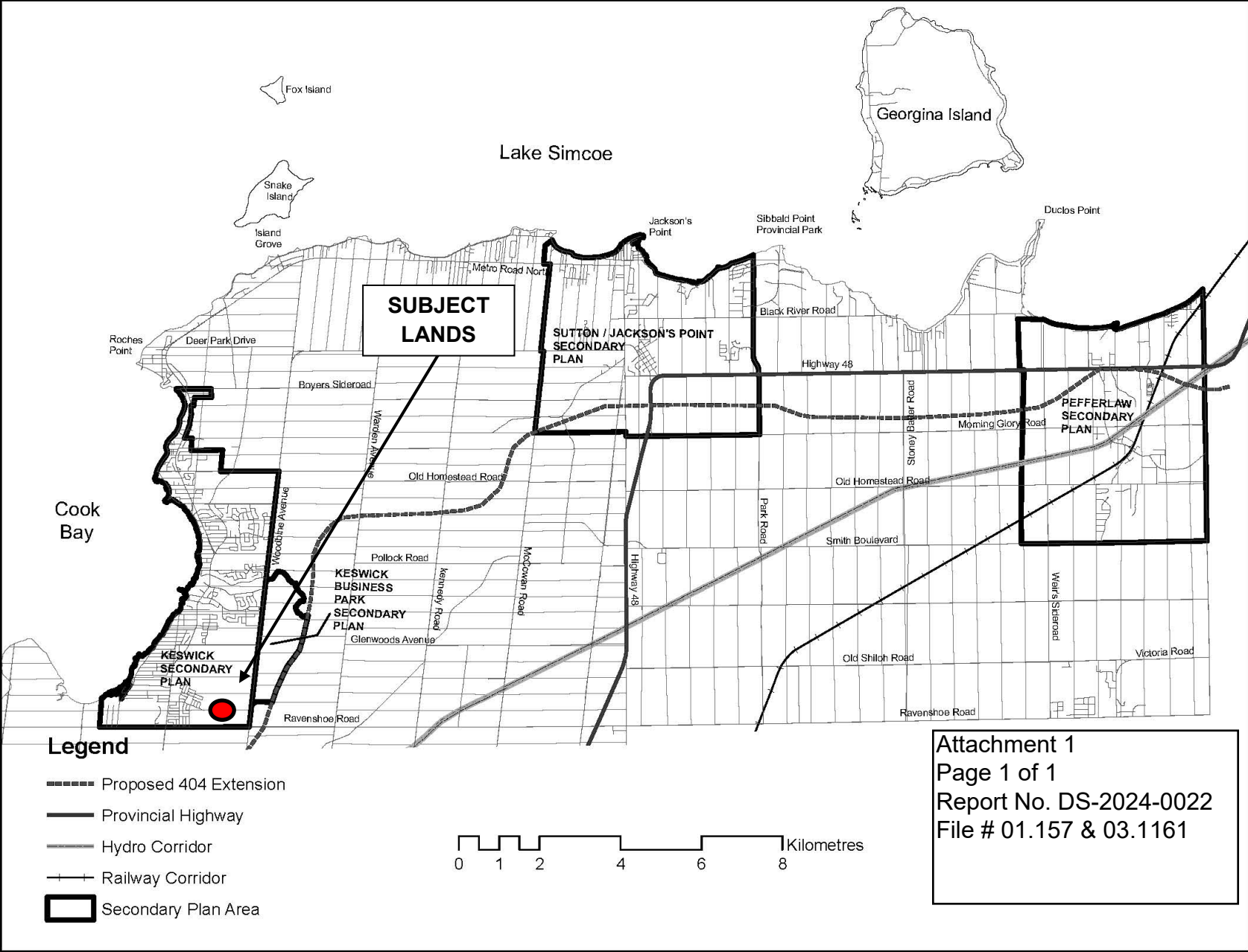
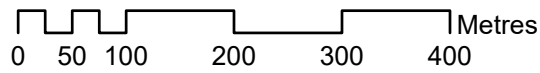
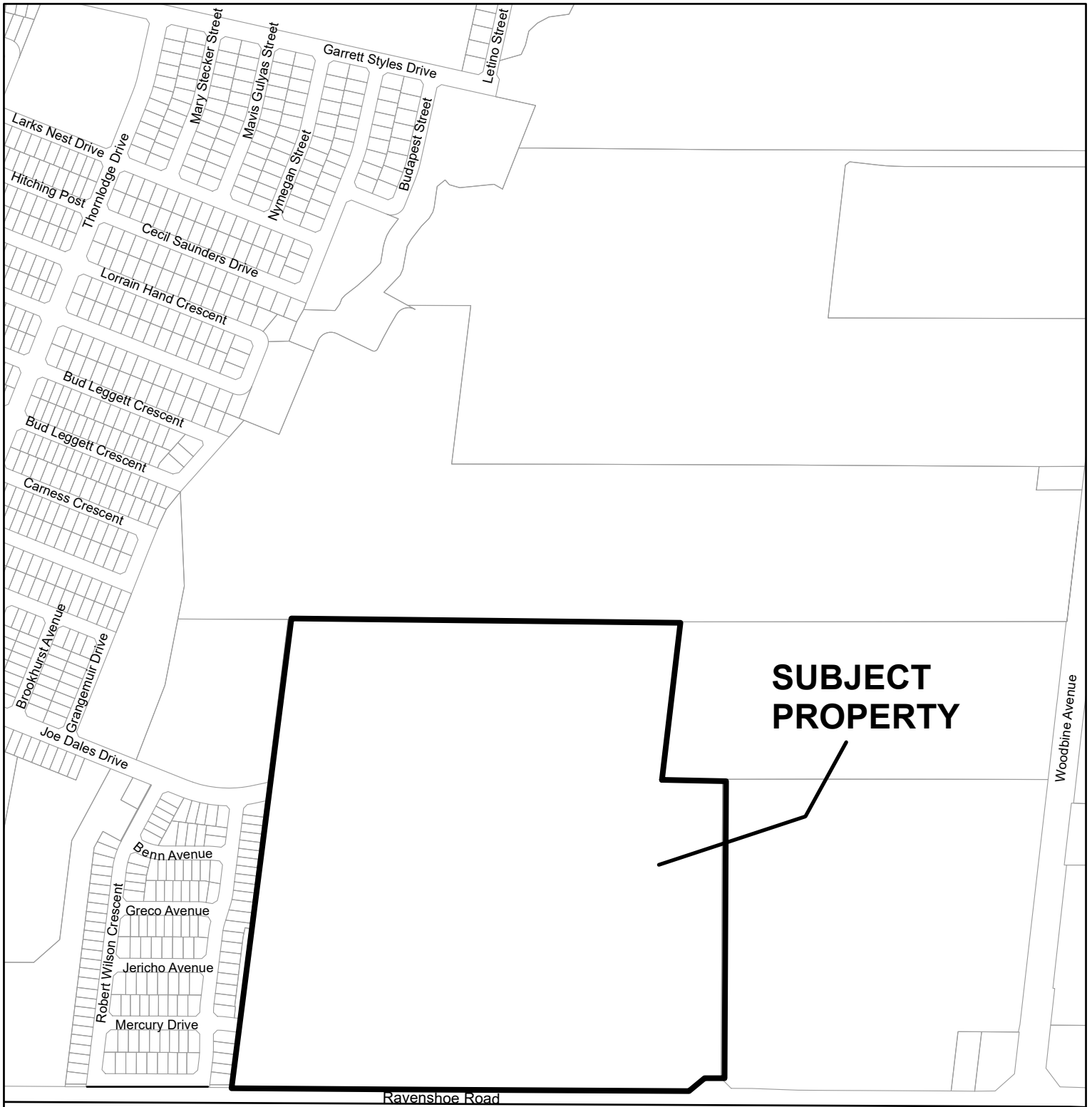


# CONTEXT MAP



# KEY MAP



Attachment 2  
Page 1 of 1  
Report No. DS-2024-0022  
File # 01.157 & 03.1161



Multi Use  
Recreational  
Complex

DG Group Phase 9

DG Group Phase 10

**SUBJECT  
PROPERTY**

Golden Mile  
Construction Ltd.  
Future Commercial

## SITE PHOTOS

WOODBINE AVE AND RAVENSHOE RD  
FACING EAST



WOODBINE AVE AND RAVENSHOE RD  
FACING SOUTH



WOODBINE AVE AND RAVENSHOE RD  
FACING NORTH



WOODBINE AVE AND RAVENSHOE RD  
FACING WEST

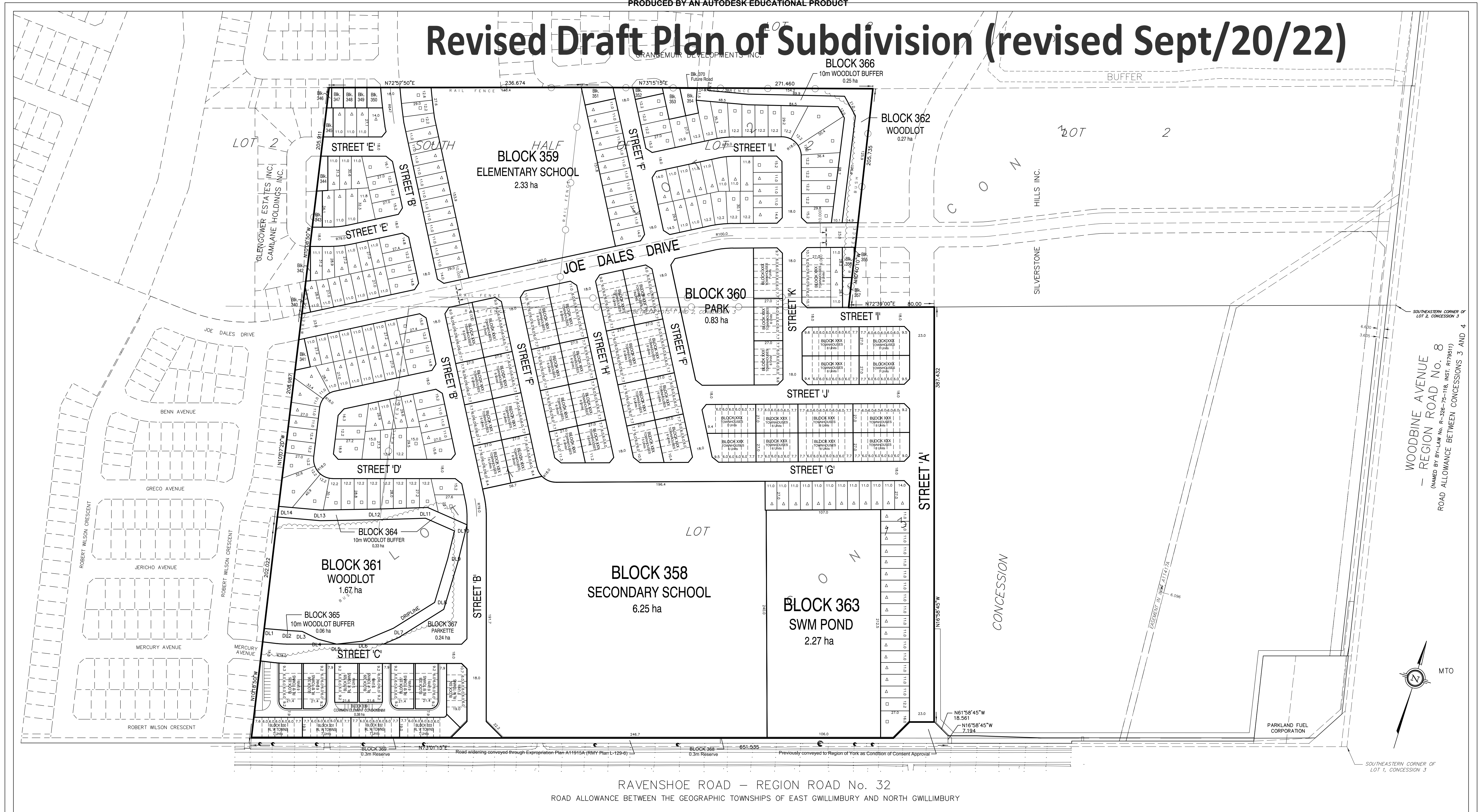


WOODBINE AVE AND RAVENSHOE RD  
FACING EAST

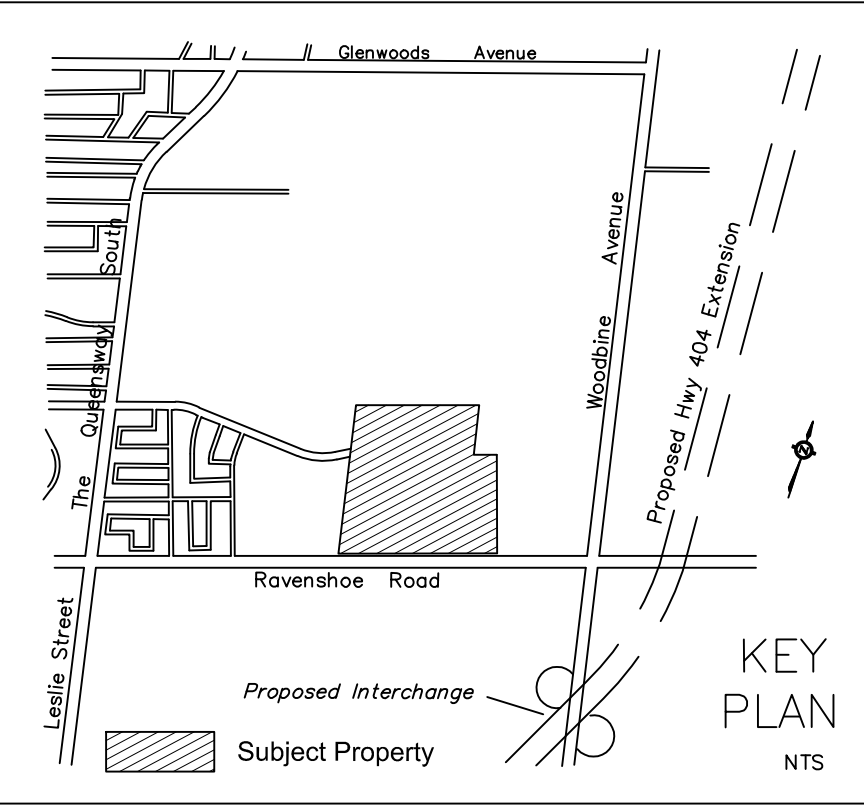




# Revised Draft Plan of Subdivision (revised Sept/20/22)



RAVENSHOE ROAD – REGION ROAD No. 32  
ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF EAST GWILLIMBURY AND NORTH GWILLIMBURY



LAND USE SCHEDULE			
LAND USE	Block No.	UNITS	AREA
SINGLE DETACHED RESIDENTIAL	1-327	120	11.63
▲ SINGLE FAMILY 11.0m (min.)		66	
□ SINGLE FAMILY 12.2m (min.)		270	
TOWNHOUSES 6.0m (min.)		270	
REAR LANE 'A' TOWNHOUSES (6.0m x 15.55m)	328-334	45	0.62
REAR LANE 'B' TOWNHOUSES (6.0m x 14.25m)	335-338	24	0.38
COMMON ELEMENT CONDOMINIUM	339	0	0.38
PART LOT RESIDENTIAL	340-357	(8)	0.39
SECONDARY SCHOOL	358	1	6.25
ELEMENTARY SCHOOL	359	1	2.33
PARK	360	1	0.83
WOODLOTS	361-362	2	1.84
SWM POND	363	1	2.27
10m WOODLOT BUFFERS	364-366	3	0.66
PARKETTE	367	1	0.24
0.3m RESERVES	372-373	2	0.01
FUTURE ROAD	374	1	0.01
ROADS	23.0m R.O.W. - 915m		
18.0m R.O.W. - 2,885m			
<b>TOTAL</b>	<b>3,800m</b>	<b>533</b>	<b>35.12</b>

### OWNER'S AUTHORIZATION

I, Nicholas Fidei, on behalf of Garland Community Corp., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Garland Community Corp. Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Gary, B. Vanderveen, O.L.S. 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

Gary, B. Vanderveen, O.L.S. Date \_\_\_\_\_  
Holdings Jones Vanderveen Inc.

