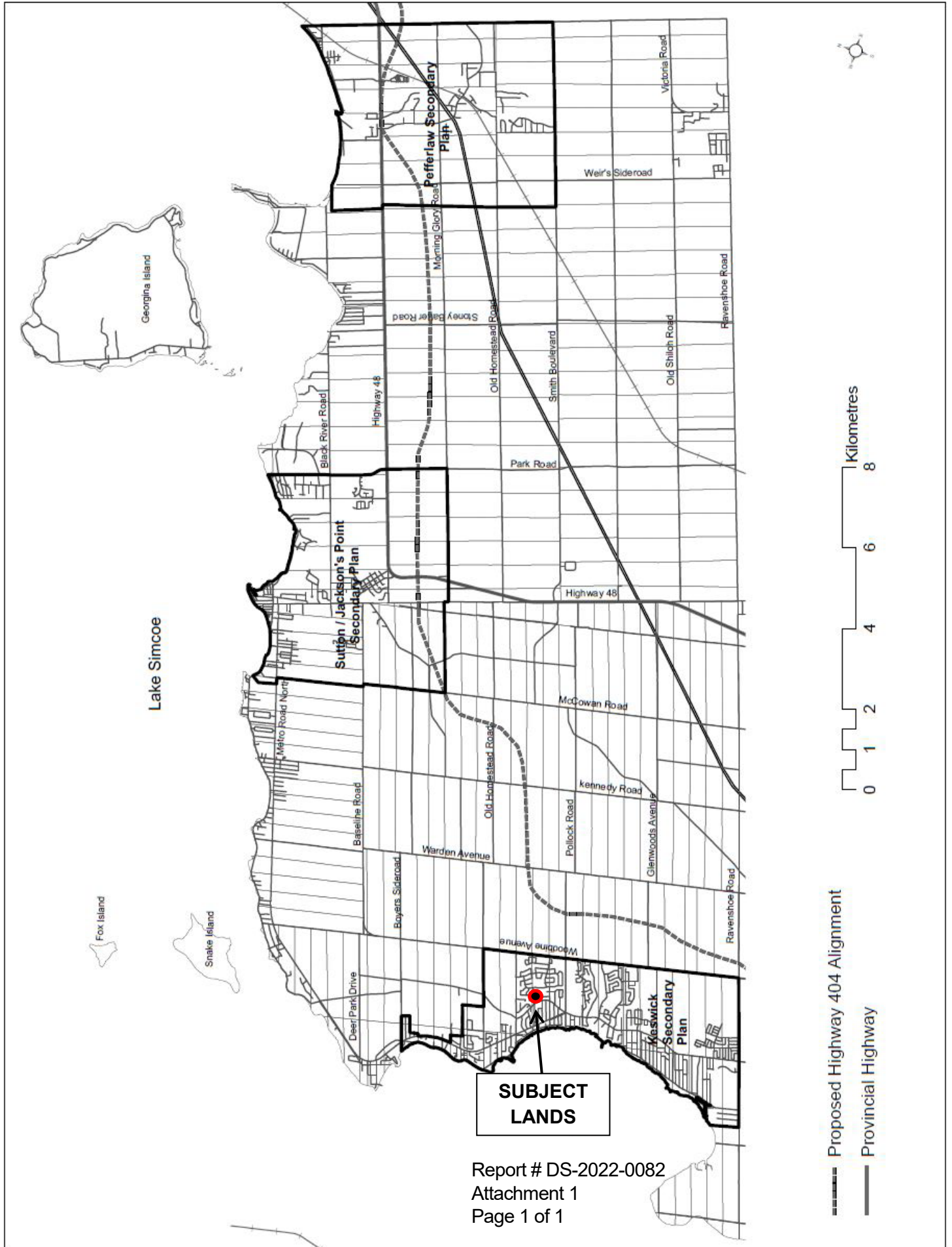
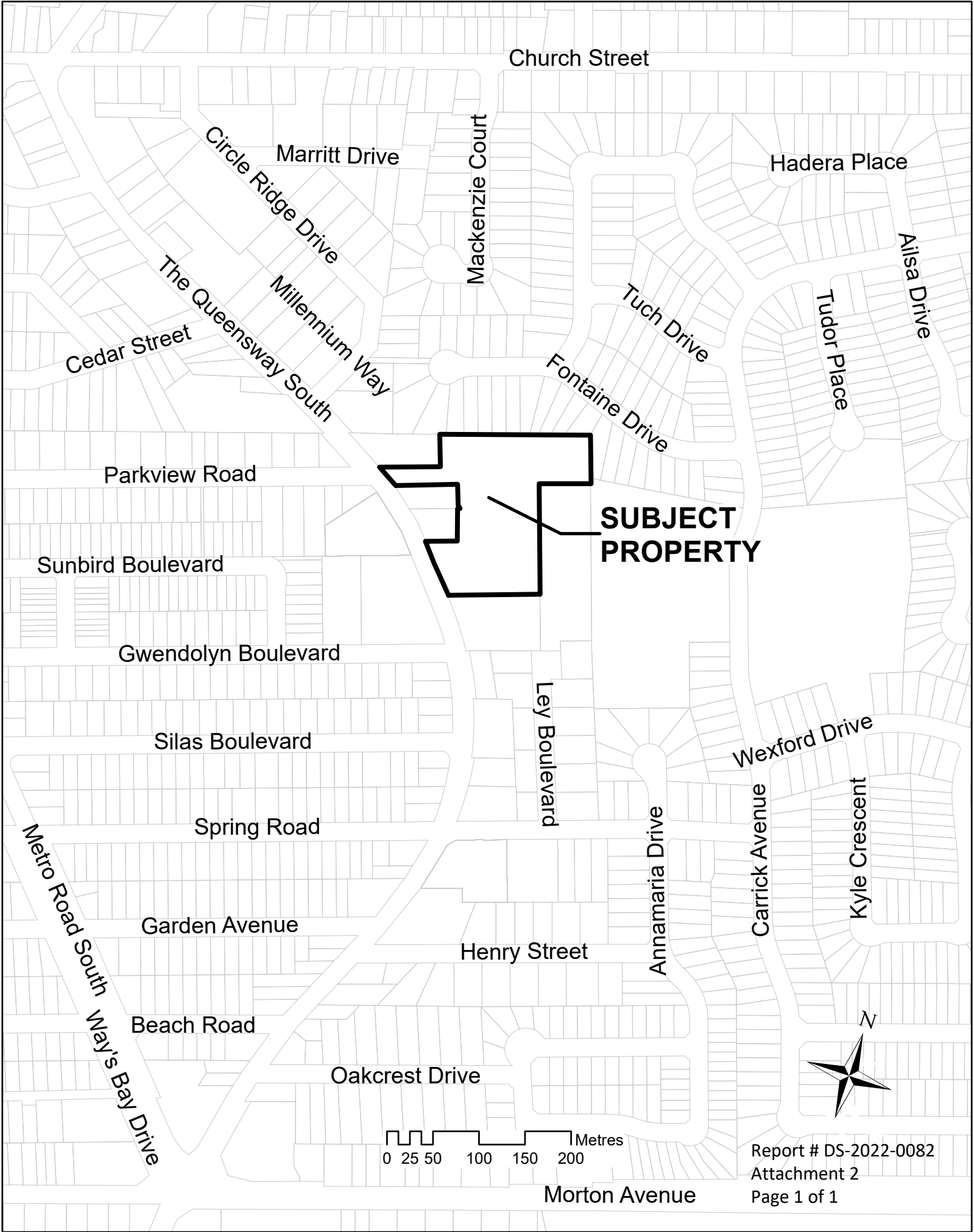


