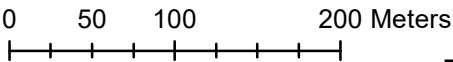


LOCATION MAP



SUBJECT LAND



Site Photos

Dovedale Drive
Facing South



Dovedale Drive
Facing West

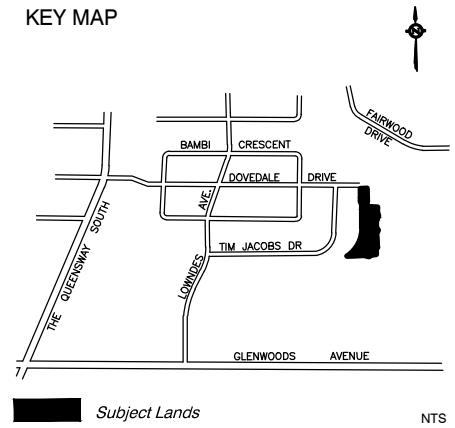


Dovedale Drive
Facing North

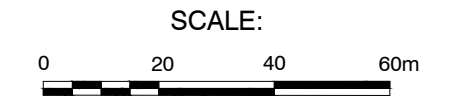


Dovedale Drive
Facing East





DEVELOPMENT STATISTICS
20 Townhouse Units @ 6.0m
10 Visitor Parking Spaces



CONCEPTUAL SITE PLAN		
GREENGATE VILLAGE LIMITED		
PART OF LOT 6 CONCESSION 3 (N.G.) BEING IN THE TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK		
SCALE: DATE: FEB 14, 2022	Approved By: MRES	Drawn by: VT
REVISIONS:		Drawing Number: 334-00

Consolidated Comments for 03.1182 - Dovedale Drive

Department/Agency	Date Received	Response
Planning Policy Division	January 17, 2024	See attached.
Building/Plumbing Inspector		
Clerks Division		
Community Services	January 15, 2024	We would be looking for Cash in Lieu of Parkland and possible trail connection to Bayview Park.
Development Engineering	January 26, 2024	See attached.
Economic Development	January 15, 2024	No objection.
Georgina Fire Department	January 31, 2024	<p>The Georgina Fire Department has no objections to the proposal and provides the below comments:</p> <ol style="list-style-type: none"> 1. All construction shall be in conformance with the Ontario Building Code. 2. The fire access route 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 Front over hang 2.4m 3. An adequate turnaround facility shall be provided as part of the fire route for any dead-end portion of the access route more than 90m long. 4. Adequate water supply for firefighting shall be provided. 5. We ask that the owner/developer give consideration to the installation of a residential fire sprinkler system in the townhouses being proposed and meet with Georgina Fire to discuss the benefits of this life safety feature.
Municipal Law	January 15, 2024	No comments from MLE.
Operations & Infrastructure		
Development Planning		
Tax & Revenue	January 15, 2024	There are no tax concerns with this property.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)	January 25, 2024	See attached.
Chippewas of Georgina	January 16, 2024	We were not informed of this Archeological Assessment. There is an obligation to free, prior and informed consent and an option to send representatives to be a field liaison for all archeological work.
C.N. Business Development & Real Estate		

Consolidated Comments for 03.1182 - Dovedale Drive

Enbridge Gas	January 22, 2024	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	January 25, 2024	See attached.
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	January 19, 2024	As the property is outside of MTO permit control, MTO has no comments.
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers	January 16, 2024	See attached.
Southlake Regional Health Centre		
York Catholic Separate District School Board	January 18, 2024	We have reviewed the proposal and have no additional comments or objections to its approval.
York Region - Community Planning & Development Services	January 29, 2024	See attached.
York Region District School Board	January 18, 2024	No comments.
York Regional Police		



GEORGINA

Interoffice Memorandum

Development Engineering Division

Date: January 26, 2024,

File No.: 03.1182

To: Brittany Dobrindt, Development Planner

From: Vikum Wegiriya, Jr Engineering Technologist of Development Engineering

Subject: **APPLICATION FOR ZONING BY-LAW AMMENDMENT**

Address: Dovedale Drive

Description: Part of Lot 6, Concession 3 (NG)

Applicant: Greengate Village Limited

File No.: 03.1182

Ward 1 (Councillor Charlene Biggerstaff)

Agent: Michael Smith Planning Consultants; Development Coordinators Ltd.