### 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/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical

Attachment 5  
Page 2 of 4  
Report No. DS-2024-0022  
File # 01.157 & 03.1161

**DRAFT PLAN OF SUBDIVISION**  
**GARLAND COMMUNITY CORP.**

PART LOTS 1 & 2, CONCESSION 3 (N.G.)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

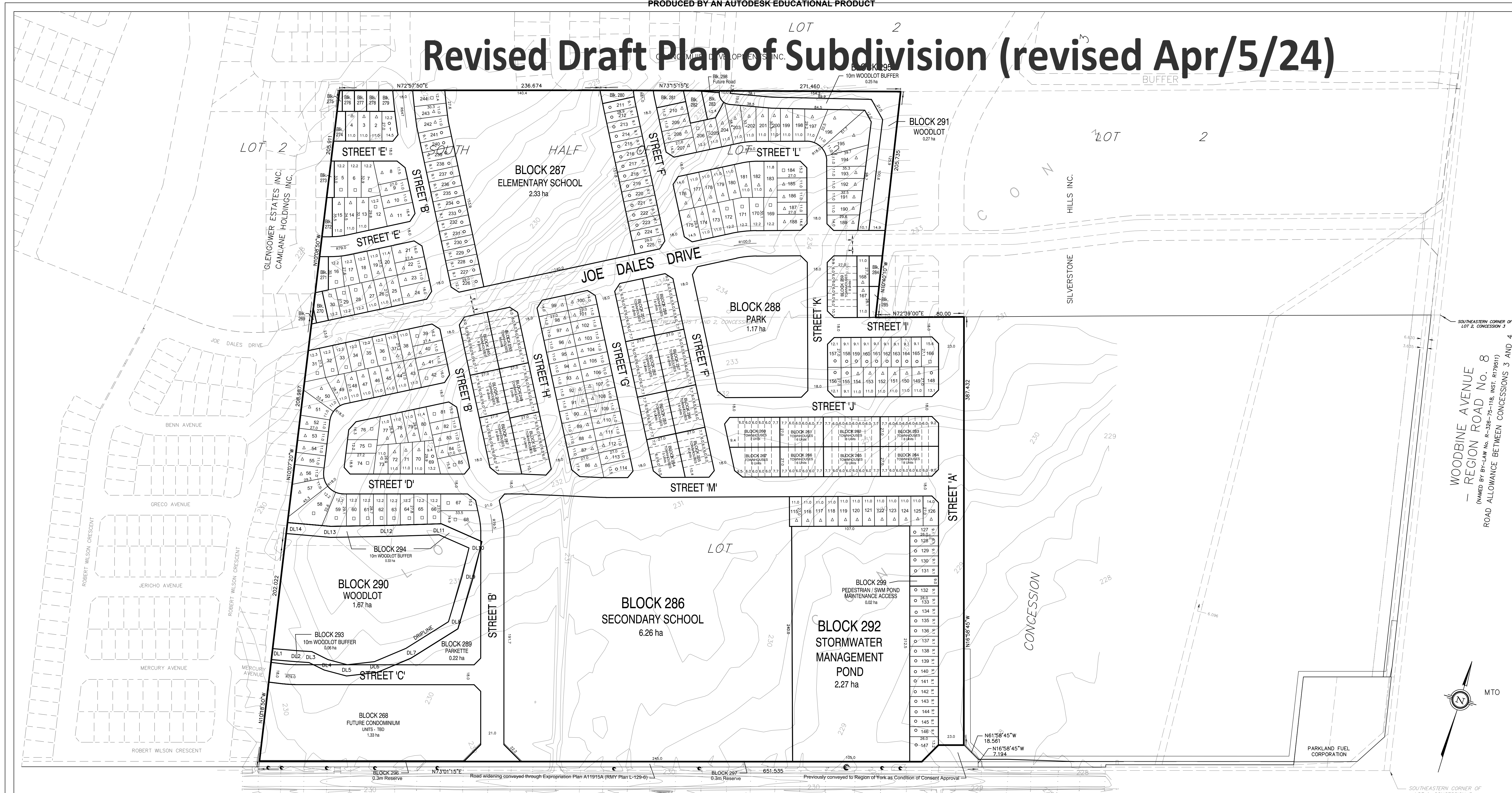
0m 50m 100m

No.	Revisions	Date
1.		APR 06/21
2.		MAY 16/21
3.		JUL 23/21
		SEPT 20/22

**Michael Smith** PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn by: VT Date: DECEMBER 27, 2011 Drawing Number: 1265-00  
Checked by: M.R.E.S. Scale: 1 : 1500  
Approved by: M.R.E.S.

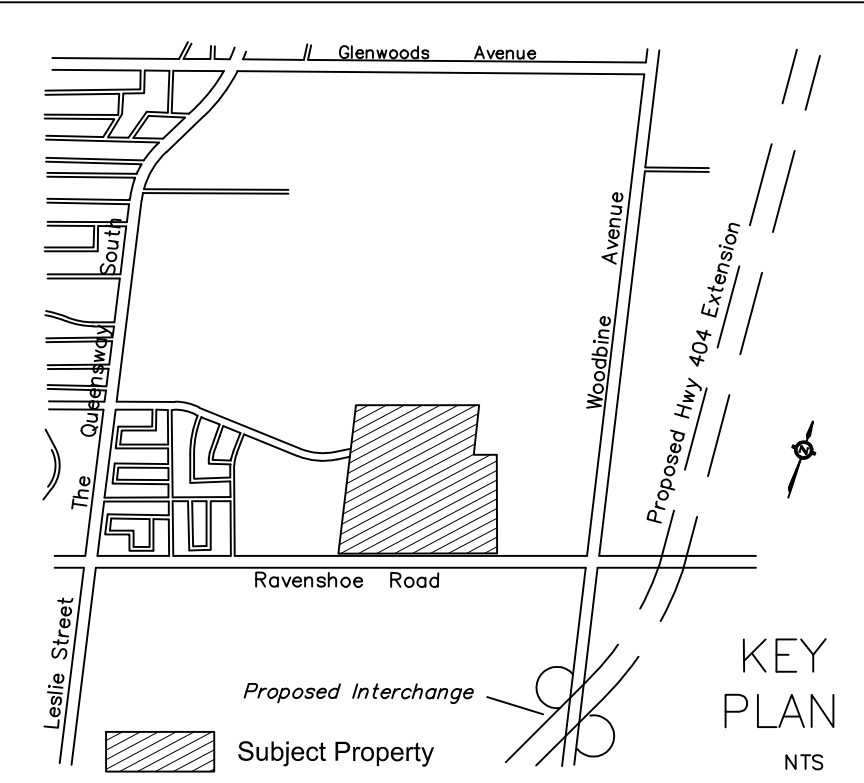
# Revised Draft Plan of Subdivision (revised Apr/5/24)



RAVENSHOE ROAD – REGION ROAD No. 32  
 ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF EAST GWILLIMBURY AND NORTH GWILLIMBURY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LAND USE	BLOCK No. LOT & UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL	1-244	
o SINGLE FAMILY 9.1m (min.)	67	7.97
Δ SINGLE FAMILY 11.0m (min.)	135	
□ SINGLE FAMILY 12.2m (min.)	42	
TOWNHOUSES 6.0m (min.)	245-267	2.95
FUTURE CONDOMINIUM	268	1.33
PART LOT RESIDENTIAL	269-285 (9)	0.41
SECONDARY SCHOOL	286	6.27
ELEMENTARY SCHOOL	287	2.33
PARK	288	1.17
PARKETTE	289	0.22
WOODLOTS	290-291	1.94
STORMWATER MANAGEMENT POND	292	2.27
10m WOODLOT BUFFERS	293-295	0.64
0.3m RESERVES	296-297	0.01
FUTURE ROAD	298	0.01
PEDESTRIAN/SWM POND MAINTENANCE ACCESS	299	0.02
ROADS	23.0m R.O.W. - 915m	
	21.0m R.O.W. - 240m	
	18.0m R.O.W. - 2,695m	
<b>TOTAL</b>	<b>3,850m</b>	<b>418 35.12</b>

### OWNER'S AUTHORIZATION

I, Nicholas Fidei, on behalf of Garland Community Corp., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Garland Community Corp. Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Gary, B. Vanderveen, O.L.S. 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

Gary, B. Vanderveen, O.L.S. Date \_\_\_\_\_  
 Holdings Jones Vanderveen Inc.

### SIGHT TRIANGLES

Town Road to Town Road 6 metres (min)  
 Town Road to Regional Road 15 metres (min)

### 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/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical
- l. none

Attachment 5  
 Page 3 of 4  
 Report No. DS-2024-0022  
 File # 01.157 & 03.1161

## DRAFT PLAN OF SUBDIVISION

### GARLAND COMMUNITY CORP.

PART LOTS 1 & 2, CONCESSION 3 (N.G.)  
 TOWN OF GEORGINA  
 REGIONAL MUNICIPALITY OF YORK

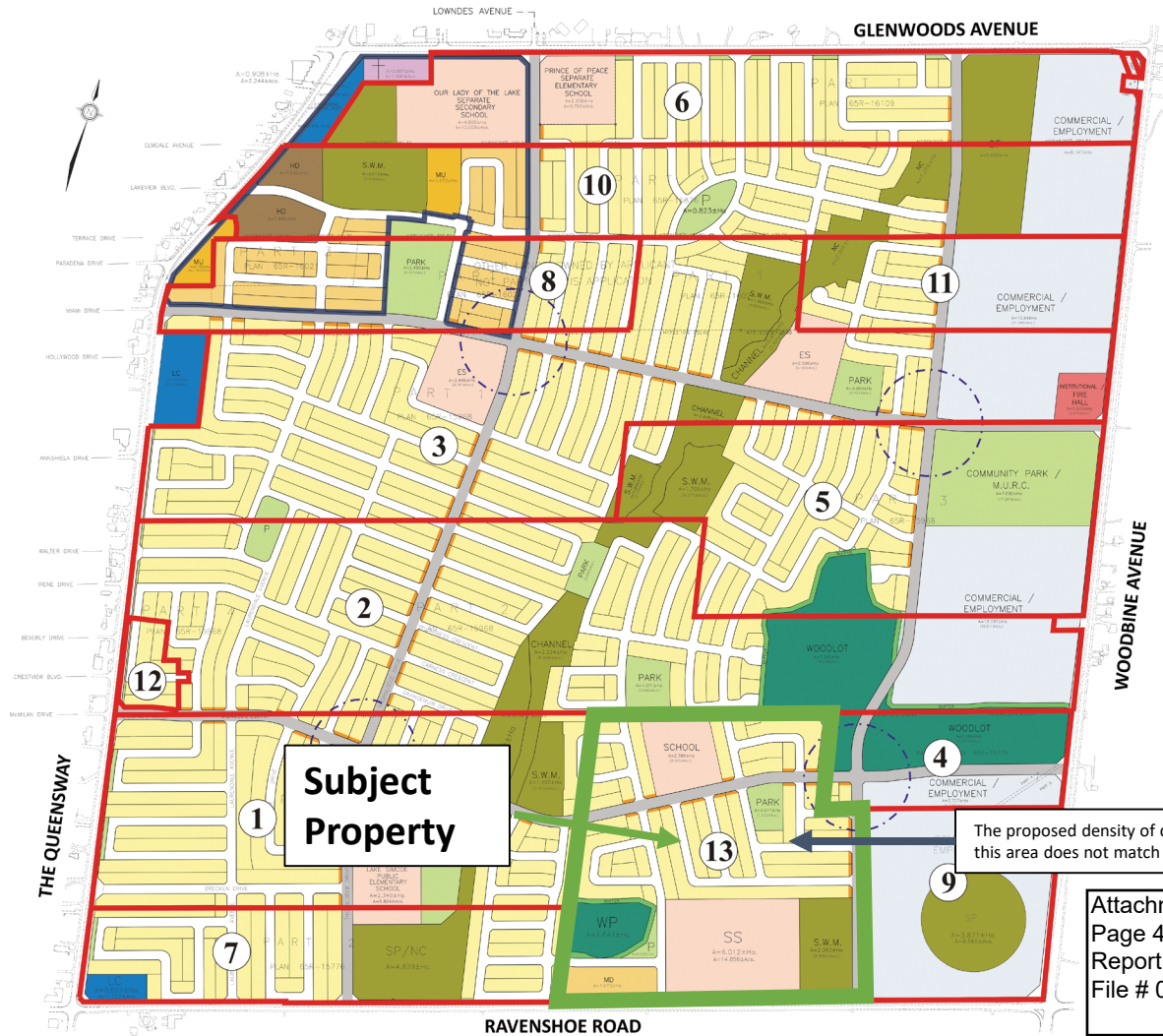
No.	Revisions	Date
1.		APR 06/21
2.		MAY 16/21
3.		JUL 23/21
4.		AUG 26/23
5.		APR 05/24

**Michael Smith** PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn by: VT Date: DECEMBER 27, 2011 Drawing Number: 1265-00  
 Checked by: M.R.E.S. Scale: 1 : 1500  
 Approved by: M.R.E.S.



# SOUTH KESWICK DEVELOPMENT AREA PLAN WITH OWNERSHIP



## LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL - MD
- HIGH DENSITY RESIDENTIAL - HD
- MIXED USE - MU
- COMMERCIAL / EMPLOYMENT - C  
MAJOR SHOPPING - MS  
EMPLOYMENT
- URBAN CORRIDOR  
COMMERCIAL - C  
LOCAL COMMERCIAL - LC
- WOODLOT - WP
- PARK - P  
COMMUNITY PARK - CP  
NEIGHBOURHOOD PARK - NP  
MULTI-USE RECREATIONAL CENTRE - M.U.R.C.
- SCHOOL - S  
SECONDARY SCHOOL - SS  
ELEMENTARY SCHOOL - ES
- NATURAL FEATURES - N  
STORM WATER MANAGEMENT POND - SP  
NATURALIZED CHANNEL - NC
- WOODLOT BUFFER
- INSTITUTIONAL / FIRE HALL
- PLACE OF WORSHIP
- GLENWOODS URBAN CENTRE
- POTENTIAL NEIGHBOURHOOD CENTRE

- PARTICIPATING OWNERS**
1. CAMLANE HOLDINGS INC.
  2. GRANGEMUIR DEVELOPMENTS INC.
  3. CARNES DEVELOPMENTS INC.
  4. SILVERSTONE HILLS INC.
  5. WESROW ESTATES INC.
  6. BIRDSONG MEADOWS ESTATES INC.
  7. GLENGOWER ESTATES INC.
  8. STRATHGREEN ESTATES INC.
  10. CAMLANE HOLDINGS INC.
  12. OXFORD HOMES
  13. VISTAVIEW MANAGEMENT LTD. \*\*

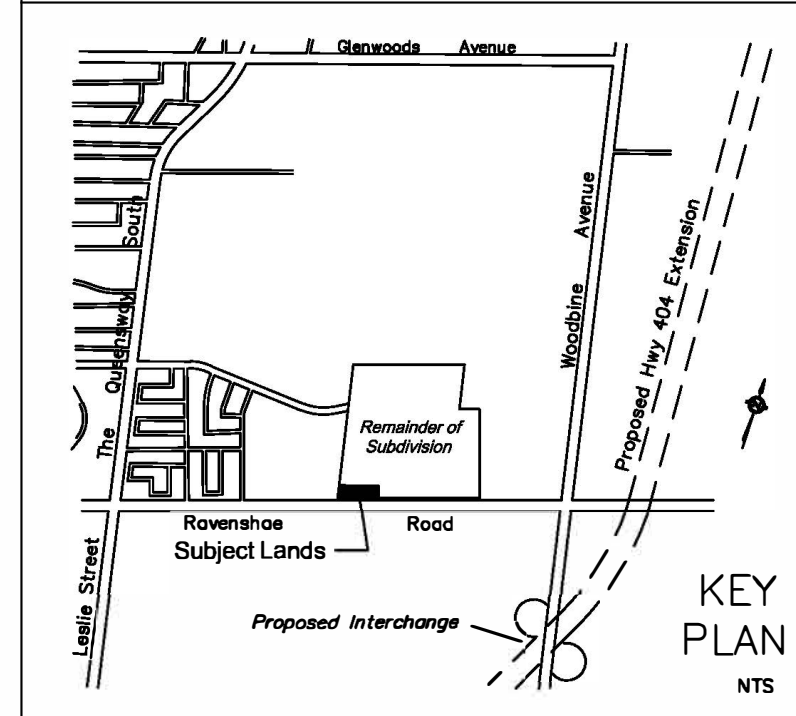
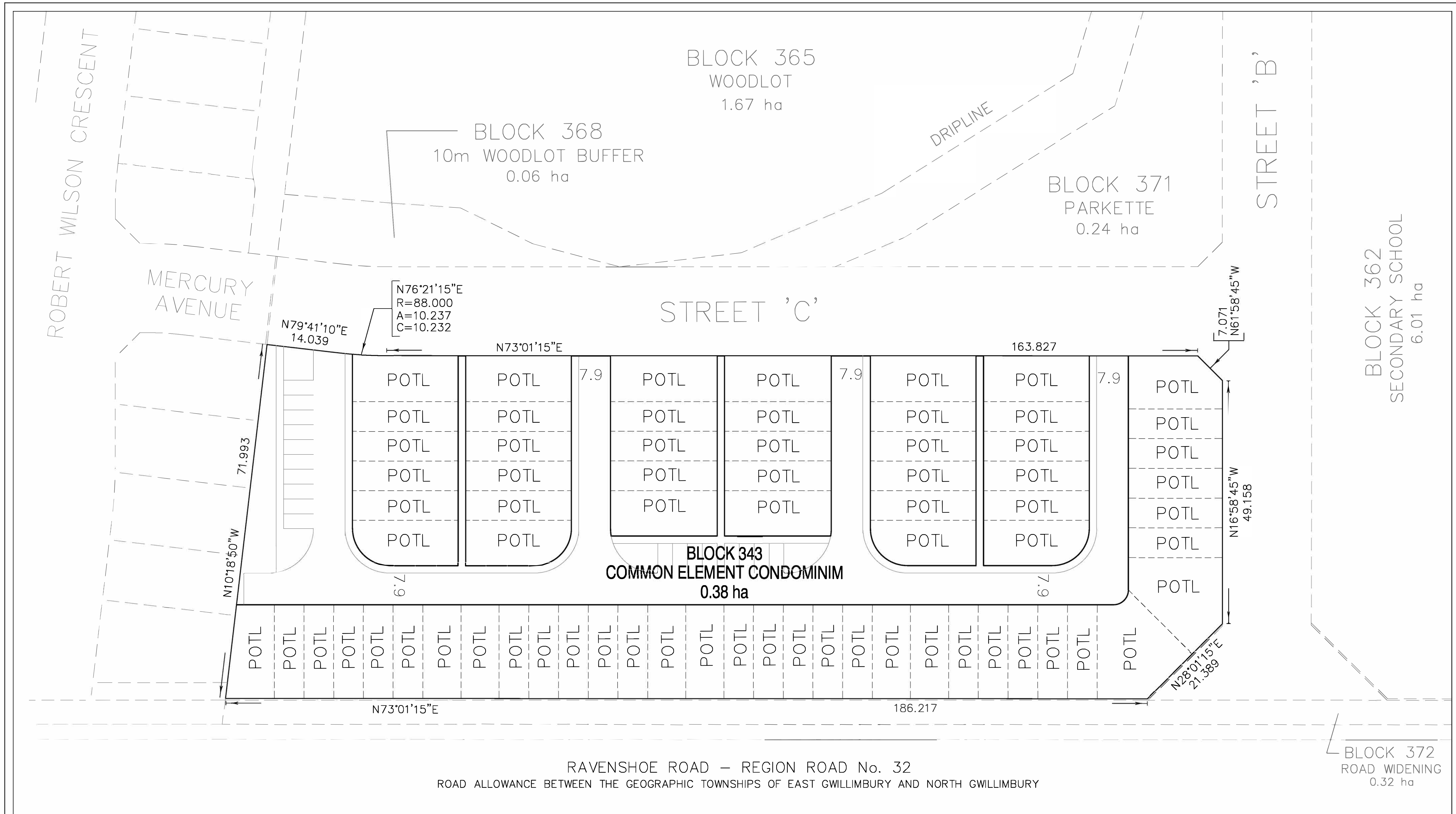
- NON-PARTICIPATING OWNERS**
9. ISTRUCTION D LTD. (BROUWER)

Attachment 5  
Page 4 of 4  
Report No. DS-2024-0022  
File # 01.157 & 03.1161

MAY 26, 2021



FILED FOR THE SOUTH KESWICK DEVELOPMENT AREA WITH ZONING BY-LAW 2021-01-001



**LAND USE SCHEDULE**

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
COMMON ELEMENT CONDOMINIUM	343		0.38
<b>TOTAL</b>			<b>0.38</b>

**OWNER'S AUTHORIZATION**

I, Nick Fidei, on behalf of Carryspring Holdings Ltd., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Nick Fidei \_\_\_\_\_ Date \_\_\_\_\_  
Carryspring Holdings Ltd.

**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.

Holdings Jones Vanderveen Inc. \_\_\_\_\_ Date \_\_\_\_\_

**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/clay  
j. shown on draft plan  
k. water, sanitary sewer, storm sewer & electrical  
l. none

**DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM CARRYSRING HOLDINGS LTD.**

**PART LOTS 1 & 2, CONCESSION 3 (N.G.) TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK**

0m 10m 25m METRIC: DISTANCES ON THIS PLAN ARE TO BE READ AND USE AS SHOWN UNLESS OTHERWISE NOTED TO THE CONTRARY

No.	Date
1	
2	
3	

Michael Smith  
PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn by: VT	Date: MAY 24, 2021	Drawing Number: 1265-00
Checked by: M.R.E.S.	Scale: 1 : 1500	
Approved by: M.R.E.S.		

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

**BY-LAW NUMBER 2024-< > (PL-5)**

**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 Section 34 of the Planning Act, R.S.O., 1990, the Ontario Municipal Board

**ENACTS AS FOLLOWS:**

1. That Map 2 (pg. 1) of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU', on lands described as Part Lots 1 & 2, Concession 3 (N.G.), shown in heavy outline and designated 'R1-WW (H)', 'R1-XX (H)', 'R1-YY(H)', 'R1-ZZ(H)', 'R3-XX(H)', 'R3-YY(H)', 'I', 'R1-XX(H)', 'R1-YY(H)', 'R1-ZZ(H)', 'R2', 'R3-XX(H)', 'OS', 'OS-XX', and 'OS-YY' in Schedule 'A' attached hereto.
  
2. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 7.5.XX, the following:

**“7.5.XX PART LOTS 1 & 2, CONCESSION 3 (N.G.)**

**`R1-XX(H)`,  
`R1-YY (H)`  
& `R1-ZZ' (H)`  
Map 2 (pg.1)**

- a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), (i) and (j), the following requirements shall apply on lands shown in heavy outline and designated 'R1-XX(H)', 'R1-YY(H)', and 'R1-ZZ(H)' in 'Schedule 'A' attached hereto:

<b>Zone</b>	<b>R1-XX (H)</b>	<b>R1-YY (H)</b>	<b>R1-ZZ (H)</b>
Lot Frontage (Minimum) Interior Lot Corner Lot	9.1 metres 10 metres	11.0 metres 12.0 metres	12.0 metres 13.0 metres
Lot Area (Minimum) Interior Lot Corner Lot	235 m <sup>2</sup> 265 m <sup>2</sup>	285 m <sup>2</sup> 315 m <sup>2</sup>	310 m <sup>2</sup> 340 m <sup>2</sup>
Front Yard (Minimum) To Attached Garage To Dwelling	5.7 metres <sup>1</sup> 3.0 metres <sup>1</sup>	5.7 metres <sup>1</sup> 4 metres <sup>1</sup>	5.7 metres <sup>1</sup> 4 metres <sup>1</sup>
Exterior Side Yard (Minimum)	2.4 metres <sup>1, 2,</sup>	2.4 metres <sup>1, 2,</sup>	2.4 metres <sup>1, 2,</sup>
Rear Yard (Minimum)	6.0 metres	6.0 metres	6.0 metres
Interior Side Yard (Minimum)	1.2 metres on one side and 0.6 metres on the other side, plus 0.5 metres for each additional or partial storey above the second. <sup>3,5</sup>	1.2 metres on one side and 0.6 metres on the other side plus 0.5 metres for each additional or partial storey above the second <sup>3,5</sup>	1.2 metres on one side and 0.6 metres on the other side plus 0.5 metres for each additional or partial storey above the second <sup>3,5</sup>
Lot Coverage (Maximum)	Not Applicable	Not Applicable	Not Applicable
Height of Dwelling (Maximum)	13.5 metres	13.5 metres	13.5 metres

1. The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 2.4 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
2. Pursuant to By-law Number 2004-0078 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
3. Where there is a detached garage in the rear yard of a lot, the minimum interior side yard on the side providing access to a detached garage shall be 3.5 metres.
4. Notwithstanding the provisions set forth above, while the 'H' Holding symbol is in place, no person shall within the lands zoned "R1-XX(H)", "R1-YY (H)", and "R1-ZZ (H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for two model homes which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may permitted on the lands zoned "R1-XX(H)", 'R1-YY (H)', and R1-ZZ (H), until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)'Holding symbol from the lands zoned "R1-XX(H)", "R1-YY (H)", and, "R1-ZZ (H)" under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

5. Notwithstanding Section 190 Storey within the 'R1-XX \*(H)', 'R1-YY (H)', and 'R1-ZZ(H)' zones, any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 2.5 metres above average finished grade.

b) Notwithstanding Sections 5.28 (b), (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:

- i) On lands zoned 'R1-XX(H)', the minimum number of parking spaces shall be two, one of which may be located in a driveway private to the unit and in the front yard.
- ii) Every lot shall provide a garage.

iii) In the 'R1-XX (H)' zone, the minimum interior dimensions of a single parking space garage shall be 3.0 metres in width by 5.7

metres in length. Further, the maximum interior garage width shall be 3.5 metres

- iv) In the 'R1-YY(H)' and 'R1-ZZ(H)' zones, the minimum interior garage dimensions shall be 5 metres in width X 5.7 metres in length.
  - v) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
  - vi) No part of an attached garage shall project beyond the front wall of the first storey of the dwelling except where a porch is provided, in which case the attached garage shall not project beyond the front of the porch.
  - vii) In the case of a dwelling with an attached garage, no part of any driveway or parking area in the front yard shall be located closer than 0.6 metres from a sight triangle and 0.9 metres from a side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
  - viii) In the case of a lot with a detached garage in the rear yard, no part of any driveway or parking area shall be located closer than 0.9 metres from a side lot line. Furthermore, the minimum width of a driveway leading to a parking area and a detached garage in the rear yard shall be 2.5 metres, and the maximum width of a driveway or parking area in the front yard shall be 3 metres.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
- i) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
  - ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does

not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.

- iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- iv) Notwithstanding i) and ii) above, where a lot or block abuts a commercial zone, a fence may be erected along the common lot line or in the commercial zone to a maximum height of 3 metres.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front, rear and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- e) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Window Bays in the required front, rear, interior and exterior side yard areas, Bay, Box-out, and Bow Windows with or without foundations with a maximum width of 3.2 metres may project into any required front, rear or exterior side yard a maximum distance of 1 metre and may include the door or exclude windows on the sides. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- f) Notwithstanding Section 5.45 (f), steps from a basement to grade level shall be permitted in a rear yard.”

3. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection **7.5.XX**, the following:

**“7.5.XX PART LOTS 1 & 2, CONCESSION 3 (N.G.)**

**‘R1-WW (H)’  
Map 2(pg.1)**

- a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), (i) and (j), the following requirement shall apply on lands shown in heavy outline and designated 'R1-WW' In Schedule 'A' hereto:

Zone	R1-WW (H)
PERMITTED USE	S <sup>1</sup>
ZONE REQUIREMENT	
Lot Frontage (Minimum)	11.0 metres <sup>2</sup>
Lot Area (Minimum)	280 m <sup>2</sup> <sup>3</sup>
Front Yard (Minimum) To Attached Garage To Dwelling	5.8 metres <sup>4</sup> 4 metres <sup>4,7</sup>
Exterior Side Yard (Minimum)	2.4 metres <sup>4,5,6,</sup>
Rear Yard (Minimum)	6.0 metres
Interior Side Yard (Minimum)	1.2 metres on one side and 0.6 metres on the other side <sup>3</sup>
Lot Coverage	Not applicable
Height	13.5 metres

- 1 Permitted Use – S = Single Family Dwelling
- 2 Except that in the case of a corner lot the minimum lot frontage shall be 12.2 metres.
- 3 Except that in the case of a corner lot the minimum lot area shall be 310 square metres
- 4 The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.
- 5 Pursuant to By-law Number 2004-0078 (PWO-2) as amended, no entrance shall be permitted to provide vehicular access to the exterior flankage of a corner lot.
- 6 The minimum exterior side yard setback shall be 3.0 metres if the exterior side yard abuts a road having a width of 23 metres or greater.
- 7 Where there is no sidewalk crossing the front yard, the minimum front yard setback may be reduced to 3.0 metres, provided the minimum rear yard setback is 7.0 metres.

- b) Notwithstanding Sections 5.28 (b) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways and parking areas:
- i) In the area zoned R1-WW (H) in Schedule 'A' hereto, a minimum of three parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading to a



- garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing an exterior side lot line. Every lot shall provide a garage.
- ii) The minimum interior dimensions of a garage on a lot zoned 'R1-WW (H)' shall be 5.48 metres in width and 5.7 metres in length.
  - iii) No attached garage shall project into the front yard more than 1 metre beyond the most distant point of any wall of the dwelling facing the street at ground floor level, or more than 2 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.
  - iv) No part of any driveway or parking area in the front yard shall be located closer than 0.6 metres to a sight triangle or 0 metres to an interior side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
  - c) Notwithstanding Section 2.230, in areas zoned 'R1-WW(H)' on Schedule 'A' hereto, in the case of a corner lot in a residential zone where a sight triangle forms part of the street, the portion of the sight triangle forming part of the lot line shall not be deemed to be front lot line or side lot line for purposes of calculating Minimum Front or Minimum Exterior Side Yards. For the purposes of such calculations, the Exterior Side Lot Line and Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and front Lot Line so that they would intersect at a point.
  - d) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
    - i) Fences not exceeding 2 metres in height are permitted in the interior side and rear yards only. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
    - ii) Fences are permitted in the front and exterior side yards, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.

- iii) Notwithstanding ii) above, where the front yard abuts the rear yard or interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- e) Notwithstanding Section 5.35, in the areas zoned 'R1-WW(H)' on Schedule 'A' hereto, where local street lines intersect, a 5 metre sight triangle shall be required to be maintained in accordance with the provisions of Section 5.35(b).
- f) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Balconies, Unenclosed Porches and Steps, Decks, Handicap Ramps and Elevators in the required front yard and exterior yard areas in areas zoned 'R1-WW (H)' on Schedule 'A' hereto, such encroachments may be permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment permitted for steps provided they are not located any closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45(a) within By-law 500, as amended, continue to apply.
- g) Notwithstanding Section 5.34 (b) insofar as it affects the lands zoned 'R1-WW(H)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.
- d) That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, and more particularly, Section 7.5.101 a), is further amended by changing the wording contained in footnote "8" to the Permitted Use provision, so that same reads as follows:
  - 8 Notwithstanding any provision herein, a ('H') Holding symbol is hereby enacted on lands shown in heavy outline and designated 'R1-WW (H)' in Schedule 'A'. Until such time as the ('H') Holding symbol is removed, no building or structures shall be permitted to be erected. Pursuant to Section 36 of the Planning Act, R.S.O. 1990 as amended, Council shall enact a by-law to remove the 'H' Holding symbol from all or part of said lands upon the following:
    - i) approval of a part lot control exemption application(s);
    - ii) deposit of the necessary Reference Plans (R-Plans) with the Land Registry Office;
    - iii) execution of the pertinent agreements with the owner of the adjoining

- blocks/part lots, with respect to the merging and conveying of the said blocks/part lots; and,
- iv) the review and approval by the Town of the draft conveyancing documents which details the means by which said lands are to be appropriately merged with the adjoining blocks/part lots.

Upon removal of the '(H)' Holding symbol from all or part of the lands shown in heavy outline and designated 'R1-WW (H)' in Schedule 'A' attached hereto, the provisions applicable to said lands shall be in accordance with Zoning By-law 500, as amended."

4. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 9.5.XX, the following:

**"9.5. XX PART LOTS 1 & 2, CONCESSION 3 (N.G.) R3-XX(H) (Map 1B)**

- a) Notwithstanding Sections 5.28 (b), 6.6(a),(b),(c),(d),(e),(f), the following requirements shall apply on lands shown in heavy outline and designated 'R3-XX (H)', in 'Schedule 'A' attached hereto for purposes of a freehold townhouse development fronting on common element roads:

Zone	R3-XX(H) <sup>(3)</sup>
Lot Frontage (Minimum)	
Interior Lot	6.0 metres
End Lot (only one wall attached)	7.3 metres
Corner Lot	8.5 metres
Lot Area (Minimum)	
Interior Lot	160 m <sup>2</sup>
End Lot (only one wall attached)	195 m <sup>2</sup>
Corner Lot	230 m <sup>2</sup>
Front Yard (Minimum)	
To Attached Garage	5.7 metres <sup>1</sup>
To Dwelling	3.0 metres <sup>1</sup>
Exterior Side Yard (Minimum)	2.4 metres <sup>2</sup>
Rear Yard (Minimum)	6 metres

Interior Side Yard (Minimum)	
Interior Units (two walls attached)	Nil
End Units (one wall attached)	1.2 metres
Lot Coverage	Not applicable
Floor Area (Minimum)	75 sq. metres
Height	13.5 metres
Number of Townhouse Dwelling Units per Lot (maximum)	1

1. The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 0.6 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
2. Pursuant to By-law Number 2004-0078 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
3. Notwithstanding the provisions set forth above, while the 'H' Holding symbol is in place, no person shall within the lands zoned "R1-XX(H)" and "R1-YY (H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for two model homes which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may permitted on the lands zoned "R1-XX(H)" and "R1-YY (H)" until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)' Holding symbol from the lands zoned "R1-XX(H)" and "R1-YY (H)", under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

b) Notwithstanding Sections 5.28 (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:

- i) Every lot shall provide a garage.
- ii) The minimum interior dimensions of a garage shall be 2.75 metres in width by 5.7 metres. Furthermore, the maximum interior garage width shall be 3.5 metres.
- iii) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.

- iv) No part of an attached garage shall project beyond the front wall of the first storey of the dwelling except where a porch is provided, in which case the attached garage shall not project beyond the front of the porch.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
  - v) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
  - vi) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
  - vii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front, rear and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- e) Notwithstanding Section 5.45(a) as it applies to yard encroachments for Window Bays in the required front, rear, interior and exterior side yard areas, Bay, Box-out, and Bow Windows with or without foundations with a maximum width of 3.2 metres may project into any required front, rear or exterior side yard a maximum distance of 1 metre. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- f) Notwithstanding Section 5.45 (f), steps from a basement to grade level shall be permitted in a rear yard.”

5. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 9.5.XX, the following:

**“9.5. XX PART LOTS 1 & 2, CONCESSION 3 (N.G.) R3—YY(H) (Map 1B)**

- a) Notwithstanding Sections 5.28(b), 6.6(a), (b), (c), (d), (e) and (f), the following requirements shall apply on lands shown in heavy outline and designated ‘R3-YY(H)’, in ‘Schedule ‘A’ attached hereto for purposes of a freehold townhouse development fronting on common element roads:

<b>Zone</b>	<b>R3-YY(H) <sup>1</sup></b>
Lot Frontage (Minimum)	
Interior Lot	6.0 metres
End Lot (only one wall attached)	7.3 metres
Corner Lot	8.5 metres
Lot Area (Minimum)	
Interior Lot	125 sq. metres
End Lot (only one wall attached)	155 sq. metres
Corner Lot	180 sq. metres
Front Yard (Minimum)	2.5 metres <sup>1</sup>
Exterior Side Yard (Minimum)	2.4 metres <sup>2</sup>
Rear Yard (Minimum)	1.5 metres
Interior Side Yard (Minimum)	Not applicable
Lot Coverage (Maximum)	Not applicable
<b>Height (Maximum)</b>	<b>13.5 metres</b>
Encroachments into Front Yard and Exterior Side Yard for Unenclosed Porches and Steps	2.0 metres
Setback to Sight Triangle (Minimum)	0.6 metres
Interior Dimensions of Garage (Minimum)	2.75m x 5.7m
Access Road Width (Minimum)	6.0 metres

1. Notwithstanding the provisions set forth above, while the 'H' Holding symbol is in place, no person shall within the lands zoned "R3-YY(H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for two model homes which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may permitted on the lands zoned "R1-XX(H)" and "R1-YY (H)" until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)'Holding symbol from the lands zoned "R3-YY(H)", under the following circumstance:

- That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

2. Notwithstanding Section 5.45 (f), steps from a basement to grade level shall be permitted in a rear yard."

6. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 27.5.XX, the following:

**"27.5.XX PART LOTS 14 AND 15 , CONCESSION 3 (NG.) OS-XX  
(Map 2, pg.1)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-XX' in Schedule 'A' attached hereto the only permitted uses shall be forestry and conservation uses, including passive recreational uses.

**"27.5.XX PART LOTS 14 AND 15 , CONCESSION 3 (NG.) OS-YY  
(Map 2, pg. 1)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-YY' in Schedule 'A' attached hereto the only permitted uses shall be a park.

**"27.5.XX PART LOTS 14 AND 15 , CONCESSION 3 (NG.) OS-ZZ  
(Map 2, pg 1)**

Notwithstanding Section 27.2, on those lands shown in heavy outline and designated 'OS-YY' in Schedule 'A' attached hereto the only permitted uses shall be a stormwater management facility.

7. That Section 3 – Classification and Schedules of Zoning By-law 500, as amended, is hereby further amended by adding after Subsection 3.3 the following:

### **3.4 COMPOUND ZONES**

- 3.4.1 Notwithstanding any other provision of this By-law, where two or more zoning symbols divided by an oblique line ("/") are shown on the zoning maps as applying to a lot, or as compounded by a Special Condition, that lot may be used for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol, subject to compliance with the provisions of subsections 3.6.2 and 3.6.3.
- 3.4.2 The provisions prescribed in this By-law for the selected zone in the compound zone symbol in which the use is permitted shall be complied with in the development of the lands. When a combination of uses from two or more zones are to be developed on a lot, the zone provisions applicable to each use shall be complied with.
- 3.4.3 The parking facilities and loading spaces required by this By-law for each of the uses included in the development of the lands, whether for a single use or a combination of uses, shall be provided.

This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024

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



**EXPLANATORY NOTE**

**(GARLAND COMMUNITY CORP.)  
(TOWN FILE NO.: 03.1161)**

1. The purpose of Zoning By-law Number 2024-< > (PL-5), which amends Zoning By-law Number 500, is to rezone the subject land from Rural (RU) to Low Density Urban Residential (R1-XX(H)), Low Density Residential (R1-YY(H)), Low Density Residential (R1-ZZ(H)), Low Density Residential (R1-137 (WS)(H)), Medium Density (R3-XX(H)), Medium Density (R3-YY(H)), **Institutional (I)**, Open Space (OS-XX); Open Space (OS-YY) and Open Space (OS-ZZ) to facilitate and implement a plan of subdivision for single detached dwellings, medium density townhouse units, a storm water management facility, open space blocks, institutional blocks, and roads. Those lands zoned with a “H” symbol may not be developed until such time as the Town has confirmed servicing allocation is available.

**(Insert Description of Compound Zoning)**

2. Zoning By-law Number 2024-< > (PL-5) will conform to the Town of Georgina Official Plan, as amended by OPA No. **???**, being the Keswick Secondary Plan.
3. A **Key Map** showing the location of the land to which By-law Number 2024-< > (PL-5) applies is shown below.

**KEYMAP**

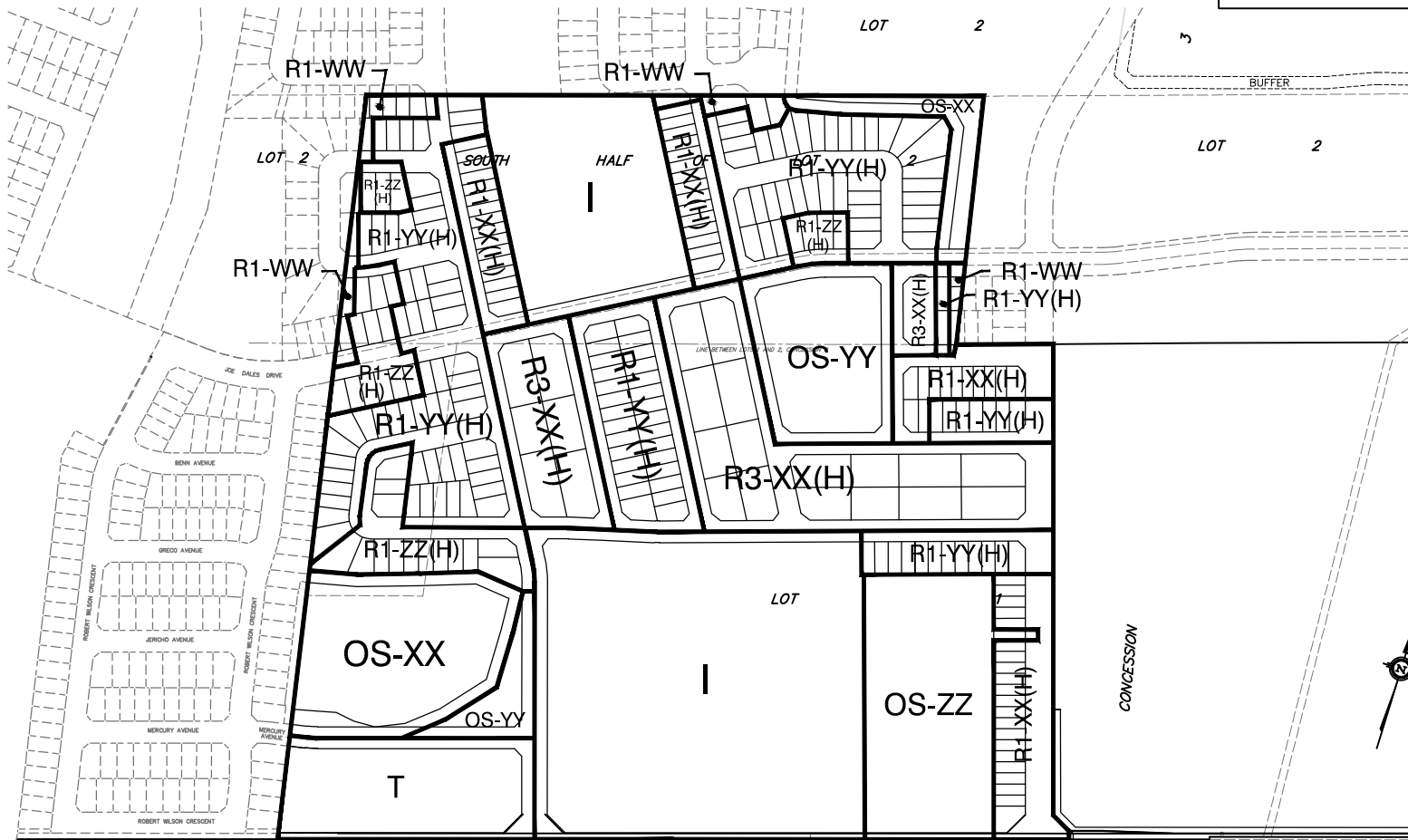
**(to be inserted by Town)**

**BY-LAW NUMBER 2024-< > (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500  
THE CORPORATION OF THE TOWN OF GEORGINA**

PART LOTS 1 AND 2  
 CONCESSION 3 (N.G.)  
 TOWN OF GEORGINA  
 REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO  
 BY-LAW \_\_\_\_\_  
 PASSED THIS \_\_\_\_ DAY OF  
 \_\_\_\_\_ 2024

CLERK \_\_\_\_\_  
 MAYOR \_\_\_\_\_



RAVENSHOE ROAD – REGION ROAD No. 32  
 ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF EAST GWILLIMBURY AND NORTH GWILLIMBURY

SCHEDULE 'A' TO BY-LAW 500-2024

Department/Agency	Date Received	Response
Building/Plumbing Inspector	November 16, 2021	No objection.
Building/Zoning Examiners	December 22, 2023	There are no zoning comments at this time.
Community Services	November 23, 2022	<p>1. I'm fine with the location and size of Block 360. It is centralized and in good proximity to the elementary school. My concern with the three options that have been provided for that block is that there is no playground equipment. This is to large of a subdivision not to have playground equipment in my opinion. That block should contain at the minimum a playground equipment, a shade structure, some sort of multi use sport court and pathways.</p> <p>2. Block 367. I don't like the location of this park block with its proximity to the Secondary School and the wood lot. It would be an extremely high traffic area right beside the school, would lend itself to a loitering area and encourage activity in the woodlot with poor site lines for safety. It could be better located possibly to the North of Street "D" in that island.</p> <p>3. My final comment would be that we are asking for our full 5% of parkland for the number of houses that are being proposed with the new home design that has been submitted. The new design is adding an increase of over a third the amount of dwellings from the original submission which were all single family dwellings.</p>
Development Engineering	March 11, 2024	Conditions of Draft Plan Approval provided in Attachment 11.
Economic Development	December 14, 2022	No concerns from an economic development perspective
Georgina Fire Department	January 18, 2024	See attached.
Tax & Revenue	December 22, 2023	There are no tax concerns with this property.
Bell Canada	January 4, 2024	See attached.
Canada Post Corporation (CPC)	November 17, 2021	See attached.
Enbridge Gas	December 6, 2022; December 28, 2023	See attached; Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).
Hydro One	November 25, 2021	We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.
Lake Simcoe Region Conservation Authority (LSRCA)	January 12, 2024	Conditions of Draft Plan Approval provided, see attached.
Ministry of Transportation	December 14, 2022	<p>1. This development is outside of the Highway 404 extension designated lands, therefore we don't have any specific comments.</p> <p>2. Two access roads are proposed to Ravenshoe Road with one connecting access road to Woodbine Avenue. Did MTO approve these access locations? Please let me know.</p> <p>3. Since this may be part of a larger development proposal, Corridor may want to consider submission of an IHAMP. Please let me know.</p>
Rogers	January 3, 2024	See attached.

Southlake Regional Health Centre	November 17, 2021	<p>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 expected.</p> <p>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.</p>
York Catholic District School Board	January 12, 2024	We have reviewed the proposal and have no additional comments or objections to its approval
York Region - Community Planning & Development Services	January 26, 2024	See attached.
York Region District School Board	January 15, 2024	See attached.

**Kim Harris**

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**From:** Kailee Veenstra  
**Sent:** January 18, 2024 9:14 AM  
**To:** Kim Harris  
**Subject:** RE: Request for Comment - 01.157 & 03.1161 - N/S Ravenshoe Rd

Hello Kim,

Please see the comment below from fire.

**ADDRESS:** N/S Ravenshoe Road, Keswick  
**DESCRIPTION:** Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)  
**WARD COUNCILLOR:** Ward 1 (Councillor Charlene Biggerstaff)  
**FILE NUMBERS:** 01.157 / 03.1161

Good Morning,

The Georgina Fire Department has reviewed the submission for the above property and has no objections to the proposal, and provides the following comments:

1. All construction shall be in conformance with the Ontario Building Code (OBC).
2. Fire access routes shall be designed in conformance with the OBC and constructed to support the largest responding apparatus to the property during an emergency.

<b>Georgina Fire Largest Apparatus – PL147</b>	
Length	13.77m
Width	3.2m
Height	3.6m
Weight	100,000lbs
Wheel base	6.45m

3. As the land to the north of the property are not yet developed, consideration must be given to fire department access – a turnaround facility shall be provided as part of the fire route for any temporary or permanent dead-end portion of the fire access route more than 90m long.
4. Adequate water for firefighting shall be provided in accordance with the OBC.
5. We ask that the developer give consideration to the installation of fire sprinklers in the proposed development and encourage them to meet with Georgina Fire to discuss the benefits of this life safety feature.
6. During construction, emergency vehicle access shall be maintained.
7. The fire break criteria for the Town must be adhered to during construction of this development. Prior to the construction phase, the developer is required to provide a fire break plan for approval by the Chief Building Official and/or the Chief Fire Official.

Should you have any questions, please contact the undersigned.

Thank you,



**Kailee Veenstra**  
 Fire Prevention Officer | Fire & Rescue Services  
 165 The Queensway South, Keswick, ON | L4P 3S9  
 905-476-5167 Ext. 4231 | [www.georgina.ca/fire](http://www.georgina.ca/fire)

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**From:** Kim Harris <[kharris@georgina.ca](mailto:kharris@georgina.ca)>  
**Sent:** December 22, 2023 3:13 PM  
**To:** Ben Pressman <[bpressman@georgina.ca](mailto:bpressman@georgina.ca)>; Bob Ferguson <[bferguson@georgina.ca](mailto:bferguson@georgina.ca)>; Bruce West <[bwest@georgina.ca](mailto:bwest@georgina.ca)>; Bylaws <[bylaws@georgina.ca](mailto:bylaws@georgina.ca)>; Cory Repath <[crepath@georgina.ca](mailto:crepath@georgina.ca)>; Devin Dillabough <[ddillabough@georgina.ca](mailto:ddillabough@georgina.ca)>; Geoff Harrison <[gharrison@georgina.ca](mailto:gharrison@georgina.ca)>; Jeremy Liscoumb <[jliscoumb@georgina.ca](mailto:jliscoumb@georgina.ca)>; Justine Burns <[jburns@georgina.ca](mailto:jburns@georgina.ca)>; Kailee Veenstra <[khouter@georgina.ca](mailto:khouter@georgina.ca)>; Karyn Stone <[kstone@georgina.ca](mailto:kstone@georgina.ca)>; Laura Taylor <[ltaylor@georgina.ca](mailto:ltaylor@georgina.ca)>; Lori Gardiner <[lgardiner@georgina.ca](mailto:lgardiner@georgina.ca)>; Lorianne Zwicker <[lzwicker@georgina.ca](mailto:lzwicker@georgina.ca)>; Mamata Baykar <[mbaykar@georgina.ca](mailto:mbaykar@georgina.ca)>; Matthew Deluca <[mdeluca@georgina.ca](mailto:mdeluca@georgina.ca)>; Michael Iampietro <[miampietro@georgina.ca](mailto:miampietro@georgina.ca)>; Neil Macdonald <[nmacdonald@georgina.ca](mailto:nmacdonald@georgina.ca)>; Niall Stocking <[nstocking@georgina.ca](mailto:nstocking@georgina.ca)>; Rachel Dillabough <[rdillabough@georgina.ca](mailto:rdillabough@georgina.ca)>; Saleem Sial <[ssial@georgina.ca](mailto:ssial@georgina.ca)>; Steve Lee-Young <[sleeyoung@georgina.ca](mailto:sleeyoung@georgina.ca)>; Tim Gallagher <[tgallagher@georgina.ca](mailto:tgallagher@georgina.ca)>; Vikum Wegiriya <[vwegiriya@georgina.ca](mailto:vwegiriya@georgina.ca)>; Donna Big Canoe ([donna.bigcanoe@georginaisland.com](mailto:donna.bigcanoe@georginaisland.com)) <[donna.bigcanoe@georginaisland.com](mailto:donna.bigcanoe@georginaisland.com)>; JL Porte ([jl.porte@georginaisland.com](mailto:jl.porte@georginaisland.com)) <[jl.porte@georginaisland.com](mailto:jl.porte@georginaisland.com)>; Enbridge Gas - Municipal Planning <[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)>; Hydro One (RealEstateZone3A@hydroone.com) <[RealEstateZone3A@hydroone.com](mailto:RealEstateZone3A@hydroone.com)>; Hydro One Central Planning <[CentralFBCplanning@HydroOne.com](mailto:CentralFBCplanning@HydroOne.com)>; Dave Ruggle <[d.ruggle@lsrca.on.ca](mailto:d.ruggle@lsrca.on.ca)>; Amy Knapp - LSRCA <[a.knapp@lsrca.on.ca](mailto:a.knapp@lsrca.on.ca)>; knesbitt LSRCA <[k.nesbitt@lsrca.on.ca](mailto:k.nesbitt@lsrca.on.ca)>; Richard Nsengimana <[planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca)>; Ontario Power Generation - Executive Law & Development <[Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com)>; York Region Development Services <[developmentservices@york.ca](mailto:developmentservices@york.ca)>; Town of East Gwillimbury ([planning@eastgwillimbury.ca](mailto:planning@eastgwillimbury.ca)) <[planning@eastgwillimbury.ca](mailto:planning@eastgwillimbury.ca)>; Daniel Stojc ([planification@csviamonde.ca](mailto:planification@csviamonde.ca)) <[planification@csviamonde.ca](mailto:planification@csviamonde.ca)>; York Catholic District School Board <[developmentplanning@ycdsb.ca](mailto:developmentplanning@ycdsb.ca)>; Gilbert Luk <[gilbert.luk@yrdsb.ca](mailto:gilbert.luk@yrdsb.ca)>; Bell Canada <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; Canada Post Corporation, Susan Cluff <[susan.cluff@canadapost.ca](mailto:susan.cluff@canadapost.ca)>; Margaret Mikolajczak ([margaret.mikolajczak@ontario.ca](mailto:margaret.mikolajczak@ontario.ca)) <[margaret.mikolajczak@ontario.ca](mailto:margaret.mikolajczak@ontario.ca)>; Cameron Blaney - MTO ([Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)) <[Cameron.Blaney@ontario.ca](mailto:Cameron.Blaney@ontario.ca)>; MPAC - Jessica Martini <[jessica.martini@mpac.ca](mailto:jessica.martini@mpac.ca)>; lily.apa@rci.rogers.com; Southlake Regional Health Centre - Nathan Robinson <[nrobinson@southlakeregional.org](mailto:nrobinson@southlakeregional.org)>; York Region Police Department, Jennifer Gotlieb <[5775@YRP.CA](mailto:5775@YRP.CA)>  
**Cc:** Connor McBride <[cmcbride@georgina.ca](mailto:cmcbride@georgina.ca)>  
**Subject:** Request for Comment - 01.157 & 03.1161 - N/S Ravenshoe Rd

<b>ADDRESS:</b>	<b>N/S Ravenshoe Road, Keswick</b>
<b>DESCRIPTION:</b>	<b>Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)</b>
<b>WARD COUNCILLOR:</b>	<b>Ward 1 (Councillor Charlene Biggerstaff)</b>
<b>FILE NUMBERS:</b>	<b>01.157 / 03.1161</b>

The above-noted applications were deemed complete in November 2021 and were circulated accordingly as per the Planning Act. The applications were first considered by Council at a Public Meeting on January 18, 2023. Refer to [Staff Report DS-2023-0001](#) and the [associated addendum](#) for more information.

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A resubmission has been made for a proposed Draft Plan of Subdivision and Zoning By-law Amendment on the subject property.

The resubmission differs from the initial submission considered by Council in a number of ways. They are broadly summarized below:

- Increased number of single detached dwellings (186 to 244)
  - Decreased number of freehold townhouse dwellings (270 to 165)
  - Decreased number of condominium townhouse dwellings (69 to none)
  - Addition of a 'future condominium' block where the condominium townhouse dwellings were previously proposed
  - Widening of Street 'B' between Ravenshoe Road and Street 'M' / 'D' (18 m to 21 m)
  - Reduction in Parkette Block area from 0.24 hectares to 0.22 hectares
  - Enlargement of Park Block area from 0.83 hectares to 1.17 hectares
  - Enlargement of the Secondary School Block area from 6.25 hectares to 6.26 hectares
  - Addition of a 9 metre utility / pedestrian access Block to the Stormwater Management Pond Block from Street 'A'
  - Extension of Street 'M' such that it now connects with Street 'B'
- 

Please note that, given the removal of directly-proposed condominium townhouse dwellings from the proposal, it is not necessary to provide further comment on the previously-circulated Draft Plan of Common Element Condominium at this time.

A Notice of Council Meeting will be issued in the indeterminate future. This matter is not currently scheduled for reconsideration by Council.

Comments and conditions of draft approval (only for the Draft Plan of Subdivision – if appropriate) are requested by January 24, 2024. Earlier comments and conditions are encouraged.

Supporting documents are available at [this link](#). If comments cannot be provided by this date, please advise the undersigned ASAP.

If you have any questions respecting this matter, please contact Connor McBride by phone at 905-476-4301 ext. 2275, or by email at [cmcbride@georgina.ca](mailto:cmcbride@georgina.ca).



**Kim Harris**

Planning Clerk | Development Planning Division  
26557 Civic Centre Road, Keswick, ON | L4P 3G1  
905-476-4301 Ext. 2242 or 3008 | [georgina.ca](http://georgina.ca)  
Follow us on [Twitter](#) and [Instagram](#)  
Like us on [Facebook](#)

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[Georgina.ca/planning-and-development-applicationsinformation-guidesfees](http://Georgina.ca/planning-and-development-applicationsinformation-guidesfees)

Please use this link for Planning applications and instruction on how to complete them.





**1/4/2024**

**Conner McBride**

**Georgina**

**Georgina (Town)**

**Attention: Conner McBride**

**Re: Draft Plan of Subdivision (07.20.07) and ZBLA (01.157 / 03.1161), NW of the Intersection of Ravenshoe Rd. and Woodbine Ave., Georgina; Your File No. 01.157 & 03.1161,07.20.07  
Our File No. DTS: 36041 / Circ: 39823**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

**Bell Canada Condition(s) of Approval**

- 1) 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.
  
- 2) 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.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

**Concluding Remarks:**

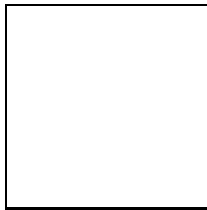
To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

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 Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).

▪

November 17, 2021

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

Attn: Connor McBride, Planner II

Reference: **File No. 01.157 & 03.1161**  
Agent: Michael Smith Planning Consultants  
Part Lot 1 & Part of the South Half of Lot 2, 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](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)**

Regards,

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

December 6, 2022

Connor McBride  
Planner II  
Town of Georgina  
Planning Department  
26557 Civic Centre Rd RR 2  
Keswick, ON L4P 3G1

Dear Connor,

Re: Draft Plan of Condominium, Draft Plan of Subdivision, Zoning By-law Amendment - Revised  
Carryspring Holdings Inc.  
N/S Ravenshoe Road  
Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)  
Town of Georgina  
File No.: 01-157 & 03-1161

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

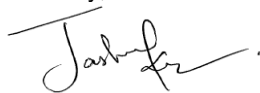
If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

This development is in the vicinity of a Vital Main. Please refer to the Third-Party Requirements Document: [Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities.ashx](https://www.enbridgegas.com/Third-Party-Requirements-in-the-Vicinity-of-Natural-Gas-Facilities.ashx) ([enbridgegas.com](https://www.enbridgegas.com))

Sincerely,



**Jasleen Kaur**  
Municipal Planning Coordinator  
**Engineering**

**ENBRIDGE**  
TEL: 437-929-8083  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](https://www.enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**



LSRCA CONDITIONS OF DRAFT PLAN APPROVAL  
JANUARY 12, 2024  
NORTH SIDE OF RAVENSHOE ROAD, WEST OF WOODSPRING AVENUE  
TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK  
TOWN FILE: 01.157  
LSRCA FILE: SD-401507-111721

- C-1 That this approval is applicable to the Draft Plan of Subdivision prepared by Micheal Smith Planning Consultants, Revision date September 20, 2022 and may be subject to redline revisions based on the detailed technical plans and studies.
  
- C-2 That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
  - a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
  - b) A detailed erosion and sediment control plan;
  - c) A detailed grading and drainage plan;
  - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable;
  - e) A detailed Geotechnical Report for the proposed stormwater management pond;
  - f) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures
  
- C-3 That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
  - a) Detailed Hydrogeological Report / Water Balance
  - b) Compensatory Measures if required
  
- C-4 That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
  - a) Phosphorus budget
  - b) Compensatory measures if required

Attachment 8
Page 11 of 28
Report No. DS-2024-0022
File # 01.157 & 03.1161

T	905.895.1281
F	905.853.5881
TF	1.800.465.0437

- C-5 The owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Municipality.
- C-6 That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Municipality.
- C-7 That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
- C-8 That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Municipality.
- C-9 That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.
- C-10 That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan
- C-11 The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system.

#### Notes to Draft Approval

The LSRCA will require the following prior to the issuance of a clearance letter:

1. A copy of the executed subdivision agreement.
2. A copy of the draft M-Plan.
3. A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the conservation authority.



**January 3, 2024**

Town of Georgina  
Connor McBride  
Planner

Dear Connor,

**Re: 01.157 & 03.1161 - N/S Ravenshoe Rd (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](mailto:yorkcirculations@rci.rogers.com)

Yours truly,

York Circulations  
244 Newkirk Rd  
Richmond Hill,, ON  
L4C 3S5



Corporate Services

File Nos.: 01.157& 03.1161  
York Region File Nos.: SUBP.21.G.0032 & ZBA.21.G.0157  
Refer To: Asif Abbas

January 26, 2024

Mr. Denis Beaulieu,  
Director of Planning & Building  
Town of Georgina  
26557 Civic Centre Road  
Keswick, ON L3Y 6Z1

Attention: Connor McBride, Planner II

**Re: 4th Submission Draft Plan of Subdivision 01.157 &  
Zoning By-Law Amendment 03.1161  
Regional File No.: SUBP.21.G.0032 & ZBA.21.G.0157  
Part Lot 1 and Part of the South Half of Lot 2, Concession 3  
(Carryspring Holdings Inc.)  
Town of Georgina**

York Region has now completed its review of the 3<sup>rd</sup> submission of Zoning By-Law Amendment (ZBA), Draft Plan of Subdivision prepared by Michael Smith Planning Drawing. No. 1265-00 date August 26, 2023. The subject site is located on the north side of Ravenshoe Road, west of Woodbine Avenue, in the Town of Georgina. The original draft plan of subdivision/condominium proposed to facilitate the development of 339 single detached units and 69 townhouse units. The revised development now proposes 244 single detached units, 17 part lots (single detached units) and 165 townhouse units, within a 35.19ha site. York Region provided updated comments and conditions of draft approval in a letter dated January 25, 2023. The Region provides the following comments and updated conditions of approval.

#### Planning Policy Context

The subject lands are located within the "Urban Area", as shown on Map 1 of the York Region Official Plan 2010 (YROP-2010). Based Map 2 (YROP-2010), Regional Greenlands System is located on a portion of the site. A woodlot is located on the site as per Map 5 (YROP-2010). Woodbine Avenue and Ravenshoe Road are identified as a Regional Road with a planned road width of up to 36m (Map 12). The site is partially within a Significant Groundwater Recharge Area.

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1

Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)

Internet: [www.york.ca](http://www.york.ca)

Attachment 8 Page 15 of 28 Report No. DS-2024-0022 File # 01.157 & 03.1161
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### Regional Technical Review Comments

This proposed ZBA and subdivision applications were considered by staff from various Regional Departments. Attached are updated conditions of draft plan approval.

### **Infrastructure Asset Management (IAM)**

IAM has reviewed the resubmitted application in conjunction with the updated Functional Servicing Report prepared by Schaeffers, dated November 2023 and Response Matrix. IAM's previous comments remain valid. IAM's provides the following additional comments:

- The updated FSR indicates hydrant testing will be completed during the detailed design phase. It is IAM's understanding that an updated FSR or similar documentation verifying adequacy of the existing water system to support the proposed development, will be provided for review and record.
- IAM notes the reduced capacity from a total of 525 units to a total of 409 units, with the addition of a 'future condominium' block where the condominium townhouse dwellings were previously proposed.
- The response matrix shall be updated to reflect acknowledgement of all IAM's comments and how they have been addressed.

### **Transportation Planning**

Transportation Planning, and Sustainable Mobility have reviewed the updated draft plan of subdivision, and accompanying response letter, prepared by NexTrans, dated November 29, 2022. The following comments are provided.

1. The applicant shall build a multi-use path (MUP) along the north side of Ravenshoe Road in adherence with the Region's Pedestrian and Cycling Planning and Design Guidelines and the Town's Trails and Active Transportation Master Plan. The MUP will be required at minimum across the entire frontage of the subject property.

### **Water Resources**

Water Resources does not have any objections/concerns subject to the following comments with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval.

### **Zoning By-law Amendment**

The related zoning by-law amendment application proposes to rezone the subject lands from existing "Rural (RU) Zone" to site-specific "Low Density Urban Residential (R1)" zones, with special provisions, a site-specific "Medium Density Urban Residential (R3-XX)" zone, an "Open Space (OS)" zone, site specific "Open Space (OS-XX), (OS-YY)" zones, and an "Institutional (I)" zone in order to permit the proposed development. York Region recommends appropriate holding provisions regarding servicing. Regional Planning staff have no other comments on the amendment.

### Lapsing Provision

York Region requests that the Town of Georgina apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of the approval.

### Summary

York Region has no objection to approval of the draft plan of subdivision and zoning by-law amendment, subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plans, and the conditions of draft approval should the plans be approved.

Should you have any questions regarding the above, please contact Asif Abbas, Planner, at extension 77271 or through electronic mail at [asif.abbas@york.ca](mailto:asif.abbas@york.ca)

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning  
AA

Copy to: Dave Ruggle, LSRCA (email only)

Attachments (3) Copy of 1<sup>st</sup> Submission Preliminary Technical Comments  
Schedule of Conditions – Draft plan of Subdivision

YORK-#15970495-v1-4th\_submission\_-\_SUBP\_21\_G\_0032\_(01\_157)\_ZBA\_21\_G\_0157\_(03\_1161)\_Regional\_Condition\_Letter



**MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS**

**RE: 1st Submission Draft Plan of Subdivision 01.157 &  
Zoning By-Law Amendment 03.1161  
Regional File No.: SUBP.21.G.0032, CDMP.21.G.0026 & ZBA.21.G.0157  
Part Lot 1 and Part of the South Half of Lot 2, Concession 3  
(Carryspring Holdings Inc.)  
Town of Georgina**

Regional Staff have reviewed the above noted ZBA and draft plan of subdivision application, as well as the supporting documents offer the following preliminary technical comments. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date. More detailed comments will be provided through subsequent resubmissions.

**Water Resources**

Water Resources does not have any objections/concerns subject to the following comments with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval.

**Recharge Management Area:**

Please note the property is located partially within an SGRA. As such the York Region Official Plan Low Impact Development policy 2.3.41 will apply. The proponent should maximize infiltration at the site using best management practices. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide by Credit Valley Conservation Authority. The contact person for this requirement is Caroline Hawson at LSRCA. The approving body for compliance with the policy will be the local municipality.

**Geotechnical and Hydrogeological Support**

For your reference the Oak Ridges Moraine (YPDT-CAMC) Groundwater Management Tool: <https://oakridgeswater.ca/> can be accessed for geological data in support of geotechnical and hydrogeological analysis.

**Schedule of Conditions of Draft Approval**  
**Draft Plan of Subdivision**  
**01.157 (SUBP.21.G.0032)**  
**Part Lot 1 and Part of the South Half of Lot 2, Concession 3**  
**(Carryspring Holdings Inc.)**  
**Town of Georgina**

Re: Michael Smith Planning Drawing. No. 1265-00 date August 26, 2023

1. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree in the Subdivision Agreement that direct connections to the Region's 750mm diameter Ravenshoe Road Watermain shall be designed, installed and commissioned to the satisfaction of the Region.
3. The Owner shall agree in the Subdivision Agreement that they shall not apply for occupancy permits for the new units until the Region confirms to the town that the on-going capital work at the Keswick Sewage Pumping Station are completed.
4. The Owner shall agree in the Subdivision Agreement that no private vehicular access will be permitted to Ravenshoe Road, namely Blocks 268, 286, 292 and 147.
5. The Owner shall agree in the Subdivision Agreement to provide a pedestrian facility along the Ravenshoe Road frontage, to the satisfaction of the Region.
6. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.
7. The Owner shall agree in the Subdivision Agreement that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
8. The Owner shall agree in the Subdivision Agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

9. The Owner shall agree in the Subdivision Agreement the following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".

10. The Owner shall agree in the Subdivision Agreement to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
11. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
12. The road allowance included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region.
13. Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Georgina:
- a copy of the Council resolution confirming that the Town of Georgina has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.
  - a copy of an email confirmation by a Town of Georgina staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
14. Prior to final approval the Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Development Services and to Environmental Services Infrastructure Asset Management for record.
15. Prior to final approval the Owner shall provide a preliminary design of the Street 'A' / Ravenshoe Road and Street 'B' / Ravenshoe Road, designed to Regional standards, to the satisfaction of the Region.

16. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
  - l) Functional Servicing Report (water, sanitary and storm services)
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
    - Disinfection Plan
    - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
  - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
17. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-Of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
18. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering.
19. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.



20. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
21. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
22. Prior to final approval, the Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
23. Prior to final approval, the Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
24. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
25. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
26. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
27. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

28. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Ravenshoe Road, and
  - b) A 15.0m metre by 15.0m metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street A, and
  - c) A 15.0m metre by 15.0m metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street B, and
  - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Ravenshoe Road and adjacent to the above noted widening(s), and
  - e) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street A.
  - f) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street B.
29. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
  30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street A and Street B shall be designed to intersect Ravenshoe Road at a right angle, or on a common tangent.
  31. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street A and Street B shall be designed to accommodate the recommendations of the transportation report approved by York Region.
  32. Prior to final approval, the intersection of Ravenshoe Road and Street A shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
  33. Prior to final approval, the intersection of Ravenshoe Road and Street B shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.

34. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
35. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
36. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
37. The Regional Corporate Services Department shall advise that Conditions 1 to 36 inclusive, have been satisfied.



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**EDUCATION CENTRE – AURORA**

*Planning and Property Development Services*

60 Wellington Street West, Box# 40, Aurora, Ontario, L4G 3H2

905.727.3141 905.895.7216 905.722.3201 416.969.8131

**Fax:** 905.727.0775

**Web:** www.yrdsb.ca

**VIA EMAIL**

January 15, 2024

Connor McBride  
Planner II,  
Town of Georgina,  
26557 Civic Centre Road,  
Keswick, ON, Georgina

Dear Connor,

**Re: REVISED - Application for Draft Plan of Subdivision, Zoning By-Law  
Amendment and Draft Plan of common Element Condominium  
Garland Community (Bt) Corp.  
Part of Lot1 and Part of Sough Half of Lot 2, Con 3  
File(s): 01.157 & 03.1161**

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Further to our comments of December 7, 2022, we have reviewed the revised draft plan of subdivision dated August 26, 2023 and have no concerns with the proposed revisions. Our previous comments and draft plan conditions to secure the elementary school site and the secondary school site are still valid.

Attached are our updated draft plan conditions to reflect the updated Block numbers in the revised draft plan of subdivision as they pertain to the required school sites in the development.

If you require further clarification, please do not hesitate to contact me at ext. 2439.

Sincerely,

A handwritten signature in black ink, appearing to read "Gilbert Luk".

Gilbert Luk,  
Manager – Property and System Operations

Attachment 8 Page 26 of 28 Report No. DS-2024-0022 File # 01.157 & 03.1161
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SCHEDULE "A"

**York Region District School Board Draft Plan of Subdivision 03.1161 Conditions:**

1. That the following conditions of draft plan approval to be imposed upon the Draft Plan of Subdivision 03.1161 relative to the York Region District School Board:
  - a) That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the *transfer of* a public secondary school site and a public elementary school site. The public secondary school site, Block "286", shall contain not less than 6.26 hectares and the public elementary school site, Block "287", shall contain not less than 2.33 hectares. All school sites shall be free and clear of all encumbrances including but not limited to natural features.
  - b) That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
    - i) to grade the school sites and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
    - ii) to remove any buildings on the school site;
    - iii) to remove trees, as required to accommodate school layout;
    - iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
    - v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
    - vi) to construct a black vinyl coated chain link fence, Type II 1 ½ " mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
    - vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
    - viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
    - ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
    - x) to provide the foregoing at no cost to the Board;

- xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
- c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
  - i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
  - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- d) That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
- e) That prior to final approval, the owner shall submit to the School Board an Environmental Impact Study for the school block, an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the *Town of Georgina* which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
- h) That the subdivision agreement includes warning clauses advising the Town of Georgina property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.
- i) That the York Region District School Board shall advise that conditions a) to h) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.



**THE CORPORATION OF THE  
TOWN OF GEORGINA  
Council Minutes**

Date: Wednesday, January 18, 2023  
Time: 7:00 PM

Members of Council  
Present:

Mayor Margaret Quirk  
Regional Councillor Davison  
Councillor Biggerstaff  
Councillor Fellini  
Councillor Neeson  
Councillor Genge  
Councillor Dale

Staff Present:

Ron Jenkins, Director of Emergency Services/Fire Chief  
Rob Wheeler, Deputy CAO/Treasurer  
Rachel Dillabough, Town Clerk  
Mamata Baykar, Deputy Clerk  
Carolyn Lance, Council Services Coordinator  
Connor McBride, Senior Development Planner  
Janet Porter, Manager of Development Planning  
Shawn Nastke, Director, Strategic Initiatives  
Michael Bigioni, Director of Legislative Services, Town Solicitor  
Denis Beaulieu, Director of Development Services

Others Present:

Ryan Zabielski, Network and Client Services Supervisor

**1. CALL TO ORDER- MOMENT OF MEDITATION**

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”



- Council recognized the recent passing of Maria Laughlin, Councillor Dale's spouses' grandmother and resident of Georgina

## 2. ROLL CALL

As noted above

## 3. COMMUNITY ANNOUNCEMENTS

- The Mayor and Council Levee held on Saturday, January 14th at The ROC was well attended; staff instrumental in arranging the event were thanked

## 4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item No. 10.1.a(a), Updates to Report No. DS-2023-0001 regarding density, allocation and part lots
- Item No. 12.2.b(a), Briefing Note entitled 'Hybrid Meetings Update'

## 5. APPROVAL OF AGENDA

### RESOLUTION NO. C-2023-0011

Moved By Councillor Fellini

Seconded By Councillor Biggerstaff

That the January 18, 2023 Council agenda, with the following addendum items, be adopted;

- Item No. 10.1.a(a), Updates to Report No. DS-2023-0001 regarding density, allocation and part lots
- Item No. 12.2.b(a), Briefing Note entitled 'Hybrid Meetings Update'

**Carried**

## 6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None.

## 7. ADOPTION OF MINUTES (None)

## 8. SPEAKERS AND DELEGATIONS (None)

## 9. PETITIONS (None)

## 10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

- a. Applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning Bylaw Amendment

## GARLAND COMMUNITY (BT) CORP

(7:09pm)

Part Lots 1 and 2, Concession 3 (NG), Parts 1-5 on Plan 65R-39504, n/s Ravenshoe Road, Keswick

AGENT: Michael Smith Planning Consultants

Report No. DS-2023-0001

**Michael Smith** of Michael Smith Planning Consultants, agent for the applicants:

- agent for Garland Community (BT) Corp, a Treasure Hill company, proposing a development at the south end of Keswick
- considering a proposed zoning bylaw amendment to implement a draft plan of subdivision and draft common element condominium; a public meeting is not being held for the draft plan of subdivision or common element condominium as it is no longer required by the Province's Bill 23, More Homes Built Faster Act, but he will provide an overview to give context to the zoning bylaw amendment application
- planning applications, reports and drawings have been submitted and may be subject to change arising from comments made by the Town, other agencies, or the public prior to final approvals
- proposed development is located on the north side of Ravenshoe Road, east of the existing Simcoe Landing subdivision and west of Woodbine Avenue/Ravenshoe Road intersection, about 275 metres/900 feet to the east
- consists of a mix of 11 metre and 12.2 metre single detached dwellings, 6 metre townhouses fronting on public streets and 6 metre townhouses fronting on proposed private common element condominium streets; 534 dwelling units in total
- includes two school sites; 6.25 hectare High School on the north side of Ravenshoe Road and a 2.33 hectare Elementary School site on the north side of Joe Dales Drive. Existing 1.6 hectare wood lot on the west side of the property is to be protected and a 10 metre buffer to the woodlot provided. A portion of another woodlot in the north-east portion of the site is to be protected and buffered as well

- 0.8 hectare park proposed on the south side of Joe Dales Drive, a smaller parkette proposed adjacent to the westerly woodlot, a storm water management pond proposed on the north side of Ravenshoe Road, two roads, 18 metres and 23 metres wide
- draft zoning bylaw indicates zone categories, R1-XX for the 11 metres lots and R1-YY for the 12 metre lots, the actual numbers will be assigned at such time as a bylaw is passed
- medium density blocks will be zoned R3; several factors such as minimum lot frontage, lot area, front yard, exterior side yard, rear yard, interior side yard, maximum lot coverage and height of dwelling will be special provisions; parent bylaw and site specific bylaw will govern the land use on this property

**Connor McBride**, Town Planner;

- proposed zoning bylaw amendment is associated with a plan of subdivision and plan of draft plan of condominium. This public meeting is strictly for the zoning bylaw amendment. In accordance with the recent Provincial changes, the Town is not required to hold public meetings for plans of subdivision or draft plan of condominium applications.
- presentation will deal with matters related to the draft plan of subdivision as do the staff report and addendum
- aerial photograph includes annotations on the plan, indicating the types of development surrounding the subject property
- subject property is on the north side of Ravenshoe Road, surrounded by a number of proposed and existing developments. To the immediate east is land designated for commercial development, to the north and north-east, west and north-west are draft approved subdivisions containing predominantly single family dwellings, and to the west is the Multi-use Recreation Complex (MURC)
- development proposes 530 units, of which 330 will be townhomes, predominantly in the center of the property, and the remainder will be single family dwellings
- draft plan of common element condominium in south/west corner of subject property, proposing 69 townhouse dwelling units to be on private roads, remainder will be on public roads

- draft plan is proposing 186 single detached dwellings, approximately 17 part lots which when merged with other part lots will result in approximately 9 single detached lots, 270 townhouse dwellings and 69 condominium townhouse dwellings, public and private streets, a number of blocks for the development, storm water management, woodlands and schools
- zoning bylaw amendment proposes to modify the zoning from Rural to a number of site specific low and medium density zones including Open Space and Institutional
- a number of public submissions have been received, including 1 interested party form, 2 written comments, several preliminary inquiries regarding woodlands, proposed density, storm water management, alignment of roads relative to developments in proximity to the subject property. Some comments were not received in time to be included in the report or addendum and will be included in future staff report(s)
- department and agency comments basically recommending resubmission of applications in accordance with their comments; Lake Simcoe Region Conservation Authority commented on engineering, hydrogeology and stormwater management, Region of York commented on servicing, holding symbol requirement, active transportation infrastructure.
- Comments from; i) Development Engineering Division regarding participation in the water and sanitary model, ii) York Region District School Board regarding accessibility to school blocks, sidewalks, lay-by lanes, traffic calming, iii) Parks Development Division regarding size and location of part blocks, not supportive of a small parkette as proposed, 5% parkland dedication requested, iv) Development Planning Division regarding zoning, requirement of a holding symbol, requested the applicant provide draft cross-sections of all streets, 9 metre pedestrian access blocks for connectivity, a mix of dwelling units, consider specific design measures where townhouse dwellings are proposed on both sides of a road which could potentially include reduced heights, increased setbacks, increased consideration regarding on-street parking, provide information on how affordable and rental housing is proposed, information on how all townhouse dwellings have adequate visitor/accessible parking, front doors to the street and landscaped areas in the front yards

- recommended that staff report back to Council following receipt and assessment of all comments

**Council Comments;**

- concerns with the layout design and construction of townhouses on both sides of a street - this layout created adverse issue in the past and was not to be repeated
- mix of housing including midrise development; suggested the developer consider reconfiguration of the development regarding enlargement of the parks, parking, issues with townhouses on both sides of a street
- Holding zone; some areas would be potentially developed, other areas may remain as farmland until allocation becomes available

**Michael Smith;** will meet with clients and will consider all comments from interested parties and from Council to determine potential opportunities to address some points raised.

**Connor McBride;**

- allocation; plans require servicing allocation be assigned before development occurs through a resolution of Council, with preliminary assignment at staff level. This development is over 500 units, requirement to assign 1,400 persons equivalent of allocation would be required; allocation is not immediately available, therefore it would be necessary to implement Planning Act controls to prevent any development pending availability of allocation through a holding symbol. Council has the authority to re-assign allocation from other areas of the Town.
- density; there are two density calculations, one under the existing Keswick Secondary Plan and one for the proposed Keswick Secondary Plan. Proposed development exceeds the density maximum in the current Keswick Secondary Plan but it does not exceed the density provisions in the proposed Keswick Secondary Plan that is not yet implemented. There will be a fair number of changes to the plan and this will be addressed in a subsequent staff report.
- primary entrance for development; there will be two entrances to Ravenshoe Road, Streets 'A' and 'B', there is no indication that the temporary construction entrance will be opened permanently. When construction does occur for developments such as this one, construction accesses could

be in a different location than the proposed locations for permanent entrances

- concerns with parking; on-street parking, size of the parks

**Council Comments;**

- request developer to consider green initiatives
- Urban and Architectural Control Guide suggests 3-storey schools for conservation of property, units per block for townhouses of approximately 6 is preferred; turning end blocks at 90 degrees to help streetscape and lengths
- guide discourages private properties backing onto woodlots; that scenario exists on Robert Wilson Drive with a barrier; suggested a barrier in this location as well
- guide discourages crescents and cul-de-sacs, suggests most houses be on a 15 degree east/west angle to increase heating through natural sunlight; homes on this plan do not seem to be facing on that angle
- guide contains traffic calming suggestions; permeable paving, speaks to Townhouse units, ensuring utilities be in a private space rather than in public view
- opportunities and direction from upper government to add duplexes, guarantee of separate entrances, to contain proper fire exits
- opportunity for live/work units, low rise apartment
- plan indicates visitor parking at 1.5 per unit; sounds low
- consider planting cleaner types of trees
- porch designs to consider garage doors and ease of opening
- schools are not guaranteed on school sites, therefore concerns with density; if a school is not built, land will contain single family dwellings and greater density will then be desired
- concern with parking of vehicles on roadways outside potential school locations, creates difficulties navigating the roadways at certain times of the day; current design for both school sites only provides spill-over parking either in front of tightly knit blocks of townhouses with tiny lots or along Streets 'A' and 'G', passing a close-knit subdivision with a lot of traffic at certain times of the day

- density; while the Province has rolled out a plan for more dwellings, Georgina has a lack of transit opportunities and the distance to amenities is greater, requiring the need for vehicles
- request proponent to consider smaller, more affordable units that are not multi-level and more geared toward seniors
- Bill 23 should be taken into consideration
- will there be rough-ins to accommodate accessory apartments, which could essentially double the neighbourhood's population
- integration with the community via trails, transit, for opportunities to access the balance of the community; employment, grocery stores, etc
- issues regarding the upstream effect regarding the Keswick Business Park; can it be collaboratively worked out for the benefit to all parties involved
- history has indicated townhomes on both sides of a roadway leads to issues, insufficient parking, does not work
- should label the stormwater management pond as such rather than a swim pond
- over 500 homes, well over 1,000 people - can we not squeeze in a strip plaza so people can shop locally?

**Denis Beaulieu;** affecting the Keswick Business Park is the the twin force main and the Keswick Sewage Pumping Station completion and commission

**Michael Smith** indicated that Golden Mile owns everything to the east of Street 'A' and is designated for Commercial development with the intension of it containing a mix of traditional commercial and possibly employment land such as offices, but he is not involved in that property.

**Connor McBride;** Golden Mile property, wide variety of different development contemplated for this area, including typical service commercial developments such as restaurants, retail, service commercial of all types and scales including big box stores down to local commercial. Designation contemplates mid-rise residential uses, schools, institutional uses. Designation is supposed to be Mixed-Use Corridor in the Keswick Secondary Plan with the intent for commercial development.

- the plan contains a number of part lots and blocks with the intent to merge them with other part lots and blocks to create buildable single detached dwelling lots; it is anticipated that the part lots and blocks will change but will not result in lots that are unbuildable

Connor M

**RESOLUTION NO. C-2023-0012**

Moved By Councillor Biggerstaff

Seconded By Regional Councillor Davison

1. That Council receive Report No. DS-2023-0001 prepared by the Development Planning Division, Development Services Department dated January 18, 2023, respecting applications for Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning By-law Amendment, submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith) on behalf of Garland Community (BT) Corp. for the property legally described as Parts of Lots 1 and 2, Concession 3 (NG), and more particularly described as Parts 1 - 5 on Plan 65R-39504.
2. That Staff report further to Council following the receipt and assessment of all Town department and external agency comments, and once the Applicant has addressed these comments and the concerns presented in Report No. DS-2023-0001, as well as any matters raised by Council, the public or Staff at the Public Meeting.
3. That Staff provide written notice of the next Council meeting regarding these applications, a minimum of two weeks in advance of the date of said meeting, to the following:
  - a. Any person or public body that has requested to be notified of any future public meeting(s).
  - b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

**Carried**

- a. Updates to Report No. DS-2023-0001 regarding density, allocation and part lots

**11. REPORTS (None)****12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS**

1. Dispositions/Proclamations



- a. Steve Clark, Minister, Ministry of Municipal Affairs and Housing, providing an update on key initiatives underway to help meet it's goal of building 1.5 million new homes over the next 10 years.

**RESOLUTION NO. C-2023-0013**

Moved By Councillor Genge

Seconded By Councillor Fellini

That Council receive correspondence from Steve Clark, Minister, Ministry of Municipal Affairs and Housing, providing an update on key initiatives underway to help meet its goal of building 1.5 million new homes over the next 10 years.

**Carried**

2. General Information Items

- a. Information Items
- b. Briefing Notes
- a. Hybrid Meetings Update

**Rachel Dillabough** reviewed her briefing note

Rachel D

**RESOLUTION NO. C-2023-0014**

Moved By Regional Councillor Davison

Seconded By Councillor Biggerstaff

That Council receive the briefing note entitled 'Hybrid Meetings Update' providing the anticipated installation and testing of the model to implement Council's preferred method of hybrid meetings that will permit attendance at Council meetings both in-person and electronically.

**Carried**

13. **MOTIONS/ NOTICES OF MOTION** None

14. **REGIONAL BUSINESS**

- Regional budget scheduled for discussion

15. **OTHER BUSINESS** None

16. **BY-LAWS (None)**

**17. CLOSED SESSION**

Moved By Councillor Dale  
Seconded By Councillor Genge

That Council convene into Closed Session at 8:13pm to deal with the following matters:

- a. EDUCATION OR TRAINING SESSION, Section 239(3.1), MA; Solicitor update
- b. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(e), MA; Lake Drive Jurisdiction - Judicial Review

**Carried**

Moved By Councillor Dale  
Seconded By Councillor Fellini

That Council reconvene into Open Session at 10:25pm and report on matter(s) discussed in Closed Session.

**Carried****RESOLUTION NO. C-2023-0015**

Moved By Councillor Biggerstaff  
Seconded By Councillor Genge

In regard to Closed Session Item No. 18.1.a under Section 239(3.1) of the Municipal Act being an Education or Training Session, Solicitor update;

1. That Council receive the Solicitor's update.

**Carried****RESOLUTION NO. C-2023-0016**

Moved By Councillor Neeson  
Seconded By Regional Councillor Davison

In regard to Closed Session Item No. 18.1.c under Section 239(2)(e) of the Municipal Act being litigation or potential litigation including matters before administrative tribunals affecting the municipality or local board regarding Lake Drive Jurisdiction, Judicial Review;

1. That Council receive the Solicitor's update and that the Solicitor be directed to proceed accordingly.

**Carried**

**18. CONFIRMING BY-LAW**

Moved By Councillor Dale  
Seconded By Councillor Genge

That the following bylaw be adopted;

1. Bylaw 2023-0005 (COU-2) confirming proceedings of Council on January 18, 2023

**Carried**

**19. MOTION TO ADJOURN**

Moved By Councillor Biggerstaff  
Seconded By Councillor Genge

That the meeting adjourn at 10:28pm

**Carried**

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Margaret Quirk, Mayor

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Mamata Baykar, Deputy Clerk

From:

Date: January 3, 2023 at 11:09:40 AM EST

To: Ellen Donnelly <[edonnelly@georgina.ca](mailto:edonnelly@georgina.ca)>

Subject: Draft plan on subdivision (Garland community corp.) Part lots 1 & 2, concession 3 (N.G.)

To whom it may concern

After numerous calls to your office to check and hope to realise on the leaflets I received during the holidays never success. The leaflets I received is so fade to tell about the Draft plan on subdivision (Garland community corp.) Part lots 1 & 2, concession 3 (N.G.). As a resident living on lower Keswick I would like to have a more detail story about the new plan. I earnestly like to have a more complete plan explanation and hopefully to have a PDF of the drawing 1265-00 and surroundings. My name  
, email address:

**From:** [Connor McBride](#)  
**To:** [Anna Geniole](#)  
**Subject:** FW: Town File:03.1161  
**Date:** January 11, 2023 1:28:00 PM

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**From:**  
**Sent:** January 11, 2023 11:46 AM  
**To:** Connor McBride <cmcbride@georgina.ca>  
**Subject:** Town File:03.1161

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Connor  
Senior Development Planner

Good morning ,  
I have left several phone messages on your extension today Wed Jan 11. Realizing your offices are probably very busy I decided to submit my comments based on limited information I received from your offices this week.

My name is \_\_\_\_\_ my wife \_\_\_\_\_ and myself are new homeowners in Keswick and purchasers of a brand new home in 2021 @ \_\_\_\_\_. Connor my wife and I chose to purchase this beautiful home in the new development of Simcoe Landing in Keswick after researching with multiple sources both the regional government of Georgina on land and road development and the Ontario government on future 400 series road expansion and the timing of both.

Our intent before buying was to understand any development on the land and infrastructure changes directly behind our house and proposed in the future which may have a bearing on our purchase both positive and negative. This investment is our largest single investment and is our entire retirement savings.

At the time less than two years ago the future plan for subject property and the land DIRECTLY behind our house according to your offices was to be developed by Treasure Hill and the development would be houses similar to ours. This information was provided by your offices and by Aspenridge our builder. That Ravenshoe maybe expanded to 4 lanes with no final plans in place. That the 404 extension and the proposed area for expansion was in consideration for development over the next 10 years as outlined in a map they provided us.

As you can see we were very serious about this significant investment of over \$1.2 million plus over \$300 k of secondary costs totaling \$1.5 mil and wanted to ensure we had the best information possible before we purchased.

Earlier this week Jan.4 two years later we received the towns notification Town File: 03.1161 in our mail with the proposal N/S Ravenshoe Road Part Lot 1 and Part of the South Half of Lot 2, Concession 3(NG) with a Draft Plan of Common Element Condominium Zoning By-Law Amendment applications to implement a residential development consisting of 186 single detached dwellings, (HIGH DENSITY) 161 street townhouse dwellings and 69 condo townhouse dwellings (HIGH DENSITY). We also noticed on the attachments provided in the

mail a additional plan in BLOCK 358 SECONDARY SCHOOL in BLOCK 359 ELEMENTARY SCHOOL as well as two new major road entries A and B from Ravenshoe. I noticed in the attachment that this document DRAFT PLAN OF SUBDIVISION GARLAND COMMUNITY CORP. was dated Dec. 27 2011 signed by Michael Smith Planning Consultants Development Coordinators Ltd. So a plan with multiple high density housing, two major arteries off of Ravenshoe and two large schools with significant traffic was being proposed some 10 years prior to our inquiry with the Town of Georgina.

The purpose of my communication is to share with you my understanding of the information you provided; verify with you my understanding of the information; request more information on the area directly behind my house; any other information available to us to help us understand; once I have all the information particularly more details on the 69 Condos directly behind our house items like ,fencing being provided behind our house for security and privacy, size/ dimensions of each element of the design features ie) dimension and lot sizes of Condos , parking lot, street in front of parking lot, overall dimensions of condo development behind our house , and other amenities being considered along with dates of construction and any other items available to help us to make constructive and educated decisions on serious changes to land being considered for development in the ammendment being provided and voted on by your town council as early as Jan.18th.

Has any further distribution of documents been provided to all my neighbours effected by this proposal? While I have never been involved in something like this before I also would like to express my concerns.

The date of vote seems very aggressive. Is there a chance this could be delayed so individuals like ourselves are properly informed and given the chance to think this through?

Do you have the resident taxpayer/ owners in the neighborhood properly informed.

Could I get any additional information relevant to this proposal in advance of this meeting in a week ASAP?

Could I get a vopy of the staff report available on Jan 11 as per your directions.

I am very concerned based on the deadlines given that your Town Council has already decided the outcome

I hope this isn't the case.

While we dont have enough information to make the best decision on next steps we are seriously concerned about this development and would vote against it at this stage. It seems like the Town has invested a fair amount of resources to date with some fairly significant infrastructure decisions being made ie high density housing Secondary and Elementary schools and multiple primary and secondary roads , sewage etc could you email me additional information to

So I can read educate and share my thoughts/ decisions in whatever forum is available to me. to then share my overall concerns about the impact this ammendment Town File : 03.1161 will have on us personally .

With the information I currently have my concern will be the financial impact this development will have immediatly and long term regarding resale to me and other current residents backing onto this subject property.

Sincerely

**To:** Anna Geniole <ageniole@georgina.ca>  
**Cc:** Connor McBride <cmcbride@georgina.ca>; 'Michael Smith' <michael@msplanning.ca>  
**Subject:** "Interested Party" - Planning Applications - Notification Form-signed

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Anna, please find the **attached Request to be Notified - Planning Applications form**.

Please note: that we do not wish to “speak” or “present” at the upcoming Public Meeting this Wednesday January 18, 2023 at 7p.m.

I was in contact with Michael Smith yesterday afternoon for a brief phone conversation per Connor McBride’s suggestion to reach out to Mr. Smith (Michael Smith, RRP - Michael Smith Planning Consultants; Development Coordinators Ltd., 279 The Queensway South, Keswick, Ontario) regarding the abutting development proposed by Garland Community (BT) Corporation/Carryspring Holdings to the west of our remaining “Future Commercial Property” and to the immediate north-west of our remaining “Future Commercial Property (owned by Golden Mile Construction Company Limited) located at the north-west corner of Ravenshoe/Woodbine.

Mr. Smith was most helpful and sent updated information re: Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)

As an “Interested Party” we wish that the matter of SWM POND Block 363 (per the Revised Draft Plan of Subdivision - Garland Community Corp.) dated December 27, 2011 ... to be examined and discussed ... to the extent that **storm water flow not adversely impact our property** in particular the area of our property spanning “Street G/Street A” moving in an easterly direction. Equally that the **storm water flow in a southeasterly direction not adversely impact our property** in the area and surrounding areas where Street A and Ravenshoe will intersect.

Please note that I have copied Mr. Connor McBride - Senior Development Planner, Development Services Department as well as Mr. Michael Smith, RRP per this message.

Thank you, thanks to Mr. McBride and to Mr. Smith as well.

Golden Mile Construction Company Limited

Good Afternoon

There is a new mixed use housing development before council seeking approval for amendments and I have concerns around the existing mixed mature forest that is located on the west side of this property on the north side of Ravenshoe .

The Forest is actually right behind former Councillor Waddington's home .

I am asking that this Forest be completely protected from the proposed new section of the Simcoe Landing development extension. It should be an integral

Part of planned extensive existing trail system .

Thank You

Regards





64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

SENT VIA EMAIL

P – 2960

January 17, 2023

Town of Georgina  
26557 Civic Centre Road  
RR #2, Keswick, Ontario  
L4P 3G1

**Attention: Mayor Quirk and Members of Council**

**Re: Garland Community (BT) Corp. Public Meeting  
Part of Lots 1 and 2, Concession 3 (NG)  
Staff Report DS-2023-0001  
Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments  
Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc.  
c/o DG Group  
Town of Georgina  
Region of York**

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Dear Mayor Quirk and Members of Council,

KLM Planning Partners Inc. acts on behalf of Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc. c/o DG Group whom directly about the above noted development which is subject to a statutory public meeting.

We met with the owner and Mr. Smith on Monday January 16, 2023 and we appreciate them taking the time to do so. As mentioned to them, we have the following concerns:

1. There are number of locations on the proposed draft plan where the streets do not align either with the Phase 10 draft approved plan or the registered and built phase 8 development. Mr. Smith advised they would review these discrepancies. It is our position that given the lands are either developed or draft approved, there should not be any deviation from the location of the roads.

2. There are a couple of part blocks and part lots that do not match either the existing built context (phase 8) or the draft approved plan (phase 10). Mr. Smith advised they would review these discrepancies. It is our position the proposed draft plan should match the draft approved plan (phase 10).
3. We appreciate Mr. Smith providing us with a copy of the proposed draft plan of subdivision. However, we note the draft plan that was provided to us does not align with the proposed unit count outlined in the Public Meeting notice nor the staff report. In particular, the provided draft plan outlines 270 street townhouse dwelling units whereas the notice and staff report state there are 161 street townhouse dwelling units which is a difference of 109 units. As such, we are seeking clarity on which unit count is correct.
4. The unit count is important as it directly relates to the proposed density. If the unit count is 270 street townhouse dwelling units, this translates to an overall unit count of 534 units. With 534 units, this would put the overall net residential density to 17.6 units per gross residential hectare, which exceeds the maximum density permitted in the Keswick Secondary Plan.
5. In addition to the density discussion above, we note the staff report does not characterize the density permission in the Keswick Secondary plan properly. We have for many years and various phases of the Simcoe Landing Community, have had to deal with the density policy in the Keswick Secondary Plan. The key component is the density maximum is permitted to 16.6 units per gross residential hectare provided there are medium density housing forms included (which they have in this case) however, the low density residential uses must remain at 14.5 units per gross residential hectare. This has not been discussed in the staff report and it is unclear if this test has been met.

We trust the above comments will be taking into consideration. In addition, we request notification of any Town of Georgina decision made as it relates to the above matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**

- cc. Warren Melbourne – DG Group
- cc. Alan Drozd – Town of Georgina
- cc. Connor McBride – Town of Georgina
- cc. Michael Smith – Michael Smith Planning Consultant

## Connor McBride

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**From:**  
**Sent:** January 18, 2023 11:29 AM  
**To:** Connor McBride; Rachel Dillabough  
**Subject:** Request for a PDF of drawing number 1265-00 and the like of the proposal

**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 Connor McBride,

I am a resident reside between Ravenshoe road and Robert Wilson cres. (Simcoe Landing). Just want to have a more clear understanding to the change around my house. Would you be able to send me a PDF of the drawing 1265-00 and more information of

Thanks for your consideration,

Regards

Sent from [Mail](#) for Windows

Good evening Alan we talked over a year ago and you included me on your distribution list re: Future meetings re:agenda topic  
Kim sent an email regarding file #01.157,01.163,1161 with attachments and the upcoming meeting date.

Unfortunately I will be out of the country at the time of the scheduled meeting  
I have had a chance to read all the attachments. As a new resident of ( a brand new single detached house) which we purchased in 2020 which backs onto this proposed development my concern remains the same as mentioned previously in our conversation. We invested our life savings in this house as I am sure the other 4 home owners did who also back onto this proposed development.

My concerns where and remain:

Significant number of high density town homes (condo/ freehold) combined with a large Secondary School packed into two lots butted up to our homes. Our neighbourhood is currently made up of single detached homes. This will have a significant impact on our neighborhood from a lifestyle, congestion, noise and the possibilities of an increase in the crime rate. Which in turn would also impact resale and value.

I noticed that the condo townhouse proposal is not on the agenda is there a reason for this?

Is there a date for the Condo townhouse meeting?

I would greatly appreciate any feed back on the Condo Townhouse questions and the minutes of the upcoming meeting.

I appreciate your response in advance.

Sincerely

**THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-21G01**

**Corporation of the Town of Georgina**

1. Approval shall relate to a Draft Plan of Subdivision comprising Part of Lots 1 and 2, Concession 3 (NG), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd., dated December 27, 2011 (Revision No. 5, April 5, 2024). The plan may be subject to redline revisions based upon the results of detailed technical plans and studies.
2. Final Approval for registration may be issued in phases provided that the following occurs to the satisfaction of the Director:
  - a) Phasing is proposed in an orderly progression;
  - b) The infrastructure required, including but not limited to, roads, watermains, sanitary and storm sewers, stormwater management facilities, pumping stations, sidewalks, multi-use trails, park and tree planting proceeds in an orderly manner;
  - c) Adequate municipal water supply and sanitary sewage servicing capacity is available; and,
  - d) Clearances are required for each phase proposed for registration by the Owner and may be related to lands not located within the phase sought to be registered.
3. Where Conditions refer to documents to be submitted and approved by the Town, it is acknowledged that some documents may have already been submitted, reviewed and/or approved. New materials may not be required in every instance.
4. When making a submission following Draft Approval, the Applicant must submit all the documents specified in the Conditions, unless explicit, prior and written exemption is provided by the Director.
5. The Owner shall provide, as specified by the Director, two (2) sets of any of the documents specified herein. Certain documents may be exempted from the requirement for two (2) sets with prior, explicit and written confirmation from the Director.
6. The following abbreviated terms are used throughout these Conditions:
  - a) 'Act' means the Planning Act
  - b) 'Director' means the Director of Development Services of the Town of Georgina
  - c) 'Owner' means the owner or beneficial owner of the Subject Lands
  - d) 'Town' means The Corporation of the Town of Georgina
  - e) 'LSRCA' means the Lake Simcoe Region Conservation Authority
  - f) 'York Region' means The Regional Municipality of York
  - g) 'Canada Post' means Canada Post Corporation
  - h) 'Bell' means Bell Canada
  - i) 'Enbridge' means Enbridge Gas Distribution
  - j) 'Rogers' means Rogers Communications
  - k) 'Subject Lands' means the lands subject to the Draft Plan of Subdivision
  - l) 'Draft Plan' means the Draft Plan of Subdivision
  - m) 'Conditions' means the conditions of draft approval associated with the approved Draft Plan of Subdivision

- n) 'Final Approval' means the final depositing of the M-Plan with the Land Registry Office

**Development Engineering Division**

- 7. The Owner shall enter into a Subdivision Agreement with the Town and agree to satisfy all conditions prior to Final Approval. The Town shall register the Subdivision Agreement against the Subject Lands to which it applies.
- 8. The road allowances included within this draft plan of subdivision shall be dedicated to the Town as public highways without monetary consideration and free of all encumbrances.
- 9. The public highways within this draft plan of subdivision, including sidewalks and pathways shall be designed and constructed by the Owner at his expense and all to the satisfaction of the Director of Development Services.
- 10. The Owner shall submit to the Town, a report prepared by a qualified consultant, identifying that all lands to be conveyed to the Town are clear of contaminants, noxious and/or deleterious substances.
- 11. That prior to any site alteration or grading, proper erosion and sediment control measures must be in place. All storm water management facilities (e.g. pond) must be in place prior to the creation of impervious surfaces such as roads and buildings.
- 12. The Owner shall submit the following documents in accordance with the applicable design and policy documents, and agree to implement the documents and their recommendations in the Subdivision Agreement, to the satisfaction of the Director:
  - a) Topographic survey;
  - b) Water and sanitary modelling;
  - c) Water servicing plans;
    - i. Shall meet performance objectives (pressure / fill flows);
  - d) Sanitary servicing plans;
    - i. Shall conform to the York Region Inflow and Infiltration Standard for Sewer Servicing New Development;
  - e) Stormwater plans;
  - f) Master lot grading and drainage plans;
  - g) Erosion and sediment control plans;
  - h) Tree preservation plans;
  - i) Phasing plan;
  - j) Traffic control and management plan;
  - k) Pedestrian / cyclist circulation plan;
  - l) Pavement material, marking and signage plan;
  - m) Composite utility distribution plan;
  - n) Photometric plans;
  - o) Stormwater management report;
  - p) Transportation impact study;
  - q) Autoturn analysis for fire and waste vehicles;
  - r) Noise study;
  - s) Vibration study;
  - t) Functional servicing report;
  - u) Traffic impact study;
  - v) Hydrogeological study;

- w) Water balance report;
  - x) Geotechnical study;
  - y) Soil management plan as per O. Regulation 409, EPA and Town guidelines;
  - z) Construction management and communications plan; and,
  - aa) Environmental site assessment as per Ontario Regulation 153/04.
13. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
- a) That all works shall be designed and constructed at the Owner's costs and all to the satisfaction of the Director, subject to Development Charges By-laws and Cost Sharing Agreements, as applicable;
  - b) Provide securities, indexed to an inflationary factor approved by the Director, to guarantee that the Conditions will be implemented and maintained as approved following satisfactory progress through the overall design;
  - c) Provide securities to guarantee that the Conditions will be implemented and maintained as approved;
  - d) Provide performance and maintenance guarantees and securities;
  - e) Upon Final Approval, convey all roads and road blocks to the appropriate road authority, free of all costs and encumbrances;
  - f) Upon Final Approval, convey all required easements, internal to the Subject Lands, and free of all costs and encumbrances, as may be required by the Director, to the appropriate transferee;
  - g) Provide copies of the executed and registered Subdivision Agreement to the Director and all agencies that implemented Conditions;
  - h) Convey to the Town any lands or rights in land as may be required, without monetary consideration and encumbrances;
  - i) Permit any telephone, telecommunication or utility service provider to locate its plants within the Subject Lands;
  - j) Relocate any utilities required by the development of the Subject Lands at the sole expense of the Owner;
  - k) Pay all costs as per Town By-law 2018-0074 (PL-7), as amended;
  - l) Pay all peer review costs associated with the review of any submitted material or the preparation of the Subdivision Agreement;
  - m) Acknowledge that building permits will not be issued until road, servicing and streetlight infrastructure is constructed, tested and inspected;
  - n) Acknowledge that fill and other imported material on the Subject Lands shall only be placed in accordance with By-law 2022-0038 (REG-1) and Ontario Regulation 406/19;
  - o) Provide a preconstruction inspection of all buildings within a radius of 100 metres from the property boundary and provide vibration monitoring for the duration of construction;
  - p) To host a pre-construction meeting followed by a bi-weekly on-site progress meeting for the duration of construction;
  - q) To provide performance and maintenance guarantees and securities;
  - r) Snow removal will be completed regularly to keep all roads, parking areas, public areas, walkways, entrances and emergency access clear of snow at all times, and, if required, have the snow removed from the Subject Lands; and,
  - s) A monitoring and maintenance program shall be implemented for all water, sanitary and stormwater management facilities within the Subject Lands.
14. The Owner shall agree in the Subdivision Agreement that prior to any pre-servicing on the Subject Land, to provide a detailed Construction Management and Developer Communications Plan, including but not limited to construction phasing, traffic circulation,

material and equipment storage, work stations, construction access and communication and liaison with the public, to the satisfaction of the Director of Development Services.

15. Any dead-end roads shall be terminated in a temporary turning circle and/or a 0.3-metre reserve, which are to be conveyed to the Town without monetary consideration and free of all encumbrances, to be held by the Town until required for future road allowances or the development of adjacent lands. The re-conveyance of any such lands to the Owners shall be at no cost to the Town.
16. The Owner shall submit an On-street Parking Plan for review by the Town to the satisfaction of the Director of Development Services.
17. The Owner shall agree in the Subdivision Agreement and otherwise that no building permits will be applied for or issued until the Town at its sole discretion is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
18. The Owner shall prepare and submit a detailed Fence Plan showing all required fencing (e.g. privacy, environmental protection, acoustical, security) and shall agree in the Subdivision Agreement to erect and maintain such fencing, all to the satisfaction of the Director of Development Services and at no expense to the Town.

**Planning Policy Division**

19. The Owner shall submit the following documents, prepared by a qualified professional, in accordance with the applicable design and policy documents; agree to implement the documents and their recommendations in the Subdivision Agreement, to the satisfaction of the Director:
  - a) Tree Inventory Plan / Tree Preservation Plan / Arborist Report:
    - i. Conform to Town Tree Preservation and Compensation Policy OID-01, as amended.
  - b) Master Landscaping Plan and Streetscaping Plan:
    - i. Prepared by a landscape architect in good standing with the Ontario Association of Landscape Architects; and,
    - ii. The Owner agrees to uphold the undertaking and installation of all landscape works in accordance with the approved Landscape Plans within the subdivision.
  - c) Conceptual Fence Plan:
    - i. Include high-level information on phasing, location, fence types and maintenance responsibilities. Note: fencing to remain until all construction adjacent to fenced areas is complete including trails, soil stabilization and all construction equipment is removed from site.
  - d) Sidewalk / Trail System Plan:
    - i. Include high-level information on the phasing, location, network type and maintenance responsibilities;
    - ii. In accordance with the Trails and Active Transportation Master Plan and the Accessibility for Ontarians with Disabilities Act; and,
    - iii. In accordance with recommendations put forth by the LSRCA.
20. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:



- a) Provide 5% parkland dedication in accordance with Section 51.1 (4) of the *Planning Act* and Town By-law 2001-0020 (PUT-1), as amended. In satisfaction of these requirements, the Owner shall convey to the Town Park Block 288 and Parkette Block 289 to the Town in accordance with the Town's Parkland Standards Manual, and pay cash in lieu of parkland equivalent to 0.37 hectares (0.91 acres) of land valued on day before draft approval in accordance with Section 51.1 (4) of the *Planning Act* and Town By-law 2001-0020 (PUT-1), as amended.
- b) Convey to the Town Woodlot/Woodlot Buffer Blocks 290, 291, 293, 294 and 295 inclusive, without monetary consideration and free of all encumbrances;
- c) Not remove or damage any trees identified in the Tree Inventory Plan without the prior, explicit and written approval of the Director;
- d) Mark all trees designated for preservation with spray paint prior to the commencement of any site alteration;
- e) Not to remove trees within bird nesting season, as per the *Migratory Birds Convention Act* and in accordance to Zone C nesting patterns reflective of the March 30<sup>th</sup> to August 30<sup>th</sup> nesting period;
- f) Only fell trees into the Subject Lands;
- g) Shred, chip and remove all felled trees and wood debris within 15 days of felling or as otherwise approved by the Director;
- h) Install tree protection fencing as per the applicable Town design criteria and ensure that same is inspected by a Town (or Town-approved) inspector prior to the commencement of any development work;
- i) Maintain all tree protection fencing until all development near the tree protection area is complete, soils are stabilized and all equipment has been removed from the Subject Lands;
- j) Deposit an acceptable form of security with the Town, in an amount calculated as per the Town Tree Preservation and Conservation Policy OID-01, as amended, to ensure compliance with Town requirements;
- k) Ensure that all areas within tree driplines are not used for the storage of materials, equipment, debris, soil or similar;
- l) Ensure that no grading, trenching or tunneling is done within tree protection zones;
- m) Ensure that no rigging cables or other hardware is attached to or wrapped around trees to be preserved;
- n) Ensure that periodic inspections are undertaken by a Town (or Town-approved) inspector prior to, during and following construction;
- o) Satisfy all provisions of the Regional Forest Conservation By-law, Town Tree Preservation and Compensation Policy OID-01, as amended, and the Town Development Design Criteria, respecting the preservation and protection of trees and vegetation;
- p) Compensate the Town, either by way of re-plantings, cash-in-lieu payments or a combination of both, as per the approved Master Landscaping Plan, Tree Inventory Plan, and as per the Town Tree Preservation and Compensation Policy OID-01, as amended; and,
- q) Not remove or damage (leading to the destructing of) those trees identified in the approved Tree Inventory Plan and Preservation Plan without the prior, explicit and written consent of the Director. The Owner shall deposit a security in the form of a Letter of Credit, in amount to be determined by the Director, to ensure compliance with the tree preservation requirements.

**Development Planning Division**

21. The Owner shall submit a record that specifies how each condition was cleared, to the

satisfaction of the Director. The record shall include a matrix that:

- a) References each Condition;
  - b) Includes a brief, written description of how each Condition was cleared; and,
  - c) Includes a copy of correspondence or documentation that explicitly indicates that the Condition was cleared.
22. The Owner shall submit a draft M-Plan that conforms or substantially conforms to the approved Draft Plan, to the satisfaction of the Director. The Owner shall also submit a Table of Concordance to the satisfaction of the Director. The Table of Concordance shall compare the lot, unit and/or block numbers as they appear on the approved Draft Plan to the lot, unit and/or block numbers as they appear on the draft M-Plan.
23. Following the review and approval in principle of the draft M-Plan by the Director, the Owner shall submit mylar and white print copies of the draft M-Plan for review and signing by the Director. The mylar and white print copies shall conform with Land Registry Office requirements, shall be submitted in hard copy and shall be contained within a hard-sided shipping tube.
24. The Owner shall submit draft R-Plans for all proposed easements to the satisfaction of the Director. The Owner shall also submit draft instrument language for all proposed easements, to the satisfaction of the Director. The draft instrument language shall define the nature, purpose, intent and maintenance responsibilities associated with each easement. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
- a) Convey all required easements to the required transferee;
  - b) Register the R-Plans and instruments as approved by the Director;
  - c) Provide copies of the corresponding registration instruments to the Director immediately following registration;
  - d) Include overlays of all draft or registered R-Plans on all drawings; and,
  - e) If the land on which a drawing applies contains lands which are subject to a draft or registered R-Plan, to include copies of associated draft or registered R-Plan and draft or registered transfer instrument with the drawing submission.
25. The Subject Lands shall be appropriately zoned by a Zoning By-law that has come into force and effect in accordance with the provisions of the *Planning Act*.
26. Prior to registration of the plan, or any part thereof, or the issuance of building permits, the Owner shall prepare Urban and Architectural Design Guidelines, to the satisfaction of the Director of Development Services, for the subject development.
27. The Owner shall agree in the Subdivision Agreement that:
- a) A Control Architect shall be retained at the cost of the Owner with the concurrence of the Town of Georgina to ensure compliance with the approved Urban and Architectural Design Guidelines. Where possible the Control Architect shall be the same architect that prepared the Architectural Design Guidelines. Furthermore, the Control Architect shall be a licensed/registered architect, accredited and in good standing with the Ontario Association of Architects (OAA);
  - b) Prior to the submission of the individual building permit applications, the Control Architect shall have stamped and signed drawings certifying compliance with the Urban and Architectural Design Guidelines; and,

- c) The Town of Georgina may undertake periodic reviews to ensure compliance with the Urban and Architectural Design Guidelines. Should inadequate enforcement be evident, the Town of Georgina may cease to accept drawings stamped by the Control Architect and retain another Control Architect, all at the expense of the Owner.
28. The Owner shall submit the following documents, as approved, in accordance with the applicable design and policy documents and agree to implement the documents and their recommendations in the Subdivision Agreement, to the satisfaction of the Director:
- a) Phase 1 and 2 Environmental Site Assessment;
  - b) Record of Site Condition (if required);
  - c) Environmental Impact Study;
  - d) Urban and Architectural Design Guidelines; and,
  - e) Zoning By-law.
29. The Owner shall submit the following documents to the satisfaction of the Director:
- a) A Notice of Passing and Clerk's Declaration proving that the Subject Lands are appropriately zoned;
  - b) Copies of all applicable Council by-laws and resolutions proving that sufficient water and sanitary sewage servicing capacity is allocated;
  - c) Copies of all applicable Council by-laws and resolutions that name the roads within the Subject Lands;
  - d) A parcel register, including copies of all registered instruments;
  - e) A civic addressing plan, as per the civic addressing plan prepared by the Town;
  - f) Proof that the Archaeological Assessment was successfully entered into the Ontario Public Register of Archaeological Reports; and,
  - g) If required, proof that a Record of Site Condition has been approved by the Ontario Ministry of the Environment, Conservation and Parks.
30. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
- a) Register or discharge any instruments deemed necessary for the orderly development of the Subject Lands;
  - b) The Owner shall pay all costs incurred by the municipally-retained peer review consultants in relation to the peer review of submitted reports and studies;
  - c) Not undertake any site alteration near or within known archaeological resources, unless the Ministry of Culture, Tourism and Sport has provided explicit, prior and written authorization; and,
  - d) Undertake in its sales and marketing program an option for homebuyers that would facilitate the adaptation of the principal dwelling to accommodate additional dwelling unit(s) in accordance with applicable law and regulations.

**The Regional Municipality of York**

31. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
32. The Owner shall agree in the Subdivision Agreement that direct connections to the Region's 750mm diameter Ravenshoe Road Watermain shall be designed, installed and commissioned to the satisfaction of the Region.

33. The Owner shall agree in the Subdivision Agreement that they shall not apply for occupancy permits for the new units until the Region confirms to the Town that the ongoing capital work at the Keswick Sewage Pumping Station is completed.
34. The Owner shall agree in the Subdivision Agreement that no private vehicular access will be permitted to Ravenshoe Road, namely Blocks 268, 286 and 292, and Lot 147.
35. The Owner shall agree in the Subdivision Agreement to provide a pedestrian facility along the Ravenshoe Road frontage, to the satisfaction of the Region.
36. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.
37. The Owner shall agree in the Subdivision Agreement that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
38. The Owner shall agree in the Subdivision Agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment, Conservation and Parks guidelines and the York Region Noise Policy.
39. The Owner shall agree in the Subdivision Agreement the following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
40. The Owner shall agree in the Subdivision Agreement to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
41. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
42. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region.
43. Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development

and have been allocated by the Town of Georgina:

- a) a copy of the Council resolution confirming that the Town of Georgina has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof; and,
  - b) a copy of an email confirmation by a Town of Georgina staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
44. Prior to final approval the Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to Development Services and to Environmental Services Infrastructure Asset Management for record.
45. Prior to final approval the Owner shall provide a preliminary design of the Street 'A' / Ravenshoe Road and Street 'B' / Ravenshoe Road intersections, designed to Regional standards, to the satisfaction of the Region.
46. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
  - l) Functional Servicing Report (water, sanitary and storm services);
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable: • Disinfection Plan • MOECC Form 1- Record of Watermains Authorized as a Future Alteration; and,
  - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
47. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-Of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-Of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.

48. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering.
49. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
50. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
51. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
52. Prior to final approval, the Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report / plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
53. Prior to final approval, the Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
54. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
55. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
56. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence; and,
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
57. The Region requires the Owner submit a Phase One Environmental Site Assessment

(“ESA”) in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner’s certified written statement.

58. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Ravenshoe Road;
  - b) A 15.0 metre by 15.0 metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street ‘A’;
  - c) A 15.0 metre by 15.0 metre daylight triangle at the northeast and northwest corners of Ravenshoe Road and Street ‘B’;
  - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Ravenshoe Road and adjacent to the above noted widening(s);
  - e) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street ‘A’; and,
  - f) An additional 2.0 metre widening, 40 metres in length, together with a 60 metre

taper for the purpose of a westbound right turn lane at the intersection of Ravenshoe Road and Street 'B'.

59. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
60. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street 'A' and Street 'B' shall be designed to intersect Ravenshoe Road at a right angle, or on a common tangent.
61. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street 'A' and Street 'B' shall be designed to accommodate the recommendations of the transportation report approved by York Region.
62. Prior to final approval, the intersection of Ravenshoe Road and Street 'A' shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
63. Prior to final approval, the intersection of Ravenshoe Road and Street 'B' shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
64. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
65. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
66. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

**York Region District School Board**

67. That prior to final approval, the Owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a public secondary school site and a public elementary school site. The public secondary school site, Block 286, shall contain not less than 6.26 hectares and the public elementary school site, Block 287, shall contain not less



than 2.33 hectares. All school sites shall be free and clear of all encumbrances including but not limited to natural features.

68. That the Owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
- a) to grade the school sites and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
  - b) to remove any buildings on the school site;
  - c) to remove trees, as required to accommodate school layout;
  - d) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
  - e) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
  - f) to construct a black vinyl coated chain link fence, Type II 1 ½" mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
  - g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
  - h) to erect and maintain a sign on the public school site(s) at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school(s);
  - i) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
  - j) to provide the foregoing at no cost to the Board; and,
  - k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
69. That the Owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
- a) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and,
  - b) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
70. That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition 69 b) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
71. That prior to final approval, the Owner shall submit to the School Board an Environmental Impact Study for the school block(s), an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the Town of Georgina which indicate the storm drainage system, utilities, and the overall

grading plans for the complete subdivision area.

72. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
73. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
74. That the Subdivision Agreement includes warning clauses advising the Town of Georgina property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

**Lake Simcoe Region Conservation Authority**

75. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
  - a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
  - b) A detailed erosion and sediment control plan;
  - c) A detailed grading and drainage plan;
  - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable;
  - e) A detailed Geotechnical Report for the proposed stormwater management pond; and,
  - f) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures.
76. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
  - a) Detailed Hydrogeological Report / Water Balance; and,
  - b) Compensatory Measures if required.
77. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
  - a) Phosphorus budget; and,
  - b) Compensatory measures if required.
78. The Owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Municipality.

79. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Municipality.
80. That the Owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
81. That the Owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Municipality.
82. That prior to final plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the *Conservation Authorities Act*.
83. That the Owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction onsite in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
84. The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system.

The LSRCA will require the following prior to the issuance of a clearance letter:

1. A copy of the executed Subdivision Agreement.
2. A copy of the draft M-Plan.
3. A letter from the developer's planning consultant detailing how each LSRCA condition of draft plan approval has been fulfilled to the satisfaction of the Conservation Authority.

### **Canada Post**

85. 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.
86. 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.
87. 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.
88. 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.

89. 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.
90. 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.
91. 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.
92. 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.

### **Enbridge**

93. The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.
94. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.
95. In the event that easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost.

### **Rogers**

96. 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.
97. 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.
98. 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.

99. 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.

**Bell Canada**

100. 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.

101. 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.

**Clearance Conditions**

102. The Town shall confirm in writing through a clearance letter that Conditions 1 to 30 inclusive have been satisfied.

103. The Regional Corporate Services Department shall advise that Conditions 31 to 66 inclusive have been satisfied.

104. The York Region District School Board shall advise that Conditions 67 to 74 inclusive have been satisfied.

105. The Lake Simcoe Region Conservation Authority shall advise that Conditions 75 to 84 inclusive have been satisfied.

106. Canada Post shall advise that Conditions 85 to 92 inclusive have been satisfied.

107. Enbridge shall advise that Condition 93 to 95 inclusive have been satisfied.

108. Rogers shall advise that Condition 96 to 99 inclusive have been satisfied.

109. Bell Canada shall advise that Conditions 100 and 101 have been satisfied.

ISSUED at the TOWN OF GEORGINA on the            day of            , 2024

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Denis Beaulieu, MCIP, RPP  
Director of Development Services

NOTE: PURSUANT TO THE PLANNING ACT, R.S.O. 1990, c. P.13, AS AMENDED, APPROVAL OF THE PLAN OF SUBDIVISION SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY APRIL 17, 2027 UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.