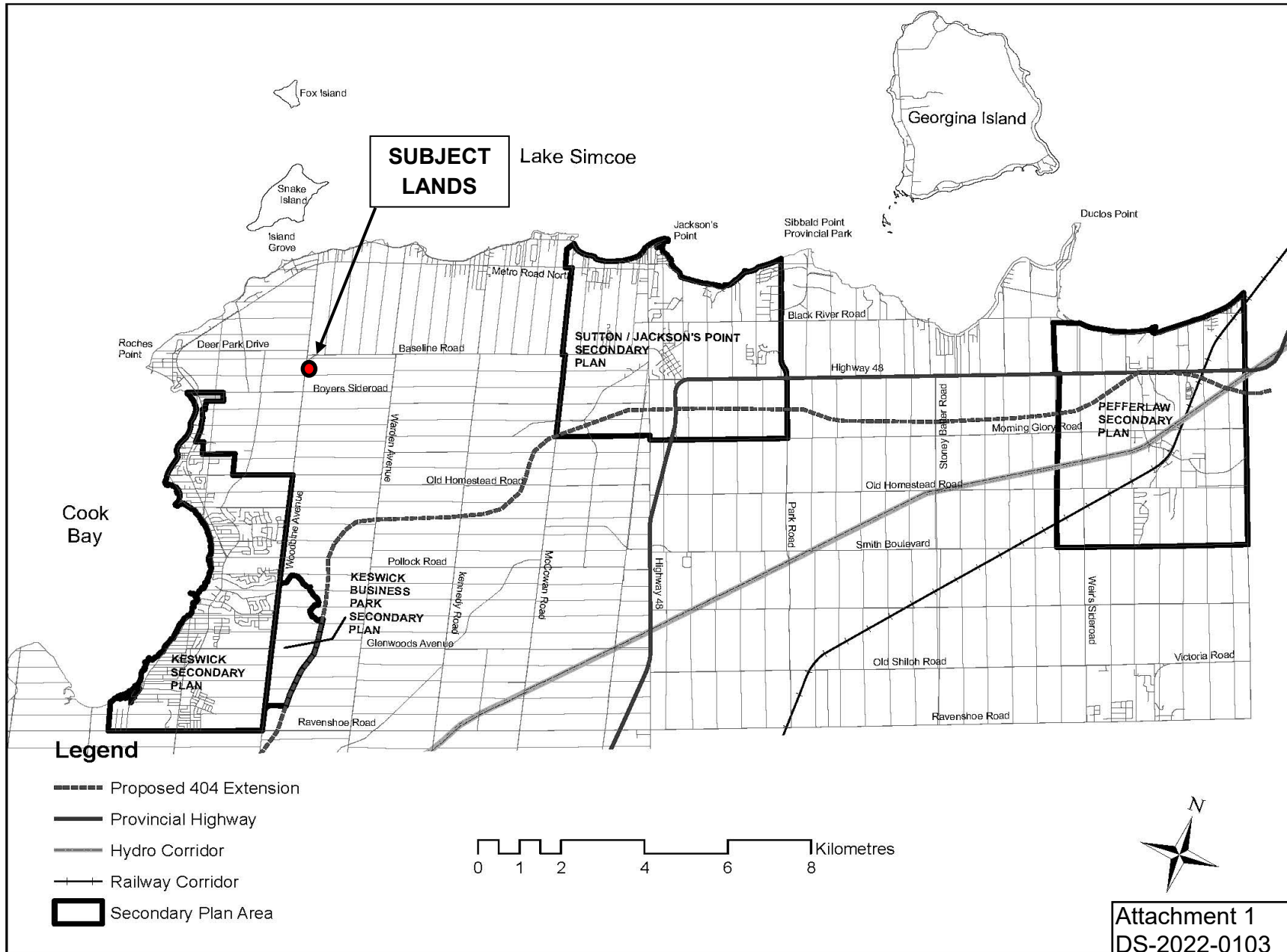