The Development Engineering Division has reviewed the above noted application and advise that the comments below need to be satisfied prior to approval / agreement:

1. All unpaved areas on are to be seeded/sodded and stabilised to control erosion and dust at all times.
2. Monitoring and reporting of SWM facility operation and maintenance will be required to ensure it is providing the required storm water quality and quantity controls as per approved design standards. The applicant shall provide a monitoring plan for review and approval of the Town as part of the detailed design submission. All the runoff from the proposed development should be treated before leaving the site for the interim period. Provide a grading and drainage plan demonstrating this design.
3. See the LSRCA Parking Lot Design Guidelines to Promote Salt Reduction for estimates of snow storage area (15% of plowed area) required. If snow storage areas do not match guidelines, please advise how excess snow will be managed and/or removed from site as necessary. Fire Routes are required to be always maintained and are not to be impacted by snow storage limitations.
4. Municipal Address will be required.
5. Provide a Comprehensive Utility Plan (CPU) plan signed by all authorities including street lighting components.
6. We recommend a Temporary Truck Traffic sign at entrance on Dovedale Dr to caution the

traffic, cyclists, and pedestrians.

7. Please provide a Construction Management Plan.
8. On site Lighting Plan will be required.
9. Provide a dewatering plan.
10. The Owner shall restore the sections of the right-of-way disturbed during servicing.
11. Turning radius shall comply with fire regulations.
12. The Owner shall restore the sections of the right-of-way disturbed during servicing.
13. All designated visitor parking spaces must have a minimum width of 3.0m and a length of 5.7m. For disabled parking spaces, the minimum width should be 3.4m, with an additional 1.5m for the ramp, and a length of 5.7m.
14. Fire Hydrants barrel colour to be Yellow for public and private hydrants.
15. Warning signage is to be installed at various locations surrounding the pond area, in accordance with the Town's standards and practices.
16. Submit a detailed Fence Plan showing all required fencing. (construction, privacy, acoustical, environmental protection, and security)
17. Please provide a maintenance plan for the Rain Garden and Underground Stormwater tank.
18. Please follow the design criteria for pavement designs and driveway designs.

Local Road	Collector/Industrial Road
40 mm HL3	40 mm HL3
50 mm HL8	90 mm HL8
150 mm of Granular "A" or 19 mm Crusher Run Limestone	150 mm of 19 mm Crusher Run Limestone
300 mm of Granular "B" or 50 mm Crusher Run Limestone	300 mm of 50 mm Crusher Run Limestone

All depths noted are compacted depths.

- a) Single Family Residential (see GR-8)
 - Asphalt 25 mm HL3 surface course
40 mm HL8 base course
 - Granular 150 mm Granular "A" and 200 Granu
- b) Commercial, Light Industrial and Apartments
 - Asphalt 40 mm HL3 surface course
60 mm HL8 base course
 - Granular 200 mm Granular "A"
300 mm Granular "B"
- c) Heavy Industrial Driveways
 - Asphalt 40 mm HL3 surface course
100 mm HL8 base course
 - Granular 300 mm Granular "A"
300 mm Granular "B"

Functioning Service Report

1. Watermain and Sanitary Modeling to be completed by GM Blue Plan at the cost of owner/developer for all the proposed sanitary mains and watermains for the proposed project as per final design. Please see attached Quotation from GM Blue Plan.
2. Redline drawings enclosed are to be addressed.
3. Provide OGS at the outlet of CUPOLEX Storm Water Tank.
4. Please provide additional details about the rain garden, including setbacks from the Town's right of way, types of plants to be planted, and its impact on the sight triangle.
5. Runoff Coefficient for undeveloped lands should be 0.25 instead of 0.35.
6. The provided fire flow values are acknowledged and will be confirmed with GM Blue Plan to ensure their sufficiency.

Preliminary Grading Plan

1. Further information is required concerning driveways, including driveway width specifications.
3. Only the backyards of three houses are permitted to drain to a backyard swale before being discharged to an approved outlet.
4. Surface drainage necessitates a minimum of 2% slope.

5. All swales should have a minimum depth of 0.15 and a 2% slope.
6. Please provide a demonstration of feasibility and a car turning analysis, focusing particularly on the visitor parking, especially for the easternmost parking spots.