# CONTEXT MAP



# KEY MAP







**SUBJECT  
PROPERTY**



# SITE PHOTOS

Photographs taken August 2, 2022.



View of the Subject Property,  
looking east from Mel's Lane



View from the Subject Property,  
looking north to neighbouring  
residential area.



View from the Subject Property,  
looking west at Mel's Lane.



View of The Queensway south,  
looking south from Mel's Lane



RECEIVED

DEC 17 2021

KEY PLAN



LAND USE SCHEDULE

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
RESIDENTIAL			
SEMI-DETACHED	1-10	20	0.55 ha
FREEHOLD TOWNHOUSES	11-21	58	1.00 ha
FUTURE DEVELOPMENT	22		0.05 ha
COMMON ELEMENT CONDO	23		0.58 ha
GRAND TOTAL		78	2.18 ha

BENEFICIAL OWNER'S AUTHORIZATION

I/We Me's Lane Developments Inc. c/o Ram Nischal being the Beneficial Owner of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD, to prepare and submit this Draft Plan of Subdivision for approval.

Ram Nischal  
I have the authority to bind the Corporation

DEC 22, 2021  
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.

VLADIMIR DOSEN SURVEYING, O.L.S.  
DECEMBER 21, 2021  
Date

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

- shown on draft plan
- shown on draft plan
- shown on draft plan
- refer to land use schedule herein
- shown on draft plan
- shown on draft plan
- shown on draft plan
- water supply available
- Sandy Loam
- shown on draft plan
- water, sanitary sewer, storm sewer & electrical
- none

