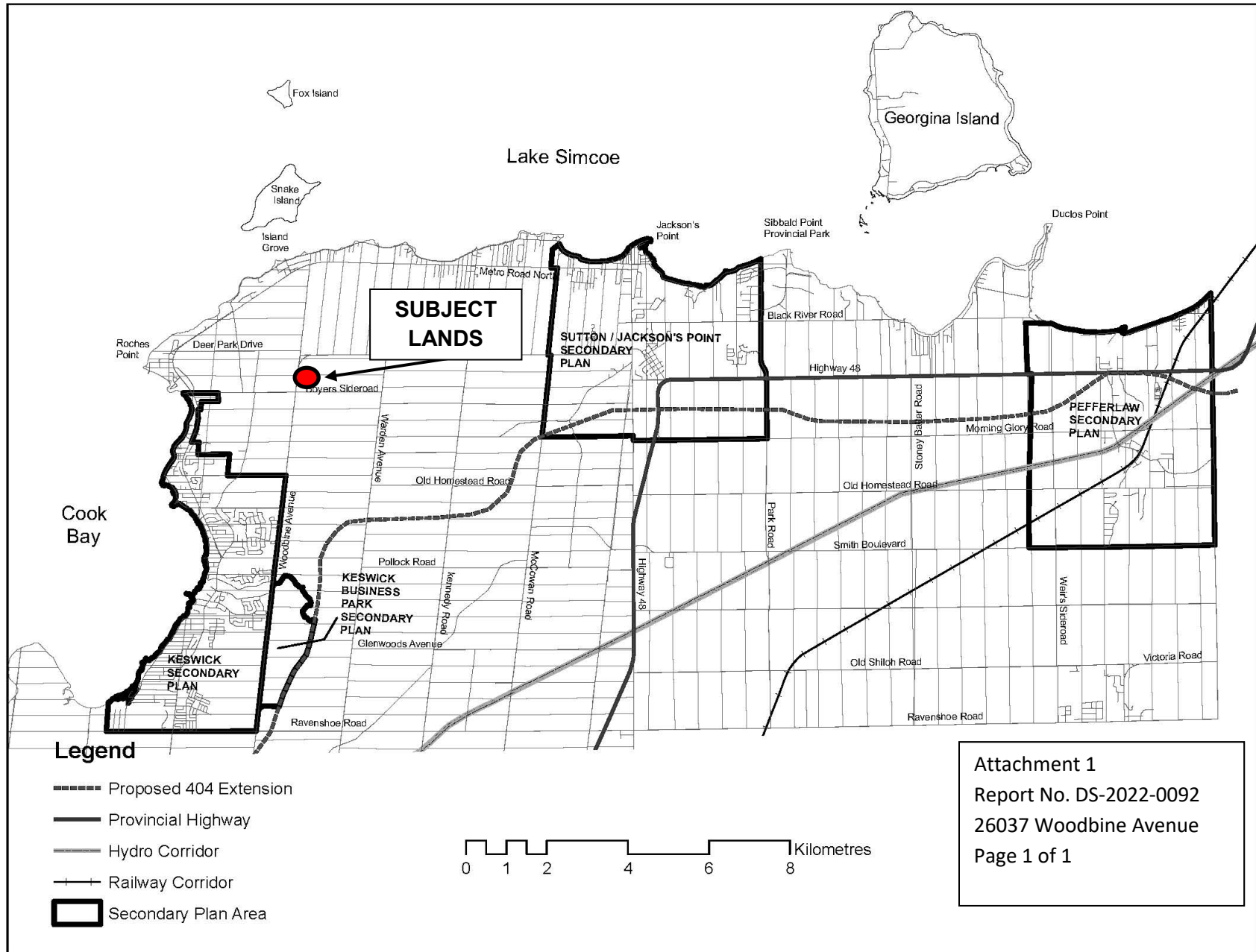


# CONTEXT MAP



**KEY MAP**

Baseline Road

**SUBJECT  
PROPERTY**

Woodbine Avenue

Boyers Road

0 35 70 140 210 280 Metres





AERIAL MAP

SUBJECT  
PROPERTY

Woodbine Avenue





26037 Woodbine Ave  
Facing North East



26037 Woodbine Ave  
Facing East





26037 Woodbine Ave  
Facing North West



26037 Woodbine Ave  
Facing East





MAJOR OCCUPANCY CLASSIFICATION:  
GROUP F - DIVISION 3 (F-3)