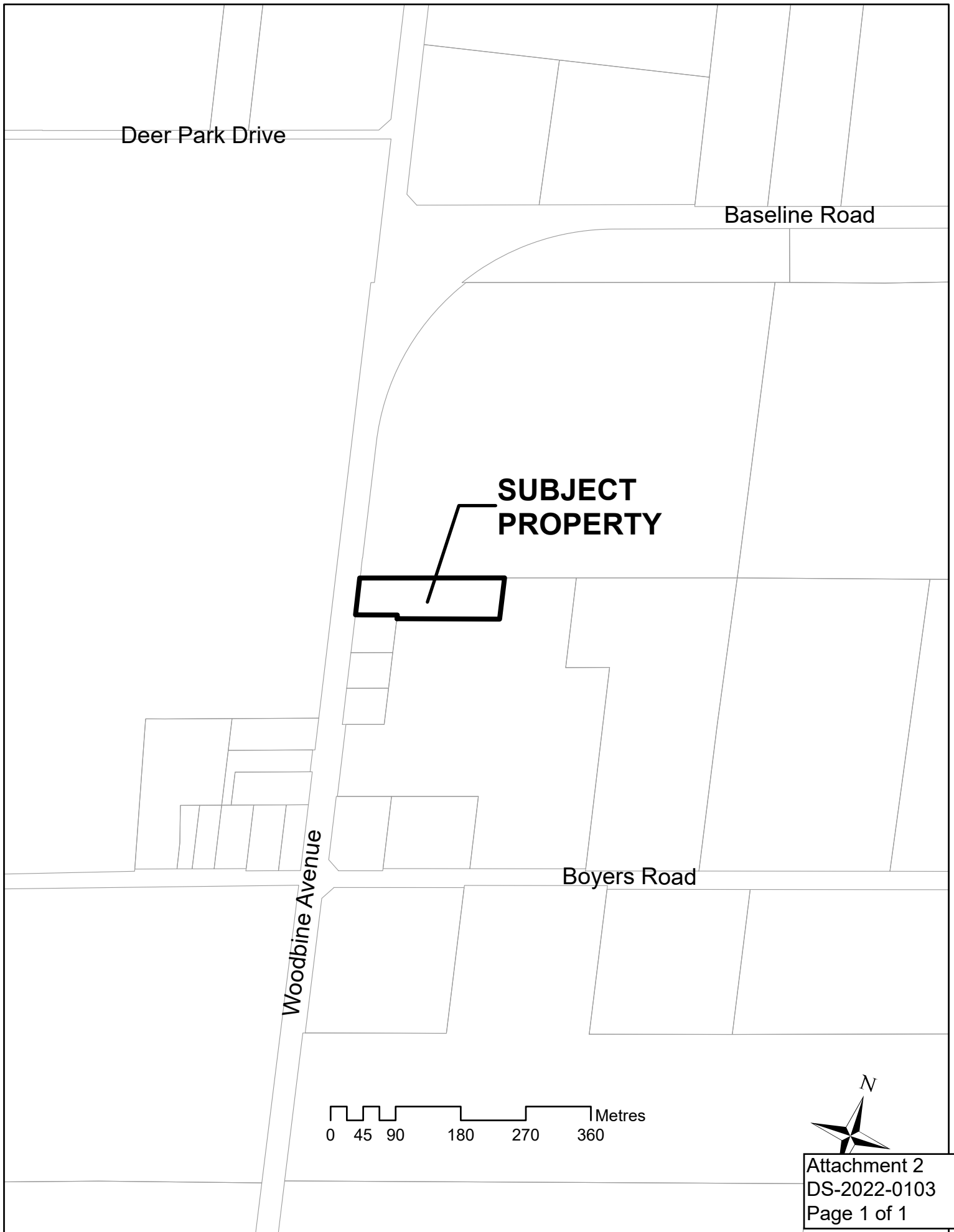


Context Map



KEY MAP



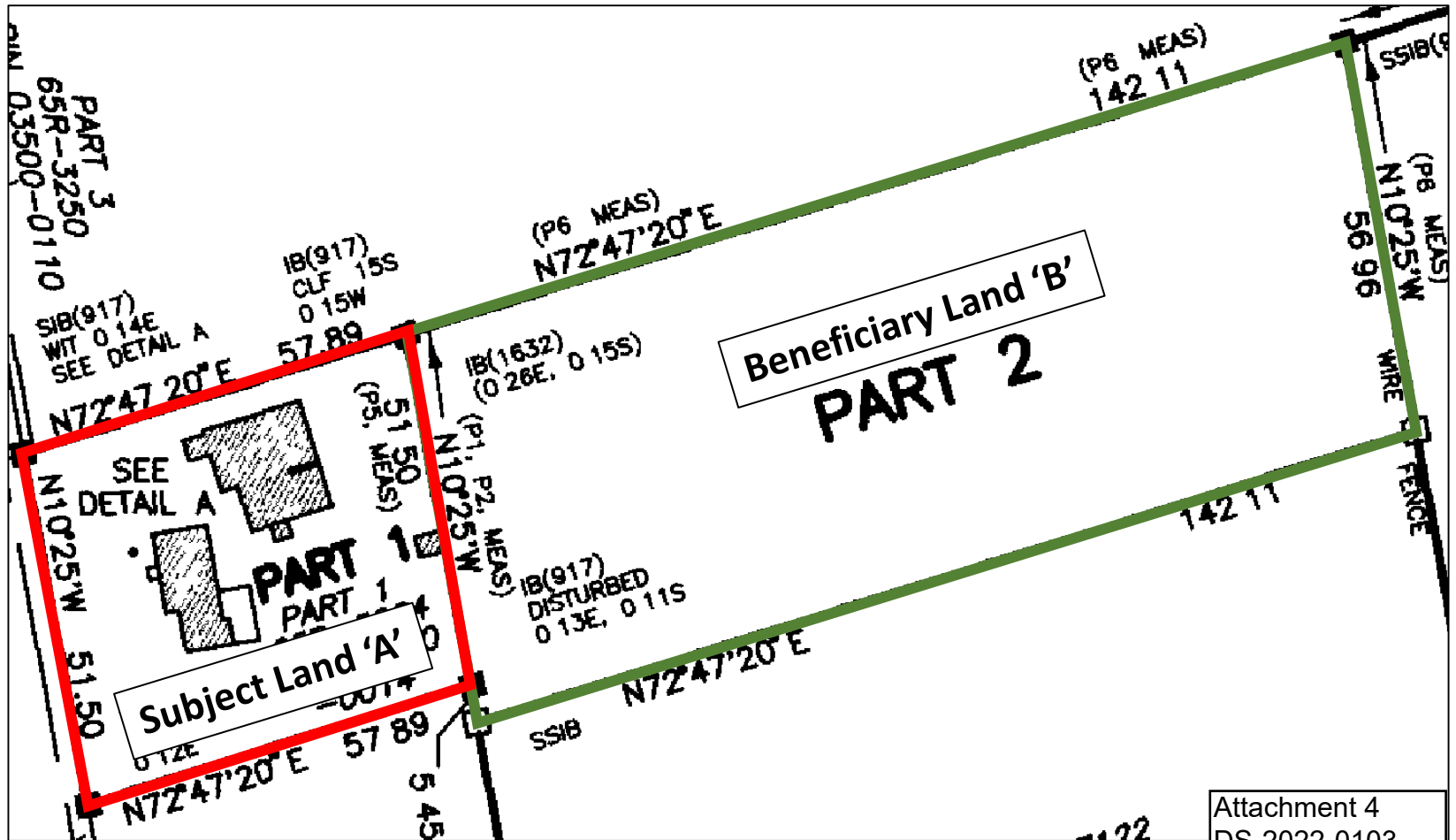


**SUBJECT
PROPERTY**

Woodbine Avenue



Woodbine Avenue



Circulated To:	Department/Agency	Date Received	Response:
Geoff Harrison <gharrison@georgina.ca>	Tax & Revenue	November 11, 2022	No comment/concern.
Zaidun Alganabi <zalganabi@georgina.ca>	Engineering	November 22, 2022	No comment/concern.
Michael Iampietro <miampietro@georgina.ca>	Engineering	November 22, 2022	No comment/concern.
Laura Taylor <ltaylor@georgina.ca>	Operations & Infrastructure		
Dan Buttineau <dbuttineau@georgina.ca>	Community Services		
Devin Dillabough <ddillabough@georgina.ca>	Building	November 22, 2022	No comment/concern.
Mike Hutchinson <mhutchinson@georgina.ca>	Municipal Law		
Rachel Dillabough <rdillabough@georgina.ca>	Clerks Division		
Mamata Baykar <mbaykar@georgina.ca>	Clerks Division		
Ron Jenkins <rjenkins@georgina.ca>	Georgina Fire Department		
Kailee Houter <khouter@georgina.ca>	Georgina Fire Department	November 16, 2022	No comment/concern.
Henry Radder <hradder@georgina.ca>	Building Inspector		
Sean Columbus (scolumbus@georgina.ca) Karyn Stone <kstone@georgina.ca>	Economic Development	November 15, 2022	No comment/concern.
Karyn McAlpine-Tran, <karyn.mcalpine-tran@ycdsb.ca>	York Catholic District School Board	November 9, 2022	No comment/concern.