DRAFT PLAN OF SUBDIVISION  
REKHA & RACHEL NISCHAL

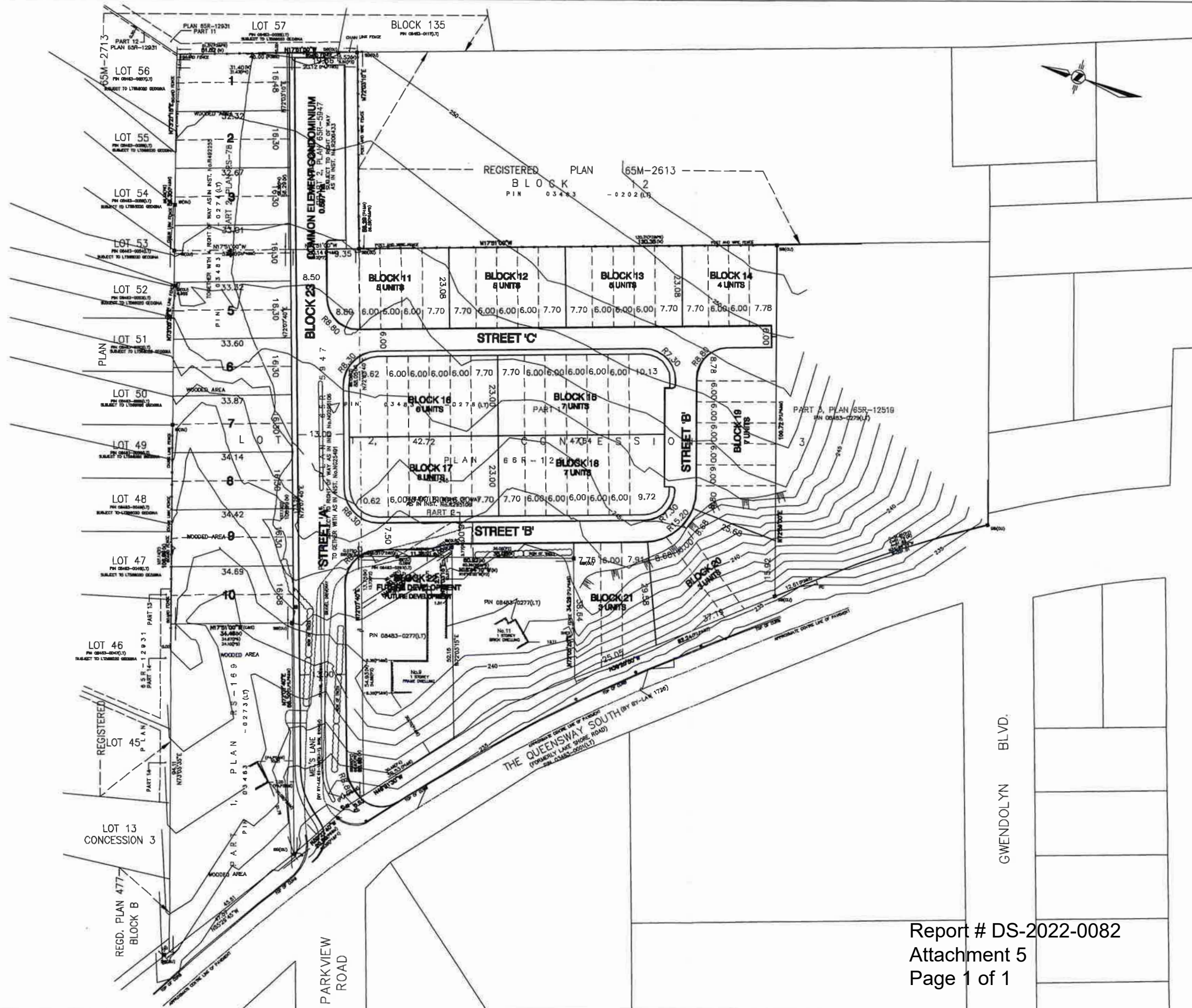
PART OF LOT 12  
CONCESSION 4  
(GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

SCALE: 0 5 10 20m

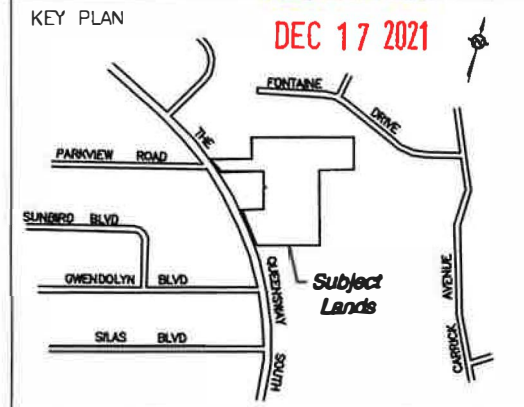
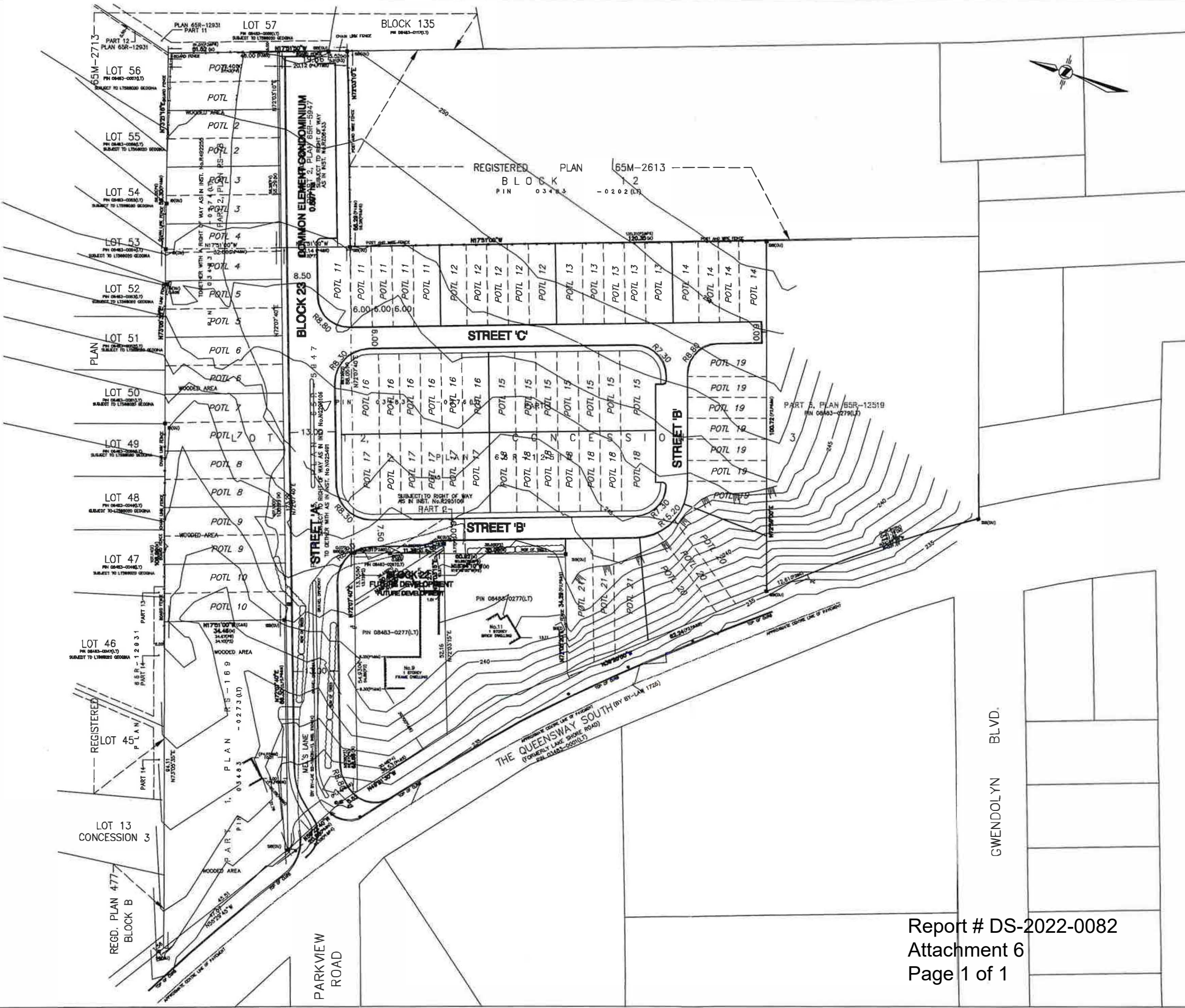
No.	Subdivision	Date
1		Dec 16, 2021
2		
3		
4		
5		
6		
7		

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn by: VI Date: JULY 16, 2021 Drawing Number: 1278-00  
Checked by: M.R.S. Scale: 1:1250  
Approved by: M.R.S.







LAND USE SCHEDULE			
LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
COMMON ELEMENT CONDO	23		0.58 ha
GRAND TOTAL			2.18 ha

**BENEFICIAL OWNER'S AUTHORIZATION**  
 I/We Mel's Lane Developments Inc. c/o Ram Nischal being the Beneficial Owner of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Ram Nischal  
 I have the authority to bind the Corporation  
 Date: Dec 12, 2021

**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.  
Vladimir Dosen  
 VLADIMIR DOSEN SURVEYING, O.L.S.  
 Date: DECEMBER 21, 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  
 h. water supply available  
 i. Sandy Loam  
 j. shown on draft plan  
 k. water, sanitary sewer, storm sewer & electrical  
 l. none

**DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM**  
**REKHA & RACHEL NISCHAL**  
**PART OF LOT 12 CONCESSION 4**  
**(GEOGRAPHIC TOWNSHIP OF NORTH GUELPHUR)**  
**TOWN OF GEORGINA**  
**REGIONAL MUNICIPALITY OF YORK**