TOTAL NUMBER OF PARKING = 80 PARKING SPACES  
TYPICAL PARKING = 78 PARKING SPACES  
BARRIER FREE PARKING = 2 PARKING SPACES

PARKING FRONT:  
A1 - A2 3 POINT TURN PROVISION (3.0m x 5.7m)  
45 - 47 EXISTING PARKING FOR C2-12 (3.0m x 5.7m)  
14 - 76 RESIDENTIAL PARKING (3.0m x 5.7m)

PARKING REAR:  
1 -30: EMPLOYEES  
34 - 35: EMPLOYEES BLDG 4  
31 - 68: EMPLOYEES

PARKING	REQUIRED	PROVIDED
RESIDENTIAL (RU)	4	5 (SPOTS 5 - 9)
NON RES. (RU)	0	4 (SPOTS 10-13)
COMMERCIAL (C2-12)	124	67 (SPOTS 1-4, 14-76)

BUILDING NO.	USE	BUILDING AREA (SQ.M)
1	RESIDENTIAL (EXISTING)	136 SQ.M
2	COMMERCIAL (EXISTING)	223 SQ.M
2A	RU PERMITTED USE	416 SQ.M
3	C2-12 PERMITTED USES (COMMERCIAL)	1,664 SQ.M
4	C2-12 PERMITTED USES (COMMERCIAL)	245 SQ.M
TOTAL		2,684 SQ.M

EXISTING COMMERCIAL UNITS (EXISTING GARAGE BUILDING):  
1) SIMCOE PRINTING

PROPOSED BUILDINGS:  
10 BUSINESS UNITS (BUSINESS INCUBATION TYPE USES)  
IN VARIOUS SIZES TO BE DETERMINED BY USER AND ITS BUILDING PERMIT TO A CAP OF 30 EMPLOYEES FOR NEW EXPANDED BUILDING.

NOTES:

GIVEN THAT SUPPLY CHAIN STRESS IS INCREASING, WHICH INDICATES IT WILL GET WORSE BEFORE IT GETS BETTER, IT IS REASONABLE TO EXPECT COLUMN HEIGHTS MAY BECOME STANDARDIZED IN WHICH CASE REASONABLE FLEXIBILITY MIGHT BE REQUIRED AND WILL LIKELY BE NEEDED, ALL PARTIES ACTING REASONABLY GIVEN THEN GOING MARKET CONSTRAINTS.

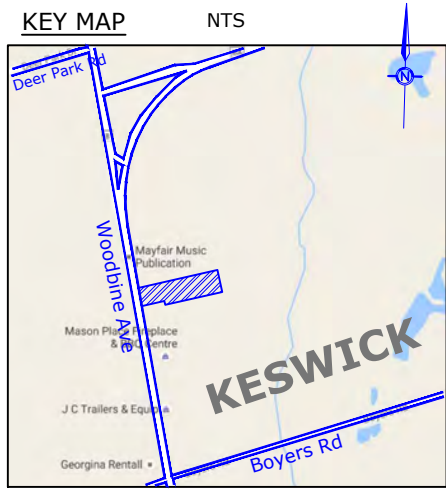
AS A RESULT, THE MINOR VARIANCE SHOULD NOT CONTAIN A SUNSET CLAUSE, AS LONG AS COVID CONTINUES TO DISRUPT SUPPLY CHAINS AND LABOR SHORTAGES.

ADDITIONALLY, THE TWO 6.1 X 6.1 (20' X 20') ROLL UP DOORS WITH MAN DOORS BESIDE ARE FIRM LOCATIONS TO ACCOMMODATE LOADING ZONES IN FRONT OR INSIDE. IN ADDITION, A MAN DOOR ON THE WEST SIDE OF THE MECHANICAL ROOM AND THE ROLL UP DOORS ON THE EAST SIDE OF THE MECHANICAL ROOM ARE ALSO FIRM.

THE BALANCE OF THE DOORS ARE FOR ILLUSTRATION PURPOSES ONLY. THEY WILL BE ROUGHED IN BETWEEN EVERY COLUMN AND "METAL SKINNED" OVER, USING THE SAME METAL SKIN THAT THE REST OF THE BUILDING WILL BE FINISHED IN.

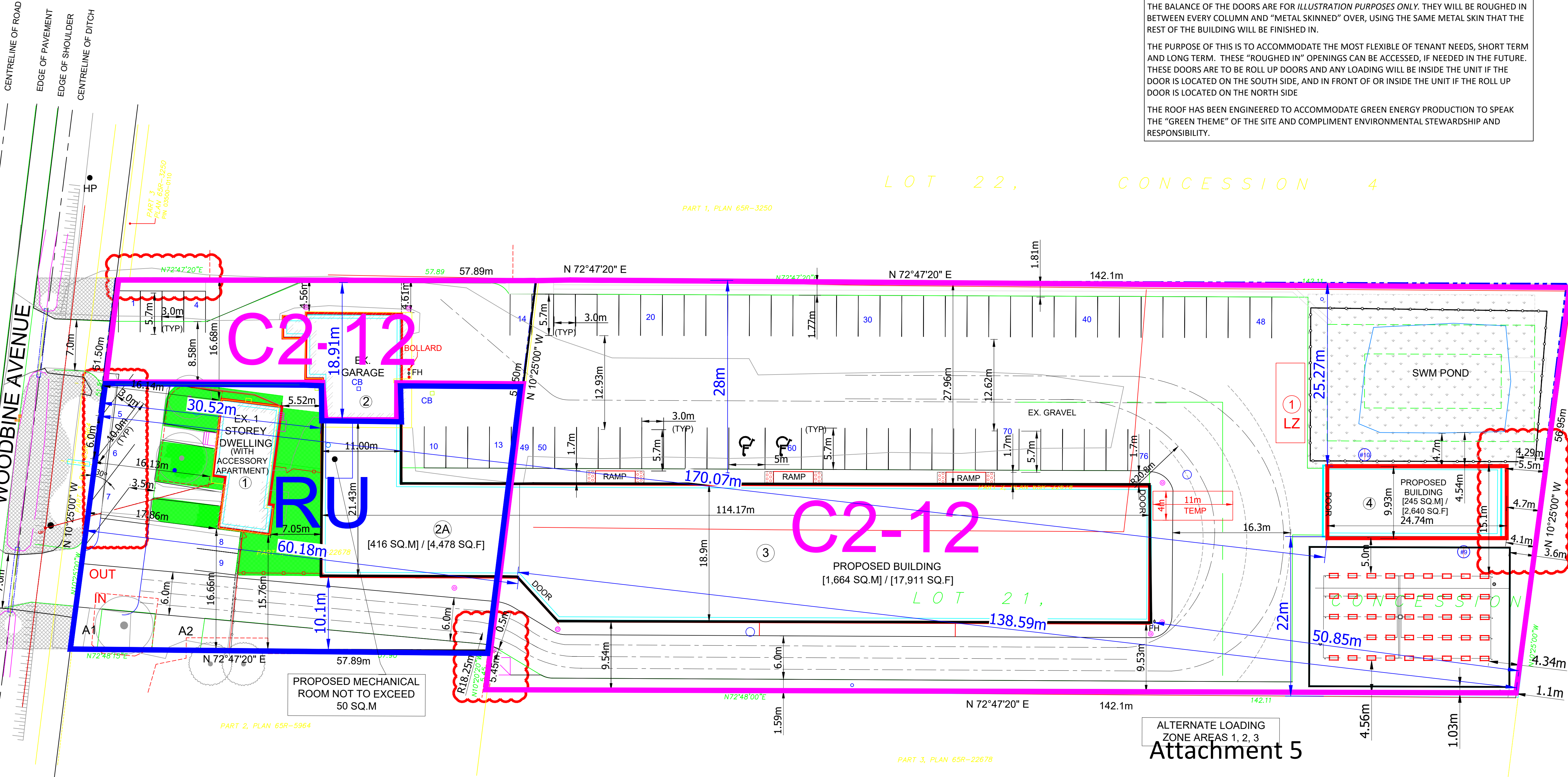
THE PURPOSE OF THIS IS TO ACCOMMODATE THE MOST FLEXIBLE OF TENANT NEEDS, SHORT TERM AND LONG TERM. THESE "ROUGHED IN" OPENINGS CAN BE ACCESSED, IF NEEDED IN THE FUTURE. THESE DOORS ARE TO BE ROLL UP DOORS AND ANY LOADING WILL BE INSIDE THE UNIT IF THE DOOR IS LOCATED ON THE SOUTH SIDE, AND IN FRONT OF OR INSIDE THE UNIT IF THE ROLL UP DOOR IS LOCATED ON THE NORTH SIDE

THE ROOF HAS BEEN ENGINEERED TO ACCOMMODATE GREEN ENERGY PRODUCTION TO SPEAK THE "GREEN THEME" OF THE SITE AND COMPLIMENT ENVIRONMENTAL STEWARDSHIP AND RESPONSIBILITY.