Alex Locantore, (Alex.locantore@mpac.ca)	MPAC		
Bell Canada, (circulations@mmm.ca)	Bell Canada		
Susan Cluff, <susan.cluff@canadapost.postescanada.ca>	Canada Post		
Dennis De Rango, (landuseplanning@hydroone.com)	Hydro One		
Enbridge Gas Inc., (MunicipalPlanning@enbridge.com)	Enbridge Gas		
Gilbert Luk, (gilbert.luk@yrdsb.ca)	York Region District School Board		
Hydro One Networks Inc., <CentralFBCplanning@HydroOne.Com>	Hydro One		
Jennifer Gottlieb, (5775@yrp.ca)	York Regional Police		
Liam Munnoch, <L.Munnoch@lsrca.on.ca>	Lake Simcoe Region Conservation Authority		
Lily Apa, (lily.apa@rci.rogers.com)	Rogers	November 9, 2022	No comment/concern.
Ministry of Municipal Affairs & Housing, (msoc.admin@ontario.ca)	Ministry of Municipal Affairs & Housing		
Colin Mulrenin, (Colin.Mulrenin@ontario.ca)	Ministry of Transportation		
Ontario Power Generation, (Executivevp.lawanddevelopment@opg.com)	Ontario Power Generation		
Peter Green, (pgreen@southlakeregional.org)	Southlake Regional Health Centre		
York Region - Community Planning & Development Services, (developmentservices@york.ca)	York Region	November 24, 2022	No comment/concern.
Shan Tennyson (satennyson@georgina.ca)	Policy Planning	November 9, 2022	No comment/concern.
Lisa Hnatiw (lhantiw@georgina.ca)	Legislative Services	November 8, 2022	No comment/concern.