Sent via e-mail: bdobrindt@georgina.ca

January 25, 2024

Municipal File No.: 03.1182
LSRCA File No.: ZO-402384-100521

Brittany Dobrindt
Planner I, Development Services Department
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Ms. Dobrindt,

Re: Application for Zoning By-law Amendment
Dovedale Drive, Part Lot 6, Concession 3
Town of Georgina
Owner: Greengate Village Limited (c/o Al Allendorf)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted an application under Section 34 of the *Planning Act* for a Zoning By-law Amendment to rezone the subject land from 'Rural (RU) Zone' in the Town of Georgina's Zoning By-law #500 to 'Medium Density Urban Residential (R3) Zone' and a site-specific 'Open Space (OS-XX) Zone' to facilitate the construction of 3 purpose-built rental townhouse blocks with a total of 20 dwelling units and vehicular access from Dovedale Drive.

Documents Received and Reviewed by Staff

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

- Conceptual Site Plan prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Topographic Base Plan prepared by IBW Surveyors
- Planning Justification Report prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Draft Zoning By-law Amendment & Schedule prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Functional Servicing & Stormwater Management Report prepared by C.F. Crozier & Associates Inc.
- Phase I Environmental Site Assessment prepared by GEI Consultants Ltd.
- Phase II Environmental Site Assessment prepared by GEI Consultants Ltd.

- Geotechnical Investigation prepared by GEI Consultants Ltd.
- Hydrogeological Investigation prepared by GEI Consultants Ltd.

We note that LSRCA planning staff were involved in a pre-consultation meeting and provided comments to the Applicant/Municipality in 2022, in advance of the receipt of this application.

Staff have 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 (PPS, 2020) 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 CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information for this application, we are unable to provide support for the Zoning By-law Amendment at this time as we cannot support residential development within the floodplain. On this basis, our staff will require an additional submission requiring the Applicant to delineate the regulatory floodplain hazard on the northwest side of the property.