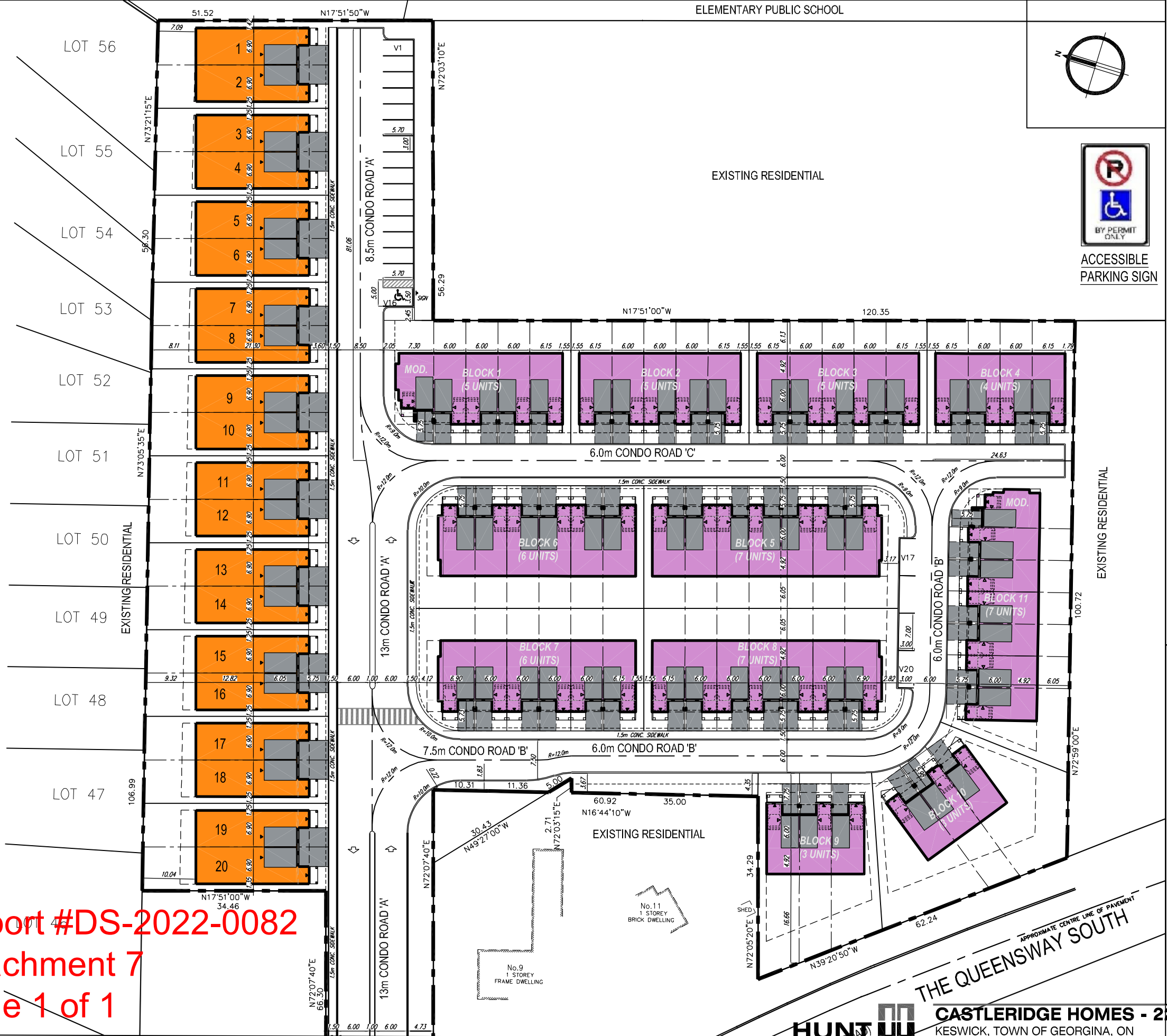
SCALE: 0 5 10 30m	Drawn by: VT	Date: JULY 16, 2021	Drawing Number: 1278-00
	Checked by: M.R.S.		
	Approved by: M.R.S.	Scale: 1:1250	
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.			



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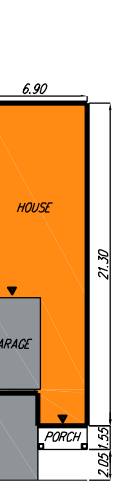
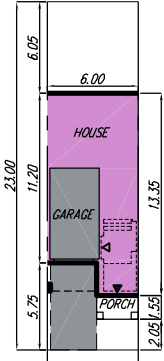
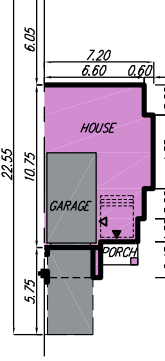
BLOCK 21  
COMMON ELEMENT CONDOMINIUM  
0.597 ha

Report #DS-2022-0082  
Attachment 7  
Page 1 of 1



SITE STATS		SCHEME-1	
<b>1. SITE AREA:</b>			
Total area		= 21,803.76 sq.m. (2.18 ha) (5.39 acre)	
<b>2. NUMBER OF UNITS:</b>			
TYPE 'A' - 6.9 m SEMIDETACHED, 2 STOREY		= 20 UNITS	
TYPE 'B' - 6.0 m STREET TOWNHOUSE, 3 STOREY		= 56 UNITS	
TYPE 'B' - 7.2 m STREET TOWNHOUSE, 3 STOREY		= 2 UNITS	
TOTAL:		= 78 UNITS	
<b>3. DENSITY:</b>			
<b>3.1 DENSITY: SEMI-DETACH BLOCK</b>			
20 UNITS / 1.35 ACRE (SEMI-DETACH BLOCK)		= 14.81 upa	
20 UNITS / 0.55 HECTARE (SEMI-DETACH BLOCK)		= 36.5 uph	
<b>3.2 DENSITY: TOWNHOUSE BLOCK</b>			
58 UNITS / 4.03 ACRE (TOWNHOUSE BLOCK)		= 14.39 upa	
58 UNITS / 1.63 HECTARE (TOWNHOUSE BLOCK)		= 35.58 uph	
<b>3.3 DENSITY: TOTAL SITE AREA</b>			
78 UNITS / 5.39 ACRE (TOTAL SITE AREA)		= 14.47 upa	
78 UNITS / 2.18 HECTARE (TOTAL SITE AREA)		= 35.78 uph	
<b>4. G.F.A. (sq.m.)</b>			
TYPE 'A' - (6.9 m 2 Storey Semidetached) x 20 UNITS		= 54,000 sf	
TYPE 'B' - (6.0 m 3 Street Townhouse) x 56 UNITS		= 123,200 sf	
TYPE 'B-MOD' - (7.2 m 3 Street Townhouse) x 2 UNITS		= 4,600 sf	
TOTAL GFA		=181,800 sf	

<b>5. PARKING</b>	
RESIDENT PARKING (Garage and Driveway):	156 Spaces
VISITOR PARKING (0.25 spaces per unit):	20 Spaces (Including 1 accessible)

6. UNIT TYPES		
TYPE A (LOT 1-20)	TYPE B (BLOCK 1-11)	TYPE B-MOD (BLOCK 1 & 11)
		
2 STOREY SEMI-DETACHED UNIT 6.9m x 21.3m MAX +/- 2700 SQ.FT.	3 STOREY STREET TOWNHOUSE UNIT 6.0m x 13.35m MAX +/- 2200 SQ.FT.	3 STOREY STREET TOWNHOUSE UNIT 7.2m x 13.35m MAX +/- 2300 SQ.FT.

Department/Agency	Date Received	Response:
Tax & Revenue		
Engineering		
Engineering		
Operations & Infrastructure		
Community Services		
Building	August 9, 2022	No comment.
Municipal Law		
Clerks Division		
Clerks Division		
Georgina Fire Department		
Georgina Fire Department	August 12, 2022	<p>The Georgina Fire Department has no objections to the proposal and provides the following comments:</p> <ol style="list-style-type: none"> <li>1. All new construction shall be in conformance with the Ontario Building Code.</li> <li>2. The dividing median on street A shall be a traversable median.</li> <li>3. Prior to the construction phase, the developer will be required to provide a fire break plan for approval by the Chief Building Official and/or the Chief Fire Official.</li> <li>4. We would ask that the Developer give consideration to the installation of a residential sprinkler system in the homes being proposed and meet with Georgina Fire to discuss the benefits of this life safety feature.</li> </ol>
Building Inspector		
Economic Development		
York Catholic District School Board	August 9, 2022	No comments or objections.
MPAC		



Bell Canada	August 12, 2022	<p>We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:</p> <p>"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. 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."</p> <p>Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <p>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.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p> <p>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.</p> <p>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 the provision of comments or other responses.</p>
Canada Post	August 5, 2022	See attached.
Hydro One	August 22, 2022	We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.
Enbridge Gas		
York Region District School Board		
Hydro One		
York Regional Police		
Lake Simcoe Region Conservation Authority		
Rogers		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Ontario Power Generation		
Southlake Regional Health Centre	August 23, 2022	See attached.
York Region		<p>Report # DS-2022-0082</p> <p>Attachment 8</p> <p>Page 2 of 5</p>



August 5, 2022

Town of Georgina  
Development Services  
26557 Civic Centre Rd  
Keswick, ON L4P 3G1

Attn: Kim Harris, Planning Clerk

Reference:	File No.:	<b>01.158, 01.0159, 03.1166</b>
	Location:	<b>The Queensway S and Mel's Lane</b>
	Applicant/Agent:	<b>Mel's Lane Developments Inc.</b>

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 Mail Boxes.

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 30 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 City of Toronto.
- ⇒ 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 **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](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Regards,

Susan Cluff  
Delivery Services Officer | Delivery Planning - GTA  
Cell: 647-203-0529  
[susan.cluff@canadapost.ca](mailto:susan.cluff@canadapost.ca)

cc. [sciberras@mshplan.ca](mailto:sciberras@mshplan.ca)



August 23, 2022

Via Email  
kharris@georgina.ca

Kim Harris  
Planning Clerk  
Town of Georgina  
26557 Civic Centre Road  
Keswick, ON L4P 3G1

**RE: NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING  
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF COMMON  
ELEMENT CONDOMINIUM & ZONING BY-LAW AMENDMENT**

**Address:** N/S Mel's Lane  
**Description:** Reg. Plan 78, Part Lot 2; Plan 65R5947, Parts 2 and 5, Plan 65R12519, Parts 1 and 2; Part Lot 12, Concession 3 (NG)  
**Roll No:** 094-949  
**Applicant:** Mel's Lane Developments Inc.  
**File No:** 01.158, 01.159 & 03.1166  
**Ward (Councillor):** Ward 2 (Dan Fellini)

Dear Ms. Harris,

We are in receipt of your correspondence concerning the above matter.

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 unexpected.

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.

If you require any additional information please do not hesitate to contact me.

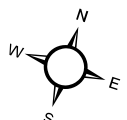
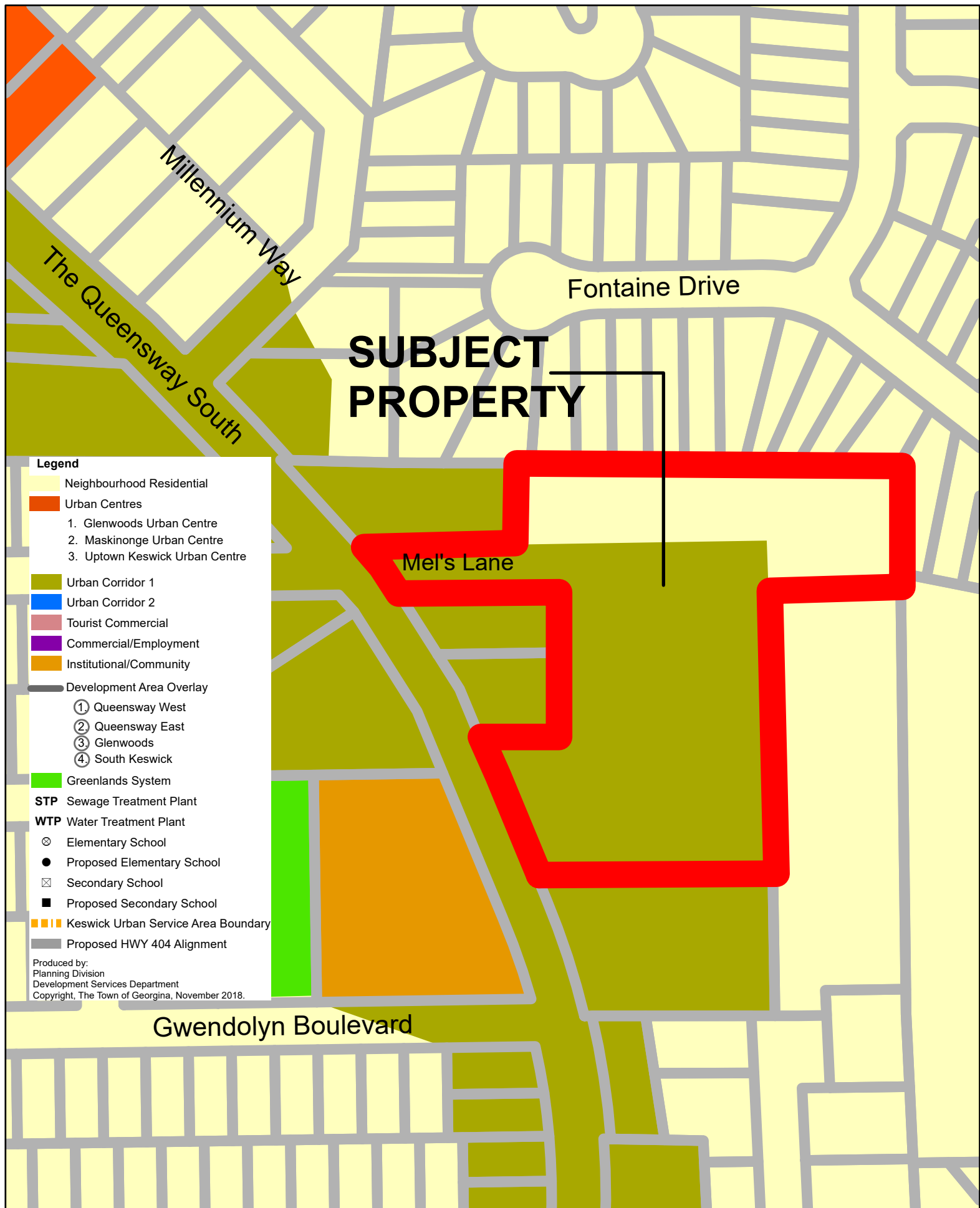
Sincerely,



Peter M. Green, P. Eng.  
Director, Capital Development  
Southlake Regional Health Centre

Cc: J. Marshman Southlake

Report # DS-2022-0082  
Attachment 8  
Page 5 of 5





27' SEMIDETACHED  
TYPE - A (8.2 m LOTS)



FRONT ELEVATION 'A'

FRONT ELEVATION 'B'

CONCEPT SEMI FRONT ELEVATION

Report # DS-2022-0082  
Attachment 10  
Page 1 of 1

The elevations shown are artist concepts only and may be revised or improved. Actual models may vary from the concept elevations in width and height. Roofs may be flat or sloped.



