



Sent via e-mail: [bdobrindt@georgina.ca](mailto:bdobrindt@georgina.ca)

February 8, 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)**

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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.
- Greengate Village Limited Grade Control Plan prepared by A.M. Candaras Associates Inc., Consulting Engineers (dated February 2011)

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, it is determined that the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Zoning By-law Amendment.

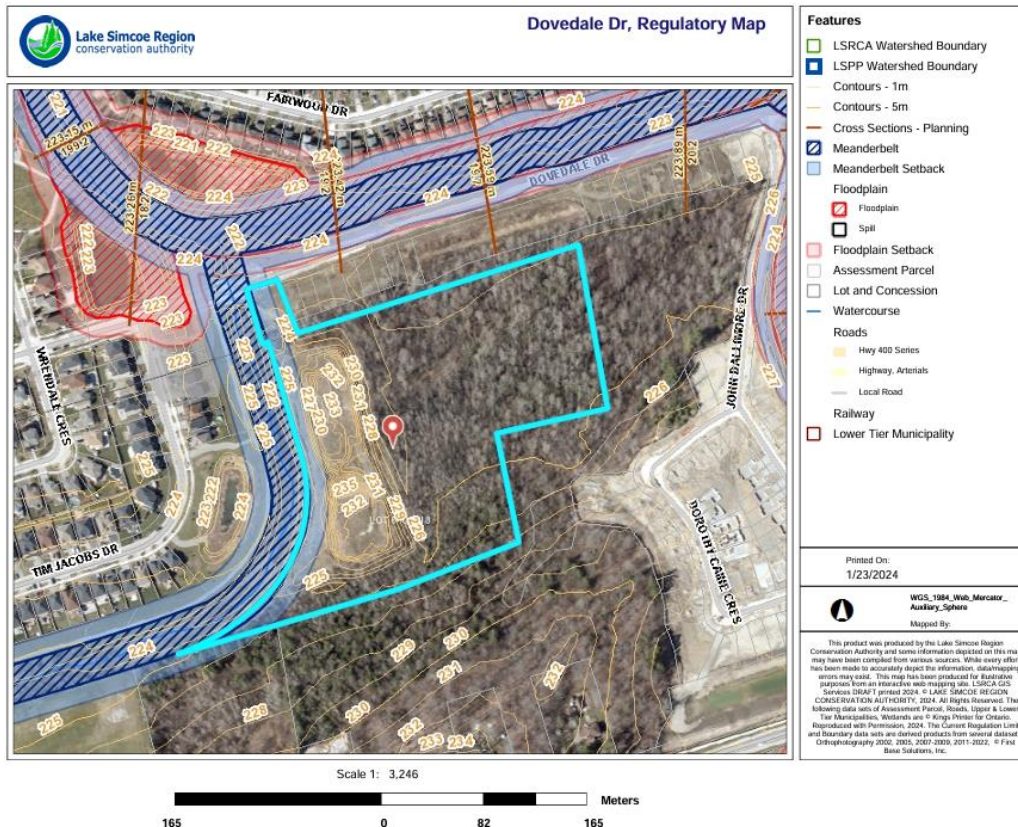
### **Site Characteristics**

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), however the proposal is located outside of the hazard and is therefore consistent with 3.1 of the PPS.

LSRCA staff note that a grading plan showing the regional flood line, 100-year flood line, and flood elevation of Glenville Creek was submitted at the time of approval for the subdivision to the west of the subject lands, to address the realignment of the watercourse and potential impacts of the floodplain. This grading plan showing the flood line was deemed satisfactory by Phil Thase, P.Eng ([p.thase@lsrca.on.ca](mailto:p.thase@lsrca.on.ca)) in an email dated July 31, 2013. Based on this information, the subject site is not impacted by flooding associated with a tributary of Glenville Creek.

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 500m<sup>2</sup> (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 28<sup>th</sup>, 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, we have no objection to the approval of this application for Zoning By-law Amendment.

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 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](mailto:j.lim@lsrca.on.ca)).

Sincerely,

A handwritten signature in blue ink that reads "J. Lim." with a period at the end.

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