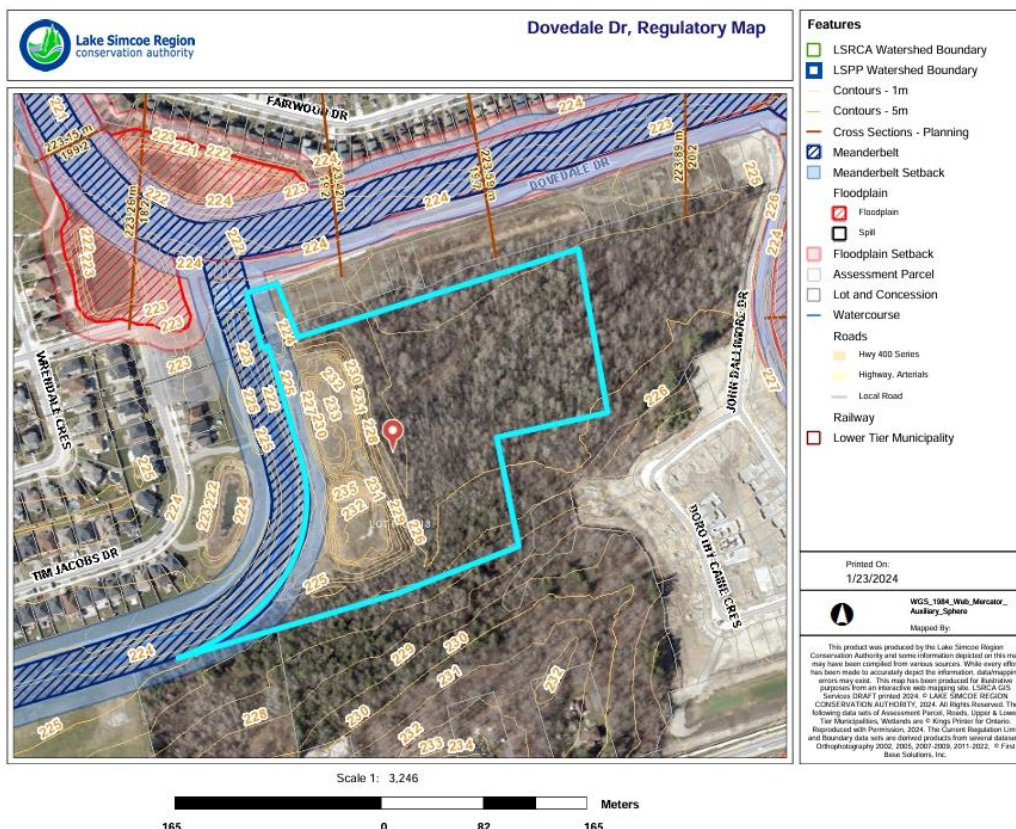
Site Characteristics

The subject land is approximately 5.05 hectares (12.5 acres) and is located south of Dovedale Drive within the Town of Georgina.

The subject land is within the 'Urban Area' designation as per the York Region Official Plan. The subject land is within the 'Keswick Secondary Plan' as per the Town of Georgina Official Plan and within the 'Delineated Built Up Area' designation as per the Keswick Secondary Plan. The subject land is zoned as 'Rural (RU)' as per the Town of Georgina Zoning By-law #500.

Existing mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 179/06 for meanderbelt (erosion) hazard area associated with Glenville Creek. Areas of the subject property may be within the regulatory floodplain hazard and subject to steep slopes/unstable soils associated with the watercourse. Please see a detailed regulatory map below.
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA) and Ecologically Significant Groundwater Recharge Area (ESGRA).



Please note: LSRCA staff attended a site meeting at this location in October 2022 to stake the woodland related to the subject application.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (erosion hazard, potential floodplain).

Based on the information submitted as part of this application, it is unclear whether the proposal will be located within hazardous lands, as the northwest corner of the subject land may be affected by flooding associated with a tributary of Glenville Creek. Please note, residential intensification is not permitted within the floodplain. We require a resubmission to address the potential floodplain before confirmation of consistency with the PPS can be provided. The Applicant is welcome to set up a meeting with LSRCA staff to discuss this requirement.

2. LSRCA has reviewed the application 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 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.

Ontario Regulation 179/06 applies to a portion of the subject property. It appears that the proposed development will be within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place. We recommend that the Applicant contact LSRCA Regulations staff to discuss permitting requirements and/or any additional studies required for the permitting process.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Lake Simcoe Protection Plan, 2009 (LSPP)

The proposal includes the construction of a building or buildings with a ground floor area cumulatively equal to or greater than 500m² (5382 sq. ft.). It is noted that this scale of development meets the definition of “**Major Development**” and therefore will need to satisfy DP-4.8 of the LSPP. A Stormwater Management Report inclusive of a phosphorus budget and water balance is required.

The subject land is within a Significant Groundwater Recharge Area (SGRA) and an Ecologically Significant Groundwater Recharge Area (ESGRA) and therefore will need to satisfy DP-6.40 of the LSPP. A Hydrogeological Analysis and post to pre water balance assessment is required.

Technical comments related to stormwater management and hydrogeology will be provided under separate cover.

Not Undertaking Natural Heritage Review:

Please note that with Bill 23, *More Homes Built Faster Act*, having received Royal Assent from the Province, and the associated Regulations issued on December 28th, 2022, the LSRCA’s review has been modified. This impacts our review by way of *Planning Act* applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Settlement Areas established prior to 2009. This includes the subject lands considered as part of this application. Please note that the Natural Heritage Evaluation/Environmental Impact Study will not be reviewed by the LSRCA. It is important to note that provincial, regional, and local Natural Heritage planning policies for these areas remain in effect. We understand that the municipality will be providing comments related to Natural Heritage and the requirements for an NHE/EIS.

Summary

Based on our review of the submitted information, LSRCA recommends deferral of the application until such time that the Applicant is able to delineate the regulatory floodplain hazard on the northwest side of the property.

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

1. Consistency with Section 3.1 of the PPS has not been demonstrated;

2. Ontario Regulation 179/06 applies to the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated portion;
3. The Applicant/Owner has not paid LSRCA application fees associated with a Zoning By-law Amendment application in accordance with the approved Fees Policy under the *Conservation Authorities Act*. Staff note that this amount is \$12,904.00.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,

A handwritten signature in blue ink that reads "J. Lim."