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

**BY-LAW NUMBER 500-2022-XXXX**

**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 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 1, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'R1', 'I-8, and 'I-9', to 'R2-XX' and 'R3-XX' on lands described Part of Lot 12, Concession 3 (G) also described as Part 2, Registered Plan 78, Parts 2 & 5 on Reference Plan 65R-5947, and Parts 1 & 2 on Reference Plan 65R-12519 shown in heavy outline and designated 'R2-XX' and 'R3-XX' on Schedule 'A' attached hereto.
2. That Section 8 **LOW DENSITY URBAN RESIDENTIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 8.5.XX **SPECIAL PROVISIONS** the following:

<b>"8.5.XX</b>	<b>Part of Lot 12, Concession 3 (G)</b>	<b>'R2-XX'</b>
	<b>Part 2, Registered Plan 78,</b>	<b>(Map 3, pg. 1)</b>
	<b>Parts 2 &amp; 5 on Reference Plan 65R-5947,</b>	
	<b>and Parts 1 &amp; 2 on Reference Plan 65R-12519</b>	



On lands shown in heavy outline and designated 'R2-XX' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Section 5.28 b), the minimum number of parking spaces for a semi-detached dwelling shall be two per unit.
  - b) Notwithstanding Section 6.2 a), the LOT FRONTAGE (MINIMUM) per unit shall be 8 metres.
  - c) Notwithstanding Section 6.2 b), the LOT AREA (MINIMUM) per unit shall be 250 sq metres.
  - d) Notwithstanding Section 6.2 c), the FRONT YARD (MINIMUM) shall be 3.5 metres.
  - e) Notwithstanding Section 6.2 e) the REAR YARD (MINIMUM) shall be 7 metres.
  - f) Notwithstanding Section 6.2 f) the INTERIOR SIDE YARD (MINIMUM) side yard shall be 1.2 metres provided that if a lot is to be divided along the common wall then the minimum interior side yard between the two dwelling units shall be nil.
  - g) Notwithstanding Section 6.2 h) the LOT COVERAGE (MAXIMUM) lot coverage shall be 55%.
3. That Section 9 **MEDIUM DENSITY URBAN RESIDENTIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 9.5.XX **SPECIAL PROVISIONS** the following:

**“9.5.XX      Part of Lot 12, Concession 3 (G)      ‘R3-XX’  
Part 2, Registered Plan 78,      (Map 3, pg. 1)  
Parts 2 & 5 on Reference Plan 65R-5947,  
and Parts 1 & 2 on Reference Plan 65R-12519**

On lands shown in heavy outline and designated ‘R3-XX’ on Schedule ‘A’ attached hereto the following provisions shall apply:

- a) Notwithstanding Section 5.28 g), required visitor parking may be provided as part of a common-element condominium where the same lot occupied by the building is a parcel of tied land.
- b) Notwithstanding Section 6.6 b) the LOT AREA (MINIMUM) per unit shall be 135 metres.
- c) Notwithstanding Section 6.6 c) the FRONT YARD (MINIMUM) shall be 2 metres.
- d) Notwithstanding Section 6.6 d) the EXTERIOR SIDE YARD (MINIMUM) shall be 2 metres.
- e) Notwithstanding Section 6.6 e) the REAR YARD (MINIMUM) rear yard shall be 6 metres.
- f) Notwithstanding Section 6.6 f) the INTERIOR SIDE YARD (MINIMUM) shall be 1.5 metres, except between attached dwelling units where the minimum shall be nil.



- g) Notwithstanding Section 6.6 h) the LOT COVERAGE (MAXIMUM) shall be 60%.
- h) Notwithstanding Section 6.6 i) the HEIGHT (MAXIMUM) shall be 14 metres.

**READ** a first, second and third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
Rachel Dillabough, Clerk

**EXPLANATORY NOTE TO BY-LAW NUMBER 500-2022-XXXX**

1. The purpose of Zoning By-law Number 500-2022-XXXX, which amends Zoning By-law No. 500, is to amend the current zoning from Transitional (T), Institutional (I-8), and Institutional (I-9) to a site-specific Low Density Urban Residential (R2-XX) zone, and a site-specific Medium Density Urban Residential (R3-XX) zone. The amendment is required to facilitate the construction of a 78-unit residential subdivision.
2. Zoning By-law Number 500-2022-XXXX conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2022-XXXX applies is shown below.

Insert KEY MAP



**PART OF LOT 12  
CONCESSION 3 (N.G.)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK**  
*FORMERLY IN THE TOWNSHIP OF NORTH GWILLIMBURY  
COUNTY OF YORK*

**THIS IS SCHEDULE 'A' TO  
BY-LAW \_\_\_\_\_  
PASSED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2022**

CLERK \_\_\_\_\_

MAYOR \_\_\_\_\_