TOWN OF GEORGINA

REPORT NO. DS-99-56

FOR THE CONSIDERATION OF
THE COMMITTEE OF ADJUSTMENT
OF JUNE 21, 1999

SUBJECT: APPLICATIONS FOR CONSENT B58/98 TO B59/98

1. COMMENTS:

- A. THAT STAFF REQUESTS THAT APPLICATION B58/98 TO SEVER AND CONVEY LANDS INDICATED AS 'A' TO BE MERGED IN TITLE WITH LAND INDICATED AS 'C' ON SCHEDULE '3' TO REPORT DS-99-56, BE DEFERRED UNTIL SUCH TIME AS THE TOWN ENGINEER ADVISES THAT THE INFORMATION REQUESTED IN SCHEDULE 6, PAGE 1 HAS BEEN RECEIVED.
- B. THAT STAFF HAVE NO OBJECTION TO APPLICATION B59/98 TO SEVER AND CONVEY LANDS INDICATED AS 'A' TO BE MERGED IN TITLE WITH LAND INDICATED AS 'C' ON SCHEDULE '4' TO REPORT DS-99-56, SUBJECT TO THE FOLLOWING:
- 1 SUBMISSION TO THE SECRETARY-TREASURER OF THREE WHITE PRINTS OF A DEPOSITED REFERENCE PLAN OF SURVEY TO CONFORM SUBSTANTIALLY WITH THE APPLICATION AS SUBMITTED;
 2. SUBMISSION TO THE SECRETARY-TREASURER OF A FULLY EXECUTED DEED, IN DUPLICATE, CONVEYING THE SUBJECT LAND;
 3. THAT SUBSECTION 50(3) SHALL APPLY TO ANY FUTURE CONVEYANCE OF THE LANDS SUBJECT TO THIS APPLICATION;
 4. CONFIRMATION FROM THE DIRECTOR OF DEVELOPMENT SERVICES THAT THE LANDS TO BE CONVEYED HAVE BEEN APPROPRIATELY ZONED.

2. APPLICANTS/OWNERS:

DEREK AND LANA SWALES - B58/98
J.H.C. DEVELOPMENTS INC. - B59/98

B59/98 - No objection. Prior to the use of lands to be conveyed, site plan approval will be required (refer to Schedule '6', Pg. 2)

Director of Leisure Services: No objection. The requirement for a park levy will be evaluated during the site plan approval process.

Director of Administrative Services and Treasurer:

Tax Department: Outstanding Taxes (B58/98).
No tax arrears (B59/98).

Fire Department: No objection.

Building Division: Comments not received (1999 06 17).

Onsite Sewage Inspector: Comments specific to the consent applications have not been received, however, during the review of the required zoning amendment, the Onsite Sewage Inspector indicated no objection and that any development proposed would be evaluated on its merits upon receipt of a Part 8 - O.B.C. application and supporting documentation (refer to Schedule '7').

By-Law Enforcement Division: No comments.

Lake Simcoe Region Conservation Authority: No objection. The LSRCA has requested the protection of a buffer area abutting the stream in addition to the rehabilitation of this buffer area. The Authority has also requested that the centre portion of the property be zoned Open Space to restrict the use of this area (no structures or placement of fill). (Refer to Schedule '8'). The requirements of the LSRCA have or will be addressed through the restoration plan, imposition of Open Space (OS) zoning provisions and the erection of fencing.

York Region Transportation and Works Department : No objection.

5. OFFICIAL PLAN:

The subject property is designated on Rural Map 1, Schedule 'A' in the Town of Georgina Official Plan in addition to being identified as a forested area on Map 2 Schedule 'B'.

The property is also identified as Core Conservation Lands and Waters in the Natural Features and Greenlands System Study given the Lake Simcoe Tributary and mid to late successional forest on the property. The property is also identified as being with the Regional Greenlands System.

The applicants were requested to provide an Environmental Impact Study to assess

the potential impact the proposed development would have on the natural features. The applicants retained the services of LGL Limited - Environmental Research Associates. An Impact Statement, dated October 1998 was submitted and circulated to the relevant agencies. Concerns expressed by the agencies resulted in minor revision to the Impact Study. The revised study dated February 1999 has been reviewed and approved by the Region of York and the Lake Simcoe Region Conservation Authority.

Unfortunately the Impact Statement concluded that virtually all of the Natural Features on the property have been altered as a result of the grazing of horses, cutting of trees and placement of fill. Through the processing of the required Zoning Amendment and consent application, staff have attempted to ensure the protection and rehabilitation of the remaining features.

The Impact Study contained a proposed restoration plan however, staff have requested that a more detailed restoration plan outlining the specifics of the proposed planting be received prior to the passing of the amending by-law. Staff will be requiring that this restoration plan be implemented as a condition of severance.

Staff note that the lands to be conveyed to Ricks Towing and Service (B59/98) are outside any of the natural features identified in the documents noted above. Therefore these lands were not addressed in the Impact Study.

Given the surrounding commercial/industrial uses staff do not anticipate that the proposed severance and intended uses of the property will negatively impact on the surrounding properties.

Staff have received one letter of concern from the property owner to the south of Ricks Towing (refer to Schedule '9'). The location of the property owned by Mr. Dennis is indicated on Schedule '4'. Upon evaluation of the specific concerns expressed by Mr. Dennis, staff are confident that they can be addressed through the site plan approval process. Further the applicant has indicated that the Ministry of the Environment has guidelines which govern the removal and storage of any fluids from vehicles stored on the property.

Notwithstanding that Planning Staff have evaluated lands subject to application B58/98 and have no objection to the approval of same, staff are aware of the outstanding concerns expressed by the Town Engineer and in this regard, are recommending that the application be deferred. At such time as the Town Engineer indicates that the information requested has been received, staff will be in a position to provide the Committee with the recommended conditions of approval.

6. ZONING BY-LAW:

The lands to be conveyed to J.H.C Developments and Rick's Towing are the subject of a zoning amendment (File 03.842) considered and approved by Council.

on May 25, 1999. This approved zoning ensures that the lands to be conveyed are appropriately zoned for their intended use. In addition, Council approved an Open Space (OS) zoning for a portion of the lands to be conveyed to J.H.C. Developments Inc. as well as a portion of the lands to be retained by the applicant. This 'OS' zoning will permit forestry and conservation uses only and will prohibit the erection of building and structures thereon.

Given that the applicants have not submitted a site plan for the lands to be conveyed, compliance with the relevant zoning provisions has not been confirmed. However relief has not been requested from the provisions of the by-law and therefore future development must comply with same. For the area proposed for the accessory dwelling, a Rural (RU) zoning will be maintained. Site specific provisions will indicate that the dwelling must remain accessory to the industrial use on the balance on the property.

In order to ensure that the visual impacts of the use of land to be conveyed to Rick's Towing and Service is minimized, the amending by-law will contain provisions which require site plan approval prior to the use of these lands.

Staff note that there remain outstanding items which must be addressed by the applicant prior to the passing of the amending by-law which will address issues related to the protection and restoration of the natural features. In this regard, and to ensure that the appropriate zoning is in place, staff will require that the lands be appropriately zoned as a condition of severance.

7. CONCLUSIONS:

An application for consent has been submitted to convey lands for the purpose of a lot addition to Rick's Towing and Service and a lot addition to J.C. Trailers business operation. Providing that the amending by-law is approved and subject to the imposition of conditions noted on Page 1 & 2 of this Report, staff have no objection to the proposed lot additions.

The proposed lot additions conform with the Official Plan policies, and once the amending By-law comes into force and effect, the intended uses of the property will comply with the provisions of the Zoning By-law.

Staff are satisfied that through the provision and implementation of a detailed restoration plan and the implementation of the Open Space (OS) zoning, the intent of the Town's Natural Features and Greenlands System Study and the Regional Greenlands System is maintained.

None of the consulted agencies or internal departments with the exception of the Public Works Department have indicated any concerns with the applications. Staff note that the development of the lot additions will be subject to site plan agreement which will address such items as the visual impact of these uses.

Given the concerns expressed by the Public Works Department and noted in Schedule '6' Pg. 1, staff concur with the request of the Town Engineer for deferral of application B58/98.

Prepared by:

Reviewed by:



Karyn Stone, B.A.
Planner

Velvet L. Ross, M.C.I.P., RPP
Senior Planner

Recommended by:



Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Development Services