Jessica Lim
Planning Analyst
Lake Simcoe Region Conservation Authority (LSRCA)

Kim Harris

From: Brittany Dobrindt
Sent: February 2, 2024 8:27 AM
To: Kim Harris
Subject: FW: Request for Comments_03.1182 - Dovedale Dr - ZBA.24.G.0005

Hi Kim,

Please file the comments provided by York Region in filehold.

Thanks,

Brittany Dobrindt

Planner I | Development Services Department
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2442 | georgina.ca
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From: Abbas, Asif <Asif.Abbas@york.ca>
Sent: January 29, 2024 3:16 PM
To: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: RE: Request for Comments_03.1182 - Dovedale Dr - ZBA.24.G.0005

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 Brittany,

York Region has reviewed the above noted Zoning By-law Amendment (ZBA) to facilitate the development of a 20-unit purpose-built rental townhouse development. The subject lands are located within the Urban Area on the Regional Structure Map 1 of the 2022 Regional Official Plan (ROP). The lands are designated "Community Area" (Map 1A) and within the Built-up Area (Map 1B). Any proposed development needs to be in keeping with the applicable Provincial Plans, Regional and Local Official Plan policies. Based on Map 2, the east side of the sub

Greenlands system. A watercourse is located adjacent to the proposed development and a wetland is located on the site (Map 4). A woodlot covers a significant portion of the site to the east (Map 5). Any proposed development or site alteration should be located outside of any key natural heritage features/ key hydrologic features and their required setbacks/ vpz associated. It is our understanding the Town and LSRCA have provided comments on the Natural Heritage features. Town of Georgina staff have reviewed the EIS and provided comments to be addressed on the EIS/ZBA. We defer to the Town and the LSRCA to comment on Natural Heritage matters.

We have no objections to the ZBA applications subject to the satisfaction of Town of Georgina/LSRCA comments and provide the following servicing comments.

Infrastructure Asset Management (IAM):

IAM has reviewed the subject application in conjunction with the Functional Servicing Report prepared by C.F. CROZIER & ASSOCIATES INC. , dated November 2023. IAM has no objections to the ZBA.

Water and Wastewater Servicing

The FRS indicates that the site will be serviced by a local 200 mm sanitary sewer and 150mm water main on Dovedale Drive. Sewage for this development will flow to the Regional Keswick Sewage Pumping Station and ultimately to the Keswick WRRF. The Region acknowledges that a hydrant flow test was completed in October 2023.

Servicing Allocations

The residential development proposed within the subject development area will require water and wastewater servicing allocation from the Town of Georgina. If the town does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment.

Recent flow monitoring data have revealed that the Region's Keswick Sewage Pumping Station (SPS) where the subject development discharges the wastewater is operating near its full capacity. The Region has requested the Town to restrict the occupancy of residential units in new developments until the ongoing capital upgrade works at the SPS are complete. This is scheduled to be completed by the end of 2024.

Thank you
Asif

Asif Abbas, RPP, MCIP | Planner, Planning and Economic Development Branch, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 77271 | Asif.Abbas@york.ca | york.ca

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From: Brittany Dobrindt <bdobrindt@georgina.ca>

Sent: Monday, January 15, 2024 10:59 AM

To: Kim Harris <kharris@georgina.ca>; 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 Harris <gharris@georgina.ca>; Jeremy Liscomb <jliscomb@georgina.ca>; Justine Burns <jburns@georgina.ca>; Kai



January 16, 2024

Town of Georgina
Brittany Dobrindt
Planner

Dear Brittany:

Re: 03.1182 – Dovedale Dr (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



Interoffice Memorandum

GEORGINA

DEVELOPMENT PLANNING DIVISION

To: **Brittany Dobrindt**
Planner I
Development Services Department

From: **Justine Burns**
Senior Landscape Architect
Development Services Department

cc: **Alan Drozd, MCIP, RPP**
Manager of Planning Policy
Development Services Department

Date: January 17, 2024

Re: 03.1182

I have reviewed the EIS and the by-law amendment associated documents, cross referencing our applicable Town documents and my comments are as follows:

EIS:

1. In addition to the EIS the Town will require an ecological offsetting and restoration strategy to the satisfaction of the Town prepared at detailed design stage, upholding the recommendations found in this EIS pre, during and post works on site.
2. Continuous fencing along backyard locations, SILT fencing, locations of hoarding and equipment storage and other ESC measures must be upheld pre, during and post works on site as per recommendations of the EIS.
3. Monitoring of ESC measures by a qualified inspector during construction is recommended.
4. As per recommendation of EIS 6 meters VPZ from tributary would be adequate.

5. All proposed landscaping should include a direct connection with stormwater management to mitigate disruption.
6. Any tree removals outside the significant woodlot requires an ecologist to conduct a nest sweep 48 hrs before removals due to the findings within EIS. All trees also must adhere to Bird nesting requirements 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; SAP timing window March 15th- Nov. 30th) as this is prime bat habitat. All removals must have ecologists do a bat exit survey 24 hrs before all removals.
7. A detailed restoration plan will also be required at detailed design phase inclusive of recommendations for enhancement and restoration measures to the satisfaction of the director of development services.
8. If soil amendment should occur, soil must be CAT AA quality and mixed at a half and half native soil ratio with a min of 45 cm clean top soil.

By-law amendment:

1. Uphold recommendations of EIS as it relates to woodlot and associated buffer area. The first recommendation is that the buffer be 10 meter setback off the woodlot.
2. This buffer currently contains a fill stockpile that must be removed, no fill, stock piles or equipment shall be stored in the buffer area pre, during, and post construction to ensure the tree health of the existing woodlot and associated buffer area . After fill is removed soil testing is recommended.
3. Replanting in buffer to follow 2 band approach to replicate natural transition. 1st band closest to the development be consistent of shrub community and 2nd band consistent of treed community, to be determined at detailed design stage.

January 25, 2024

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

Attn: Brittany Dobrindt, Planner I

Reference: **File No. 03.1182**
Agent: Michael Smith Planning Consultants
Applicant: Greengate Village Ltd.
Part of Lot 6, 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
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**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 500-2024-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 2, Page 2, of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU' to 'R3' and 'OS-XX' on lands described as Part of Lot 6, Concession 3 (N.G.) also described as Parts 5 & 6 on Reference Plan 65R-35183 shown in heavy outline and designated 'R3' and 'OS-XX' on Schedule 'A' attached hereto.
2. That Section 27 **OPEN SPACE** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.XX **SPECIAL PROVISIONS** the following:

"27.5.XX	Part of Lot 6, Concession 3 (N.G.)	'OS-XX'
	Parts 5 & 6, Reference Plan 65R-35183	(Map 2, pg. 2)

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

- a) Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-XX' on Schedule 'A' attached hereto, the only the following non-residential uses shall be permitted:
- conservation or forestry use
 - municipal road
 - accessory buildings, structures and uses to any permitted use"

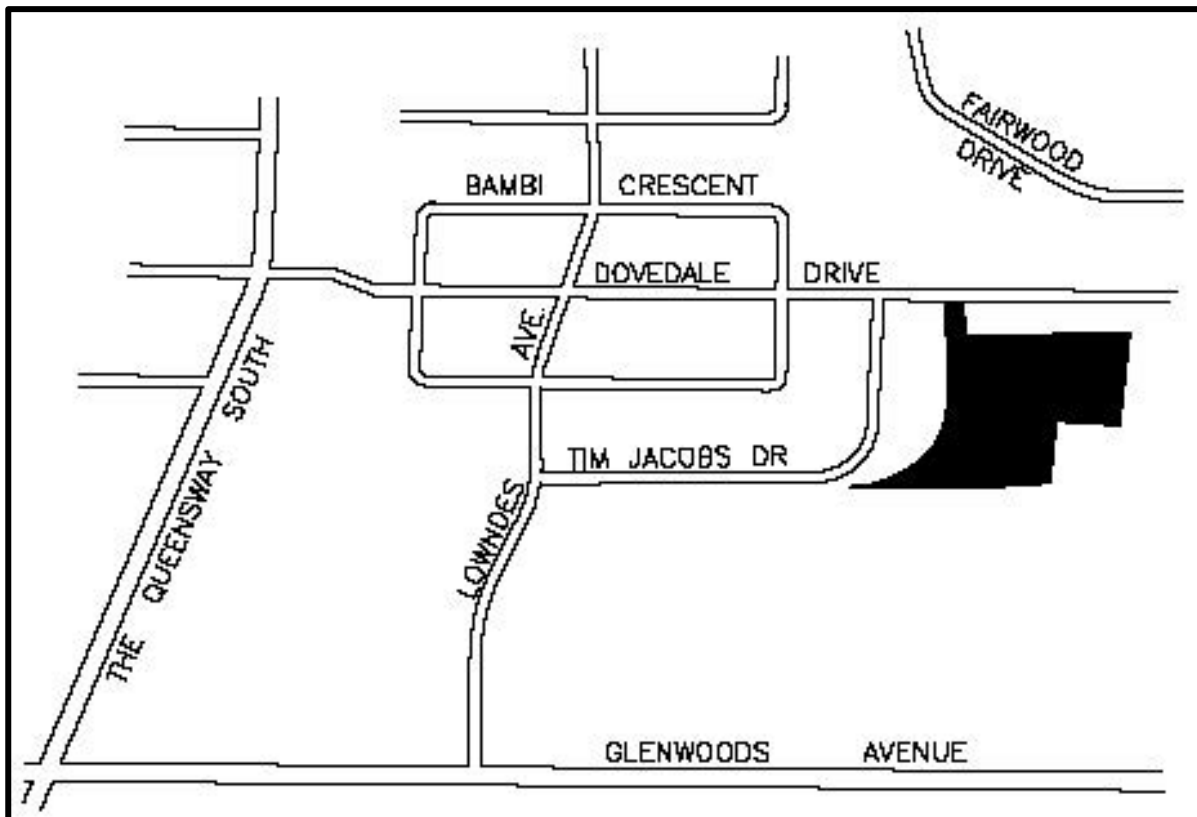
READ a first, second and third time and finally passed this ____ day of _____, 2024.

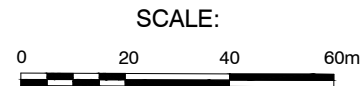
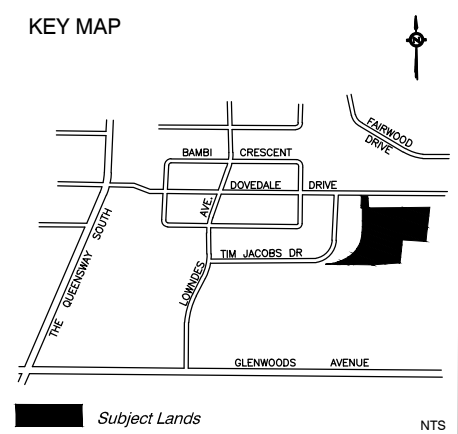
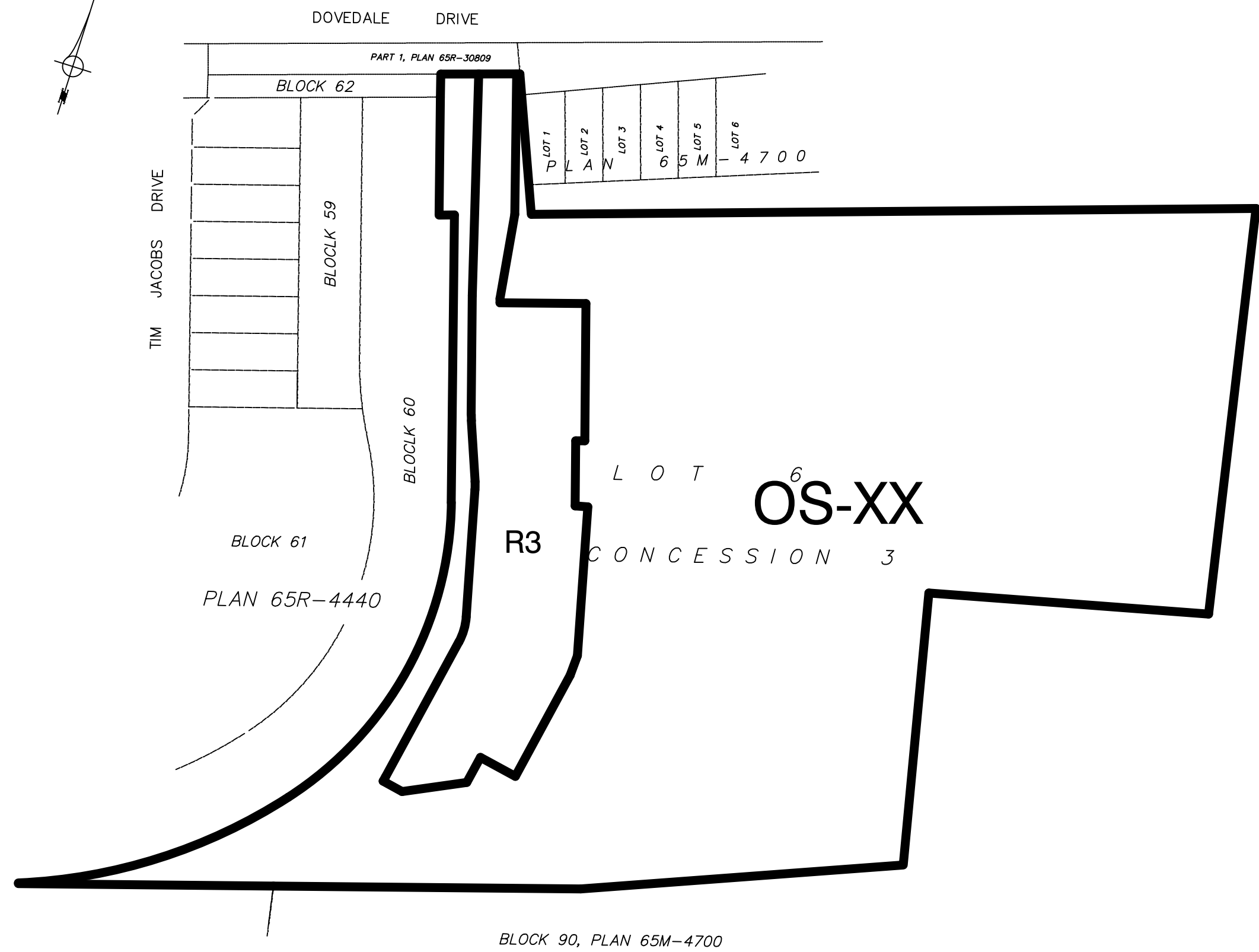
Margaret Quirk, Mayor

Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER 500-2024-XXXX

1. The purpose of Zoning By-law Number 500-2024-XXXX, which amends Zoning By-law No. 500, is to amend the current zoning from Rural (RU) to a Medium Density Urban Residential (R3) zone and a site-specific Open Space (OS-XX) zone. The amendment is required to facilitate the construction of a 20-unit purpose-built rental townhouse development.
2. Zoning By-law Number 500-2024-XXXX conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2024-XXXX applies is shown below.





ZONING SCHEDULE		
GREENGATE VILLAGE LIMITED		
PART OF LOTS 5 & 6 PLAN 65R-35183 BEING IN THE TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK		
Scale: Date: DEC 18, 2023	Approved By: MRES	Drawn By: VT
REVISIONS:		

Summary of Submission Documents		
Document	Prepared By	Date
<i>Stage 1 and 2 Archaeological Assessment</i>	AMICK Consultants Limited	August 15, 2023
<i>Functional Servicing & Stormwater Management Report</i>	C.F. Crozier & Associates Inc.	November 2023
<i>Transportation Brief</i>	C.F. Crozier & Associates Inc.	November 30, 2023
<i>Phase I Environmental Site Assessment</i>	GEI Consultants Ltd.	September 22, 2023
<i>Phase II Environmental Site Assessment</i>	GEI Consultants Ltd.	September 15, 2023
<i>Geotechnical Investigation</i>	GEI Consultants Ltd.	December 22, 2023
<i>Hydrogeological Investigation</i>	GEI Consultants Ltd.	December 22, 2023
<i>Scoped Environmental Impact Study</i>	GEI Consultants Ltd.	December 2023
<i>Urban/Architectural Design Report</i>	John G. Williams Limited	December 11, 2023
<i>Plan of Survey</i>	IBW Surveyors Ltd.	July 5, 2023
<i>Topographic Base Plan</i>	IBW Surveyors Ltd.	July 5, 2023
<i>Draft Zoning By-law Amendment & Schedule</i>	Michael Smith Planning Consultants; Development Coordinators Ltd.	2023
<i>Conceptual Site Plan</i>	Michael Smith Planning Consultants; Development Coordinators Ltd.	February 14, 2022