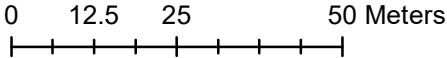




LOCATION MAP



SUBJECT LAND

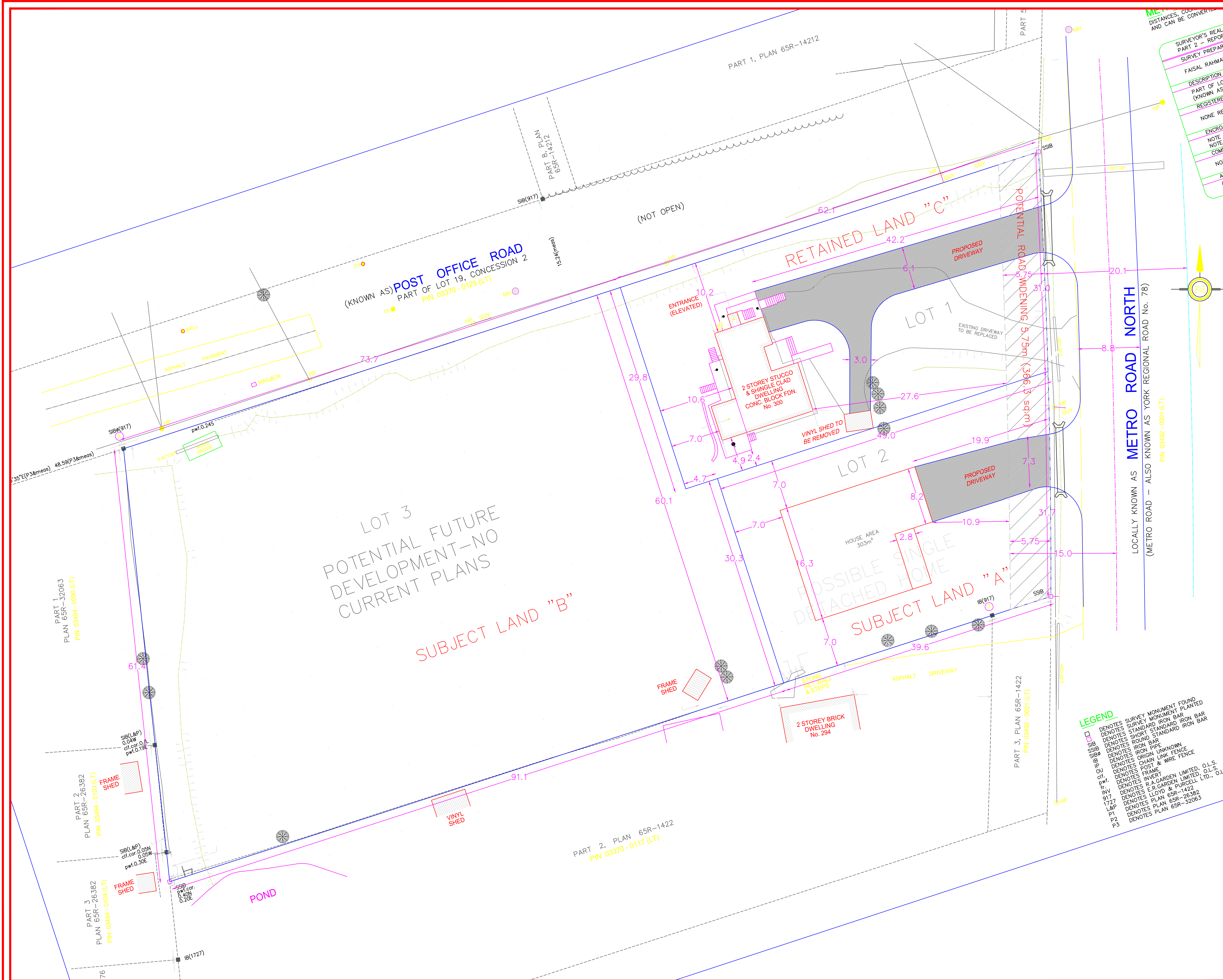


N



CONCEPT SITE PLAN POTENTIAL LAND SEVERANCE

300 METRO ROAD
KESWICK, ONTARIO



ZONING: R1	REQUIRED	PROPOSED		
		LOT 1	LOT 2	LOT 3
MIN. LOT AREA (m ²)	450	1731	1344	4957
MIN. LOT FRONTAGE (m)	30.0	31.0	31.7	73.7
MIN. FRONT YARD (m)	6.0	27.6	10.9	---
MIN. INT. SIDE YARD (m)	2.0	2.4	7	---
MIN. YARD BTW BDLG (m)	3.0	4.9	7	---
MIN. EXT. SIDE YARD (m)	3.0	10.2	7	---
MIN. REAR YARD (m)	7.0	7	7	---
BUILDING AREA (m ²)	-----	142	280	---
MAX LOT COVERAGE	35%	8.2%	21%	---
BUILDING HEIGHT	11.0 m	<11.0 m		

Attachment 2
B04-24/B05-24 300 Metro Rd
pg 1 of 1

SCALE: 1:250

DATE:

DRAWN BY:

Site Photos

300 Metro Road
Facing West on Metro Road



300 Metro
Facing West towards rear of subject property



300 Metro Road
Facing East towards Metro Road



300 Metro Road
Facing South on Post Office Road



300 Metro Road
Facing East on Post Office Road



Agency and Department Comments

To: Matthew Ka, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Iampietro, Manager, Development Engineering
Cory Repath, Sr. Development Inspector
Vikum Wegiriya, Jr. Development Technologist
Matthew DeLuca, Jr. Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: April 18th, 2024

Re: CONSENT B04-24, B05-24
300 Metro Road Concession 2, Part Lot 18, RS65R1422; Part 1
ROLL NO.: 096-997

The Development Engineering Division has the following **comment(s)** for Consent Application No. B04-24, B05-24:

1. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A' and 'B', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same.
2. The applicant/owner is advised that prior to the issuance of building permit a detailed lot grading and drainage plan including existing and proposed entrance prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.