LEGEND

- GARBAGE STORAGE
- MONITORING WELL



NOT FOR CONSTRUCTION

REGION OF YORK  
FILE NO.: SP.18.G.0288

MANAGER OF DEVELOPMENT ENGINEERING  
TOWN OF GEORGINA

C OF A  
MINOR VARIANCES AND  
CONSENT APPLICATION

PT LOT 21, CONC. 4  
#26037 WOODBINE AVE.  
TOWN OF GEORGINA

SITE PLAN FOR  
MINOR VARIANCE

**BJH Engineering Ltd.**  
25944 WOODBINE AVENUE  
KESWICK, ONT L4P 0L1  
phone: 1.888.530.0699  
email: bjhconsulting@gmail.com  
www.bjhengineering.ca

PROJECT NO.: **18-748**  
DRAWING NO.: **MV**

Date: JULY 2022  
Scale: 1 : 300  
Designed By: BH  
Drawn By: BH

Attachment 5

Report No. DS-2022-0092

26037 Woodbine Avenue

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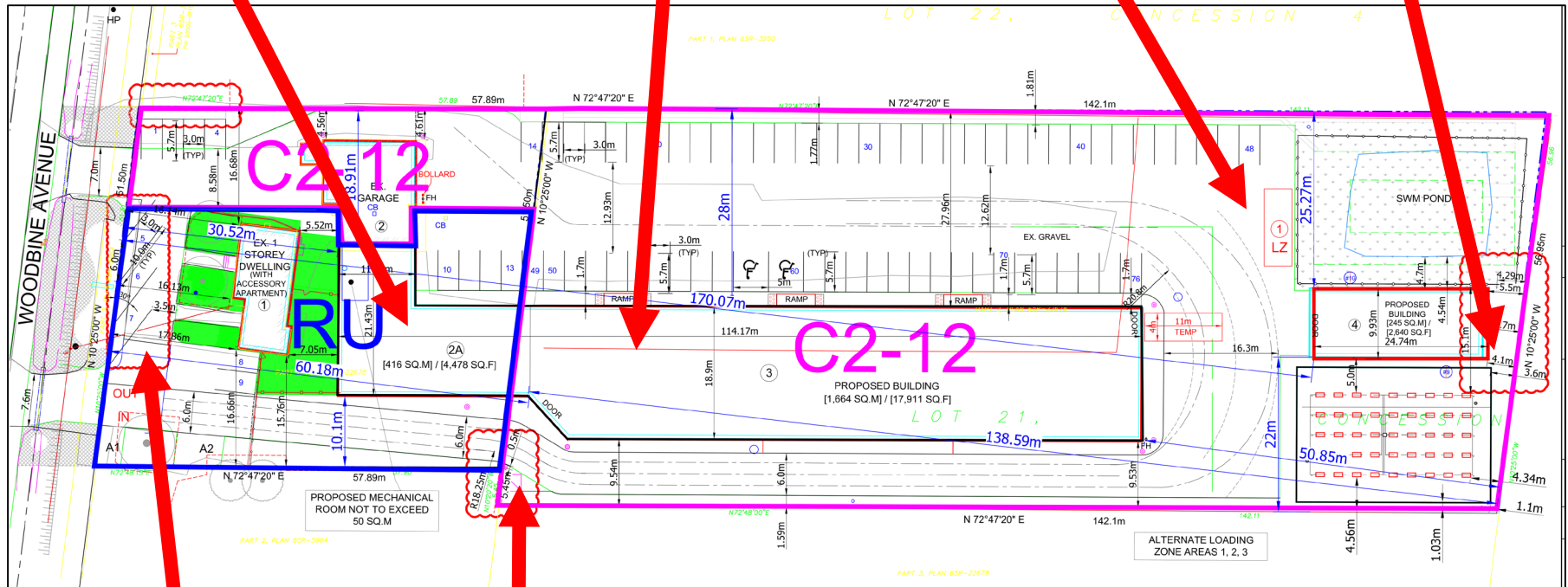
To reduce the minimum parking ratio to 1.1 parking spaces per 95 m<sup>2</sup> of non-residential floor area for Building 2A

# SITE PLAN

To reduce the minimum parking ratio to 3.2 parking spaces per 95 m<sup>2</sup> of non-residential floor area for Building 3; whereas 5.5 parking spaces per 95 m<sup>2</sup> are required for multi-unit commercial buildings

To reduce the minimum required number of loading spaces for all buildings to one (1); whereas three (3) are required

To reduce the minimum rear yard for Building 4 to 4.0 metres; whereas a minimum rear yard of 8 metres is required



To reduce the minimum lot line setback for parking spaces 5, 6 and 7 to nil; whereas a minimum setback of 1.5 m is required

To reduce the minimum lot line setback for a driveway to 0.5 metres

To modify the definitions of 'business or professional office', 'catering establishment', 'motor vehicle fuel bar', and 'studio'

To add 'light manufacturing including related storage' and 'light warehousing and/or wholesaling establishment including related storage' as permitted non-residential uses





**Woodbine Ave**





Woodbine Ave









Woodbine Ave



## Consolidated Comments for A34-21

Department/Agency	Date Received	Response:
Tax & Revenue Division	September 9, 2022	No objection.
Development Engineering Division	September 26, 2022	No objection.
York Region	September 1, 2022	No objection.
Planning Policy Division	September 12, 2022	Please provide an Arborist Report and Tree Compensation Plan to the Town in accordance with our Tree Preservation and Compensation Policy.
Lake Simcoe Region Conservation Authority	September 26, 2022	See attached.
Operations & Infrastructure Department	September 12, 2022	No objection.
Community Services Department		
Building Division		
Municipal Law Enforcement Division	September 12, 2022	No objection.
Clerks Division		
Georgina Fire Department	October 3, 2022	No objection.
Building Inspector	August 26, 2022	No objection.
Economic Development Division	September 16, 2022	No objection.
York Catholic District School Board	September 19, 2022	No objection.
Bell Canada		
Canada Post		
Hydro One		
Enbridge Gas		
York Region District School Board		
Hydro One		
York Regional Police		
Rogers		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	September 12, 2022	No objection.
Ontario Power Generation		
Southlake Regional Health Centre		





Sent via e-mail: mka@georgina.ca

September 26, 2022

**Municipal File: A34-21**  
**LSRCA File No.: VA-165436-082322**

**Matthew Ka, Secretary Treasurer to Committee of Adjustment  
Development Services Department – Town of Georgina  
26557 Civic Centre Rd.  
Keswick, ON  
L4P 3G1**

Dear Matthew Ka:

**Re: Minor Variance Application**  
**Applicant: Michael Manett**  
**Owners: 26OH37 Holdings Inc.**  
**26037 Woodbine Ave., Georgina**

Thank you for circulating the captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant is proposing a multi-use commercial development. To facilitate this, several minor variances are required to both the existing "Rural (RU)" and "Highway Commercial (C2-12)" Zones. The Applicant has submitted this Minor Variance application, requesting relief from the following sections of Town Zoning By-law No. 500:

- i. **Section 5.28 (b)**: To reduce the minimum required parking space ratio for building three, to 3.2 parking spaces per 95 sq. m. of non-residential floor area; whereas a minimum ration of 5.5 parking spaces per 95 sq. m. of non-residential floor area is required for multi-unit commercial centre buildings;
- ii. **Section 5.28 (b)**: To reduce the minimum required parking space ration for Building Two A to 1.1 parking spaces per 95 sq. m. of non-residential floor area;
- iii. **Section 15.4 (e)**: To permit a minimum rear yard of 4.0 metres for Building 4 (as shown as Attachment 4); whereas a minimum rear yard of 8 metres is required;
- iv. **Section 15.4 (f)**: To permit a minimum lot line setback of 0.5 metres for a driveway (as shown on Attachment 4);
- v. **Section 15.4 (h)**: To permit parking spaces 5, 6 and 7 (as shown on Attachment 4) to have a nil setback from the front lot line; whereas parking areas must be set back a minimum of 1.5 metres from any lot line;
- vi. **Section 5.25 (a)**: To permit the provision of a minimum of one (1) loading space for the Ex. Garage and Buildings 2A, 3 and 4 (as shown on Attachment 4); whereas a minimum of three (3) loading space are required for these buildings;

Attachment 8  
Report No. DS-2022-0092  
26037 Woodbine Avenue  
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- vii. **Section 2.34:** To amend the definition of ‘business or professional office’ to permit innovation / incubation spaces up to a maximum of 139.5 square metres per unit with related storage; whereas the current definition of ‘business or professional office’ does not contemplate such uses.
- viii. **Section 2.37:** To amend the definition of ‘catering establishment’ to permit a craft brewery or distillery; whereas the current definition of ‘catering establishment’ does not contemplate such uses;
- ix. **Section 2.135:** To amend the definition of ‘motor vehicle fuel bar’ to permit electric vehicle charging infrastructure; whereas the current definition of ‘motor vehicle fuel bar’ does not contemplate such uses;
- x. **Section 2.196:** To amend the definition of ‘studio’ to permit movie set staging and film / animation production; whereas the current definition of ‘studio’ does not contemplate such uses;
- xi. **Section 15.2:** To add ‘light manufacturing including related storage’ as a permitted non-residential use in the site-specific Highway Commercial (C2-12) zone;
- xii. **Section 15.2:** To add ‘light warehouse and/or wholesaling establishment including related storage’ as a permitted non-residential use in the site-specific Highway Commercial (C2-12) zone.

*Please note that LSRCA File No. SP-165436-062420 (Town File No. B.1.381) is associated with this Minor Variance application. Further to correspondence provide by Laura Tafreshi, Planner 1, LSRCA, LSRCA Sign-Off has not yet been provided for SP-165436-062420. Payment of the phosphorus offsetting compensation amount remains outstanding.*

#### **Documents Received and Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

- Committee of Adjustment – Minor Variance Package, dated Aug. 22, 2022
- Site Plan, forming part of the Minor Variance Package.

Staff has reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement, 2020 (PPS) and as a regulatory authority under Ontario Regulation 179/06 of the Conservation Authorities Act. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the Planning Act as per our Conservation Authority (CA) Board approved policies.

#### **Recommendation**

Based on our review from a natural hazard, natural heritage, and a watershed management perspective, we confirm that the LSRCA has no objection to the proposed Minor Variance application, subject to the following conditions:

- That the Applicant/Owner apply for, and successfully obtain, an LSRCA Permit for the proposed works; and
- That the Applicant/Owner provide the required fee payment for Consent/Minor Variances (Minor – Planner Review Only) of \$525.00, as per the LSRCA’s Board approved Fees Schedule.

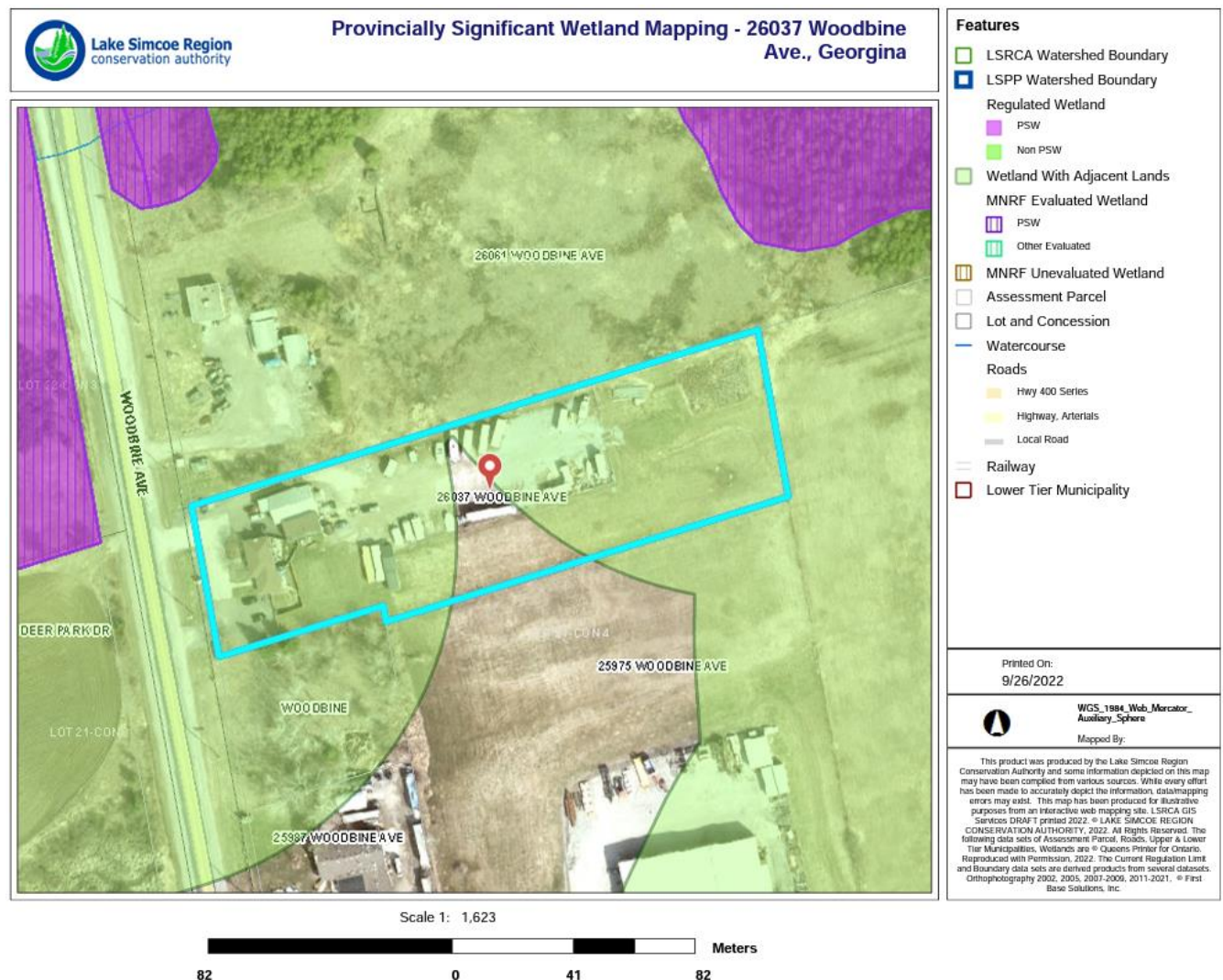
#### **Site Characteristics**

The subject property is identified as within the Greenbelt Plan area, and is designated as “Protected Countryside”, and is within the Greenbelt Natural Heritage System. The property is zoned as “Rural (RU)” and site-specific “Highway Commercial (C2-12)”, as per the Town of Georgina Zoning By-law No. 500.



Existing mapping indicates that the subject property is regulated by the LSRCA under Ontario Regulation 179/06 of the *Conservation Authorities Act* for the following:

- Provincially Significant Wetland (PSW) feature (located on an adjacent property) and the associated minimum vegetation protection zone.



### **Delegated Responsibility and Statutory Comments:**

1. LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement, 2020 (PPS). This Minor Variance application conforms with Section 3.1 of the PPS.
2. LSRCA has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables

Attachment 8

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26037 Woodbine Avenue

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conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands, and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The subject property contains regulated area, as per Ontario Regulation 179/06 of the *Conservation Authorities Act*. LSRCA Permit is required ahead of any development or site alteration.

### **Summary**

Based on our review from a natural hazard, natural heritage, and a watershed management perspective, we confirm that the LSRCA has no objection to the proposed Minor Variance application, subject to the following conditions:

- That the Applicant/Owner apply for, and successfully obtain, an LSRCA Permit for the proposed works; and
- That the Applicant/Owner provide the required fee payment for Consent/Minor Variances (Minor – Planner Review Only) of \$525.00, as per the LSRCA's Board approved Fees Schedule.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated.
2. Ontario Regulation 179/06 applies to the subject property. LSRCA Permit is required ahead of any development or site alteration.
3. We note that the LSRCA application fee for a Consent/Minor Variance Application (Minor – Planner Review Only) is \$525.00, in accordance with the approved Fees Policy under the *Conservation Authorities Act*.

Should you have any questions concerning these comments, please do not hesitate to contact the undersigned (l.munnoch@lsrca.on.ca) referencing the above file numbers in any correspondence. Please advise our office of any decisions regarding this matter.

Sincerely,



Liam Munnoch, Planner 1, LSRCA

cc: Laura Tafreshi, Planner 1, LSRCA