The Development Engineering Division has the following **condition(s)** for Consent Application No. B04-24, B05-24:

1. A widening of sufficient width to provide a maximum of 10 meters from the centerline of the existing Post Office Road allowance is required to the satisfaction of the Director of Development Services, in consultation with the Director of Operations and Infrastructure.
2. The Owner will be required to enter into a Development Agreement including:
 - a. Installing a turning circle / cul-de-sac / hammerhead at the end of Post Office Road

Agency and Department Comments

- b. Providing functional servicing design including water, sanitary, grading and storm water management.
All to the satisfaction of the Town's Development Engineering Division.



Sent via e-mail: mka@georgina.ca

April 16, 2024

Municipal File No.: B04-24/B05-24
LSRCA File No.: VA-146237-041224

Matthew Ka
Secretary-Treasurer to the Committee of Adjustment
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Mr. Ka,

Re: Application for Consent
300 Metro Road
Town of Georgina
Owner/ Applicant: Ferdous Ara Begum

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted a Consent application under Section 45 of the *Planning Act* seeking to sever a 0.13 hectare parcel (Subject Land A) and 0.50 hectare parcel (Subject Land B) from an existing 0.80 hectare parcel (Retained Land C). The purpose of this application is to create a new residential lot and a potential future development lot.

Documents Received and Reviewed by Staff

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

- Notice of Hearing (dated April 8, 2024)
- Consent Sketch

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Consent. It is recommended that any approval of this application be subject to the following conditions:

- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 0.80 hectares (1.97 acres) in size and is located west of Metro Road North and south of Post Office Road within the Town of Georgina. The subject land is currently zoned 'Transitional (T)' per Map 3 of Schedule A of the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for being within 30 metres of a Provincially Significant Wetland (PSW).
- The subject property is within the 'Protected Countryside' designation per the Greenbelt Plan.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are no identified natural hazards on the subject lands therefore the proposal is consistent with 3.1 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to a portion of the subject property. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated portion. Please contact LSRCA Regulations staff, Matthew Figuerres (M.Figuerres@LSRCA.on.ca), to scope the permit requirements.

Advisory Comments

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

Summary

Based on our review of the submitted information in support of this application, we have no objection to the approval of this application for Consent.

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

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to a portion of the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated portion;
3. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (Minor – planner review only) is \$536.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

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

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)



Monday, April 22, 2024

Matthew Ka
Committee of Adjustment
Township of Georgina
26557 Civic Centre Road, R.R #2
Keswick, ON L4P 3G1

RE: Consent Application CONS.24.G.0025 Local file # (B04-24/B05-24)

The Regional Municipality of York ("Region") has completed its review of the above noted consent application to create a new residential lot and a potential future development lot. The property is municipally known as 300 Metro Road North and has frontage on Metro Road. The subject lands are located within the Urban Area on the Regional Structure Map (Map 1).

The Region has no objection to the consent application subject to the following conditions being satisfied:

1. Please be advised York Region is protecting a 30 metre right-of-way for this section of Metro Road. As such, York Region requests that all municipal setbacks be referenced from a point 15 metres from the centreline of construction of Metro Road. The widening should be very similar to the widening shown on the adjacent south property (294 Metro Road).
2. The Owner shall convey the following lands, along the entire frontage of the site adjacent to Metro, to The Regional Municipality of York, free of all costs and encumbrances:
 - sufficient property to provide a road widening to establish 15 metres from the centreline of construction of Metro Road.
3. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region.
4. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the

*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*

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.

5. The Owner shall be responsible for all costs associated with the preparation and delivery of the following: a draft and deposited 65Rplan, Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner’s certified written statement.
6. This application is subject to York Region’s development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,200. The Review and approval of the Environmental Site Assessment Report fee is \$2,000. All payments shall be in the form of a cheque and made payable to “The Regional Municipality of York” and forwarded to Community Planning + Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.

7. Prior to the approval of the Consent application, the Town of Georgina shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lots.

8. Prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality (i.e. backup generators/fuel supplies) and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Public Works Source Protection staff. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (June 2021). A simplified SWIAMP may also be used as appropriate. Consultation with Source Protection staff is recommended. A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
 - (a) petroleum-based fuels and or solvents;
 - (b) pesticides, herbicides, fungicides or fertilizers;
 - (c) chlorinated solvents;
 - (d) construction equipment;
 - (e) inorganic chemicals;
 - (f) road salt and contaminants;
 - (g) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
 - (h) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;
 - (i) snow storage and disposal facilities;
 - (j) tailings from mines; and,
 - (k) dense non-aqueous phase liquids (DNAPLS).

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring. Please note that in most instances, single family residential developments will not trigger a SWIAMP, however, workshops/hobby shops, etc. associated with the proposal, depending on the activities may.

9. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-8 have been met to its satisfaction.

Access to any Regional Road needs to be approved by the Region. The access arrangement for the future development fronting Metro Road N shall comply with the Regional Official Plan and be consistent with the recommendations of the Region's Access Guidelines.

Agency and Department Comments

300 Metro Road N –B04-24/B05-24
Ferdous Ara Begum

Page 4 of 4

With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.

Should you have any questions regarding the above, please contact Christine Meehan at Christine.Meehan@york.ca

Regards,

Christine Meehan

Christine Meehan, B.U.R.Pl., B. B. A | Planner (Intake Lead), Development Services, Planning & Economic Development Branch, Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 | christine.meehan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence