

LOCATION MAP



SUBJECT LAND

0 50 100 200 Meters



N



Attachment 1
Pg 1 of 1
Report No. DS-2024-0012
Dovedale Drive (03.1182)

Site Photos

Dovedale Drive
Facing South



Dovedale Drive
Facing West



Dovedale Drive
Facing North

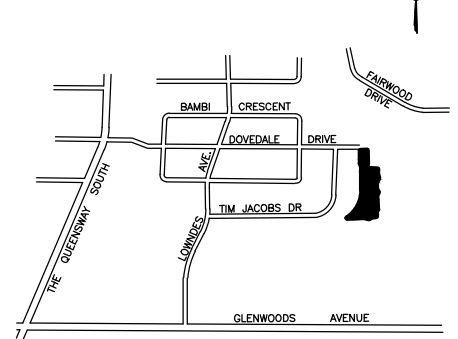


Dovedale Drive
Facing East





KEY MAP



Subject Lands NTS

DEVELOPMENT STATISTICS

20 Townhouse Units @ 6.0m
10 Visitor Parking Spaces

SCALE:



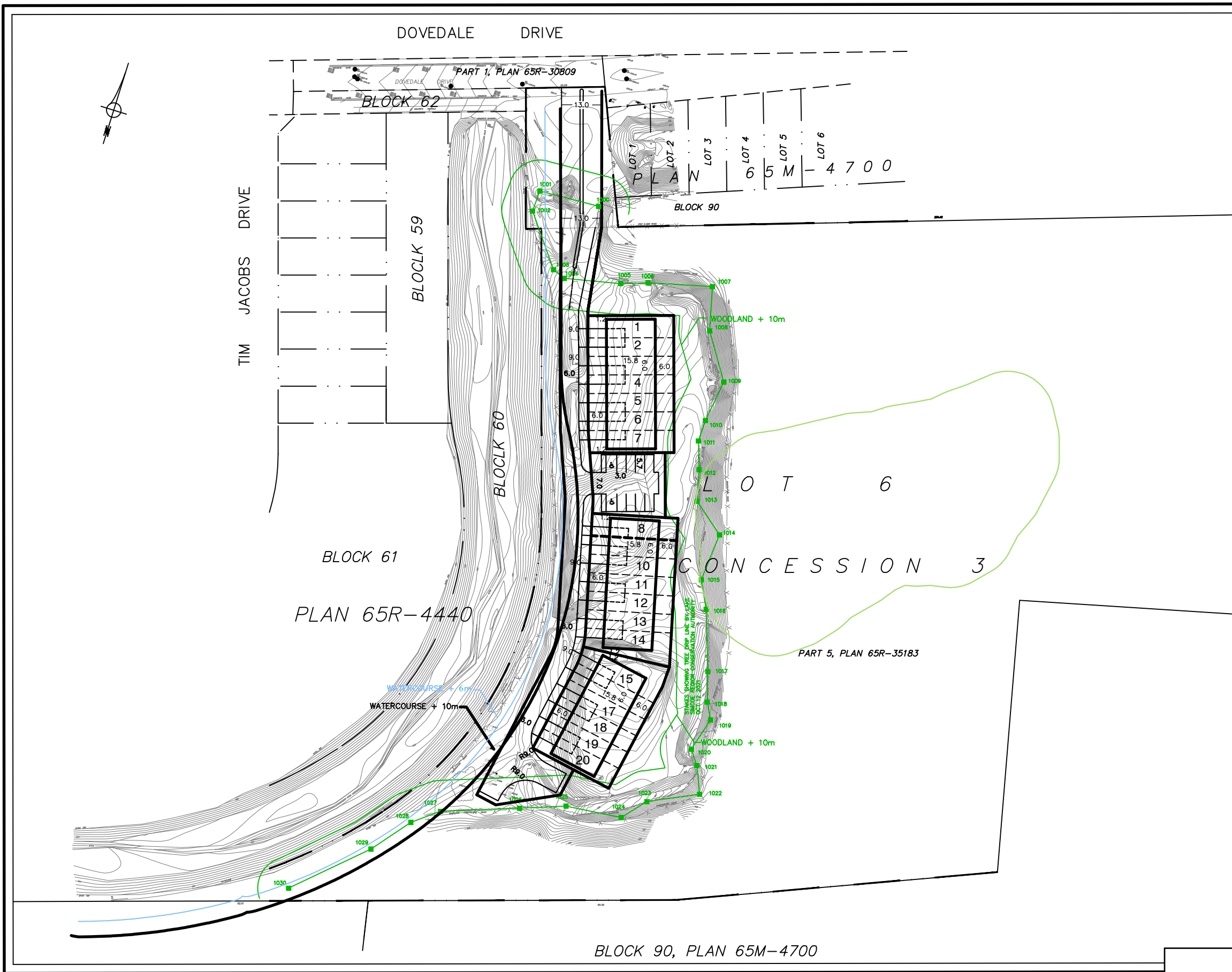
CONCEPTUAL SITE PLAN

GREENGATE VILLAGE LIMITED

PART OF LOT 6
CONCESSION 3 (N.G.)
BEING IN THE
TOWN OF GEORGIANA
REGIONAL MUNICIPALITY OF YORK

DATE:	APPROVED BY:	DRAWN BY:
FEB 14, 2022	MRES	VT
REVISIONS:		DRAWING NUMBER:
		334-00

Attachment 3
Pg 1 of 1
Report No. DS-2024-0012
Dovedale Drive (03.1182)



BLOCK 90, PLAN 65M-4700

Consolidated Comments for 03.1182 - Dovedale Drive

Department/Agency	Date Received	Response
Planning Policy Division	January 17, 2024 February 13, 2024	See attached.
Building/Plumbing Inspector		
Clerks Division		
Community Services	January 15, 2024	We would be looking for Cash in Lieu of Parkland and possible trail connection to Bayview Park.
Development Engineering	January 26, 2024	See attached.
Economic Development	January 15, 2024	No objection.
Georgina Fire Department	January 31, 2024	<p>The Georgina Fire Department has no objections to the proposal and provides the below comments:</p> <ol style="list-style-type: none"> 1. All construction shall be in conformance with the Ontario Building Code. 2. The fire access route shall be designed in conformance with the OBC and constructed to support the largest responding apparatus to the property during an emergency. Georgina Fire Largest Apparatus – PL147 Length 13.77m Width 3.2m Height 3.6m Weight 100,000lbs Wheel base 6.45m Front over hang 2.4m 3. An adequate turnaround facility shall be provided as part of the fire route for any dead-end portion of the access route more than 90m long. 4. Adequate water supply for firefighting shall be provided. 5. We ask that the owner/developer give consideration to the installation of a residential fire sprinkler system in the townhouses being proposed and meet with Georgina Fire to discuss the benefits of this life safety feature.
Municipal Law	January 15, 2024	No comments from MLE.
Operations & Infrastructure		
Development Planning		
Tax & Revenue	January 15, 2024	There are no tax concerns with this property.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)	February 26, 2024	See attached.
Chippewas of Georgina	January 16, 2024	We were not informed of this Archeological Assessment. There is an obligation to free, prior and informed consent and an option to send representatives to be a field liaison for all archeological work.
C.N. Business Development & Real Estate		

Consolidated Comments for 03.1182 - Dovedale Drive

Enbridge Gas	January 22, 2024	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	February 8, 2024	See attached.
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	January 19, 2024	As the property is outside of MTO permit control, MTO has no comments.
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers	January 16, 2024	See attached.
Southlake Regional Health Centre		
York Catholic Separate District School Board	January 18, 2024	We have reviewed the proposal and have no additional comments or objections to its approval.
York Region - Community Planning & Development Services	January 29, 2024	See attached.
York Region District School Board	January 18, 2024	No comments.
York Regional Police		

Brittany Dobrindt

From: Brittany Dobrindt
Sent: February 13, 2024 11:13 AM
To: Kim Harris
Subject: FW: Dovedale UADG

Hi Kim,

Please file Justine's comments in 03.1182 Dovedale.

Thanks,

Brittany Dobrindt

Planner I | Development Services Department
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2442 | georgina.ca
Follow us on [Twitter](#) and [Instagram](#)
Like us on [Facebook](#)



GEORGINA

[Confidentiality Notice](#)

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use, or copying of this e-mail or the information it contains by anyone other than the intended recipient(s) is unauthorized and may breach the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you received this e-mail in error, please advise the Town of Georgina by replying to this e-mail immediately.

From: Justine Burns <jburns@georgina.ca>
Sent: February 13, 2024 10:14 AM
To: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: Dovedale UADG

Hey Brittany,

I have the following comments about the UADG,

1. On the *Circulation/Active Transport Plan*, can you please add potential future linkages as 4.7.1 references providing connections to existing multi-use trail system and current the only connection is a sidewalk up and around the property, there is a direct route across the watercourse.
2. In the *Streetscape* section of the UADG there is no reference to outside structures that hold garbage receptacles, although within the *Utility* section there are references to this. Either add it into the location map or remove the verbiage that makes reference to this within the *Utility* section.
3. (To be addressed later stages) The UADG states that all material palettes will be provided to the Town at a later date. Please ensure that that high quality horizontal siding is fulfilled if

If you have any questions, please let me know

Cheers,



Justine Burns

Senior Landscape Architect
Development Services Department | Town of Georgina
26557 Civic Centre Road, Keswick, ON | L4P 3G1
(905)-476-4301 | Ext. 2246

georgina.ca

Follow us on [Twitter](#) and [Instagram](#) Like us on [Facebook](#)

Confidentiality Notice

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use, or copying of this e-mail or the information it contains by anyone other than the intended recipient (s) is unauthorized and may breach the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you received this e-mail in error, please advise the Town of Georgina by replying to this e-mail immediately.



Sent via e-mail: bdobrindt@georgina.ca

February 8, 2024

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

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

Dear Ms. Dobrindt,

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

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

Documents Received and Reviewed by Staff

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

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

- Geotechnical Investigation prepared by GEI Consultants Ltd.
- Hydrogeological Investigation prepared by GEI Consultants Ltd.
- Greengate Village Limited Grade Control Plan prepared by A.M. Candaras Associates Inc., Consulting Engineers (dated February 2011)

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

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

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

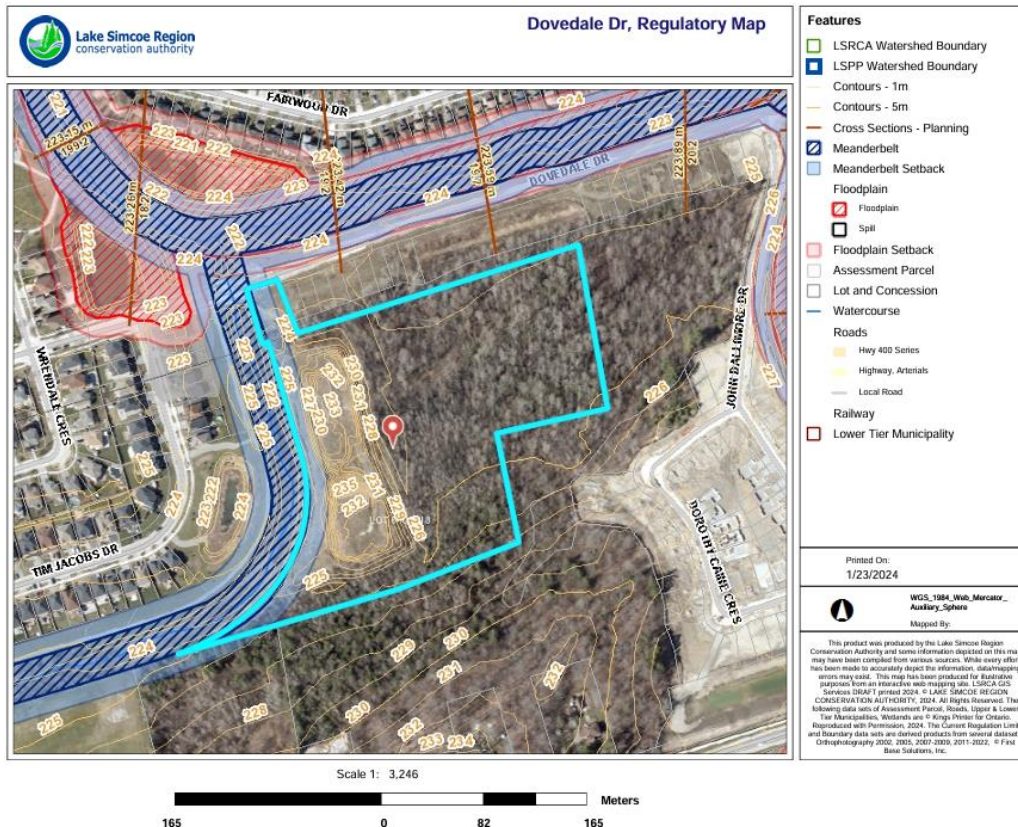
Site Characteristics

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

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

Existing mapping indicates the following:

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



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

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (erosion hazard), however the proposal is located outside of the hazard and is therefore consistent with 3.1 of the PPS.

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

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of

flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

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

Advisory Comments

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

Lake Simcoe Protection Plan, 2009 (LSPP)

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

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

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

Not Undertaking Natural Heritage Review:

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

Summary

Based on our review of the submitted information, we have no objection to the approval of this application for Zoning By-law Amendment.

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

1. Consistency with Section 3.1 of the PPS has been demonstrated;

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

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

Sincerely,

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

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



January 25, 2024

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

Attn: Brittany Dobrindt, Planner I

Reference: **File No. 03.1182**
Agent: Michael Smith Planning Consultants
Applicant: Greengate Village Ltd.
Part of Lot 6, Concession 3

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ **The owner/developer will consult** with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ **The Builder/Owner/Developer will confirm** to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ **The owner/developer will install** concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings.
- ⇒ **The owner/developer will agree** to prepare and maintain an area of compacted gravel to Canada Post’s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 60 days prior to the date of first occupancy.
- ⇒ **The owner/developer will communicate** to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 3 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 4 **Please contact me in the design phase of the development to discuss suitable permanent locations for the Community Mailboxes.**

The complete guide to Canada Post's Delivery Standards can be found at:

https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Susan Cluff
Delivery Planning - GTA
647-203-0529
susan.cluff@canadapost.ca



GEORGINA

Interoffice Memorandum

Development Engineering Division

Date: January 26, 2024,

File No.: **03.1182**

To: Brittany Dobrindt, Development Planner

From: Vikum Wegiriya, Jr Engineering Technologist of Development Engineering

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

Address: Dovedale Drive

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

Applicant: Greengate Village Limited

File No.: 03.1182

Ward 1 (Councillor Charlene Biggerstaff)

Agent: Michael Smith Planning Consultants; Development Coordinators Ltd.

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

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

traffic, cyclists, and pedestrians.

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

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

All depths noted are compacted depths.

- a) Single Family Residential (see GR-8)
 - Asphalt 25 mm HL3 surface course
40 mm HL8 base course
 - Granular 150 mm Granular "A" and 200 Granu

- b) Commercial, Light Industrial and Apartments
 - Asphalt 40 mm HL3 surface course
60 mm HL8 base course
 - Granular 200 mm Granular "A"
300 mm Granular "B"

- c) Heavy Industrial Driveways
 - Asphalt 40 mm HL3 surface course
100 mm HL8 base course
 - Granular 300 mm Granular "A"
300 mm Granular "B"

Functioning Service Report

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

Preliminary Grading Plan

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

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

Kim Harris

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

Hi Kim,

Please file the comments provided by York Region in filehold.

Thanks,

Brittany Dobrindt

Planner I | Development Services Department
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2442 | georgina.ca
Follow us on [Twitter](#) and [Instagram](#)
Like us on [Facebook](#)



GEORGINA

Confidentiality Notice

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use, or copying of this e-mail or the information it contains by anyone other than the intended recipient(s) is unauthorized and may breach the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you received this e-mail in error, please advise the Town of Georgina by replying to this e-mail immediately.

From: Abbas, Asif <Asif.Abbas@york.ca>
Sent: January 29, 2024 3:16 PM
To: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: RE: Request for Comments_03.1182 - Dovedale Dr - ZBA.24.G.0005

WARNING: The sender of this email could not be validated and may not match the person in the ""From"" field.

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

Hi Brittany,

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

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

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

Infrastructure Asset Management (IAM):

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

Water and Wastewater Servicing

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

Servicing Allocations

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

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

Thank you
Asif

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

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

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Confidentiality: The information contained in this communication is confidential and is intended only for the use of the individual or entity to whom/ which it is addressed. The contents of this communication may also be subject to legal privilege, and all rights of that privilege are expressly claimed and not waived. Any distribution, use or copying of this communication, or the information it contains, by anyone other than the intended recipient, is unauthorized. If you have received this communication in error, please notify us immediately and destroy the communication without making a copy. Thank you.

From: Brittany Dobrindt <bdobrindt@georgina.ca>

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

To: Kim Harris <kharris@georgina.ca>; Ben Pressman <bpressman@georgina.ca>; Bob Ferguson

<bferguson@georgina.ca>; Bruce West <bwest@georgina.ca>; Bylaws <bylaws@georgina.ca>; Cory Repath

<crepath@georgina.ca>; Devin Dillabough <ddillabough@georgina.ca>; Geoff Harris

Jeremy Liscomb <jliscomb@georgina.ca>; Justine Burns <jburns@georgina.ca>; Kai

Attachment 4 Pg 17 of 26 Report No. DS-2024-0012 Dovedale Drive (03.1182)
--



January 16, 2024

Town of Georgina
Brittany Dobrindt
Planner

Dear Brittany:

Re: 03.1182 – Dovedale Dr (the “Subdivision”)

Rogers Communications Canada Inc. (“**Rogers**”) has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the “**Communications Service Providers**”) to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at yorkcirculations@rci.rogers.com

Yours truly,

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



Interoffice Memorandum

GEORGINA

DEVELOPMENT PLANNING DIVISION

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

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

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

Date: January 17, 2024

Re: 03.1182

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

EIS:

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

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

By-law amendment:

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

Brittany Dobrindt

Subject: FW: File No. 03.1182 Proposed Zoning By-Law Amendment

From: [REDACTED]
Sent: February 13, 2024 2:56 PM
To: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: Re: File No. 03.1182 Proposed Zoning By-Law Amendment

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

Hi Brittany,

I realized I made a typo near the end of my email. I meant to say that

“I am not against building residential units. I would rather the units be built on a plot of land where the habitat (animals and forest, etc) would not be affected.”

Thanks,

[REDACTED]

On Tue, Feb 13, 2024 at 2:53 PM [REDACTED]

Hi Brittany,

I do have some comments I would like to add. I would also like to be notified of the decision being made.

I am against the proposed zoning by-law change from rural to suburban where they plan to build 20 residential units. The area where the proposed build is supposed to occur is where many families spend time outdoors, even during the winter months. It is a great area for residents to walk/ bike/ exercise from their homes to school and back, to buy groceries, walk their pets and many more. There are a lot of animals that live in the proposed area that come out in the summer time (such as rabbits, turtles, and many more) to find food and go into the pond to stay hydrated.

It would be absolutely devastating to cut down all those trees and remove animals from their natural habitat, as they’ve been continuously facing deforestation due to increased urbanization and climate change. Cutting down trees for housing development can disrupt ecosystems, leading to loss of biodiversity and potentially endangering species already struggling due to habitat loss. Tree roots help prevent soil erosion by anchoring the soil and absorbing excess water. Removing trees can lead to soil degradation, loss of fertility, and increased risk of landslides, affecting both wildlife habitats and human settlements downstream.

Trees play a crucial role in regulating climate by absorbing carbon dioxide from the atmosphere and releasing oxygen through photosynthesis. Deforestation contributes to greenhouse gas emissions, exacerbating climate change and its impacts, including more frequent and severe natural disasters. One of the reasons I’ve moved away from the city is for the fresh air that Keswick provides. This is great for the health of residents and the animals living in their natural habitat.

I am not against building residential units. I would rather the units be built on a plot of land where the habitat (animals and forest, etc) would be affected.

These are the comments that I have. Thanks for your help.



Subject: RE: Council meeting followup feb 14

On Sun, Feb 25, 2024 at 4:59 PM [REDACTED] wrote:

Thanks Brittany,

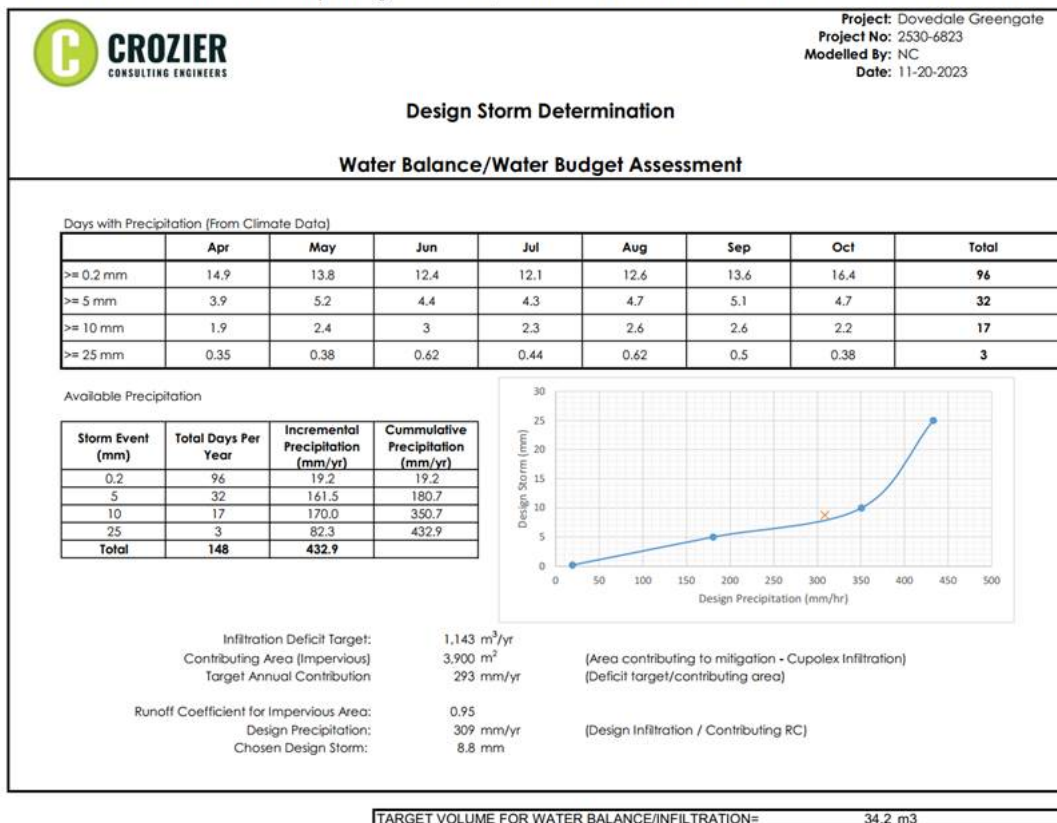
Taking a look through, and some additional requests comments:

- I noted one of my concerns was the houses downhill, and as the developer is the same, are there technical/hydrogeological reports for the property west (Tim Jacobs Dr.) of the new proposed site? There are only 5 boreholes in the GEI reports that are limited to construction concerns.

- Also looking at the stormwater/Crozier report, I can't find which years of climate data were used for the study. The station that is referenced (Cookstown) only has data available up to 2006. I may have missed it in the report, do you know which years were used and what methods (if any) were used to account for the last 2 decades of climate change?

7.3 Water Balance

A preliminary water balance completed by GEI Consultants (September 22, 2023) assumed an 80% imperviousness for the proposed development, resulting in an annual infiltration deficit of 1,143 m³/year compared to existing conditions. On-site infiltration is proposed to mitigate this deficit and will be accommodated within the stone base of the central underground tank system (Cupolex). A total 3,900 m² impervious area contributes runoff to the Cupolex system based on the current site plan. Historical climate data for the area (Cookstown Station, obtained from Environment Canada), indicates that retaining and infiltrating storm events with rainfall depths of 8.8 mm and less will sufficiently mitigate the 1,143 m³ annual infiltration deficit. An 8.8 mm storm



Cheers,



On Wed, Feb 21, 2024 at 10:42 AM Brittany Dobrindt <bdobrindt@georgina.ca> wrote:



The technical reports provided with the application can be found on page 3 of the report associated with the application, under Section 3.3 Submission Materials. These documents include the EIS and technical report on stormwater, so there is no need to request these reports from the LSRCA. The report can be found at the following link: <https://pub-georgina.escribemeetings.com/filestream.ashx?DocumentId=14361>

3.3 SUBMISSION MATERIALS

Refer to Attachment 6 for a summary of all submission documents. Submission documents are available from the Development Planning Division or via the below link:

[Submission Documents](#)

For your convenience I have also provided the direct link to these documents: [Submission Documents](#)

Thank you,

Brittany Dobrindt

Planner I | Development Services Department

26557 Civic Centre Road, Keswick, ON | L4P 3G1

905-476-4301 Ext. 2442 | georgina.ca

Follow us on [Twitter](#) and [Instagram](#)

Like us on [Facebook](#)



GEORGINA

Confidentiality Notice

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use, or copying of this e-mail or the information it contains by anyone other than the intended recipient(s) is unauthorized and may breach the provisions of the Municipal Freedom of Information and Protection of Privacy Act. If you received this e-mail in error, please advise the Town of Georgina by replying to this e-mail immediately.

From: [REDACTED]
Sent: February 16, 2024 2:38 PM
To: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: Re: Council meeting followup feb 14

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

Thanks Brittany,

I might have further followup questions, but do you have a copy of the EIS documents that are referred to in the LSCRA comments that they can no longer review? Let me know if the LSCRA is who I should reach out to to get a copy of the technical reports on storm water and hydrogeology. As I recalled from the discussions afterwards, these were supposed to be easily accessible by public. However, the LSCRA website now states reports must be requested for with a finding fee and 30 day turn around time. Are any of these supporting documents (technical reports, EIS) available on the georgina website?

Lastly, I want to note that the flooding determinations were based on a report in 2013 (in the additional comments), which may be out of date at this time.

Cheers,

[REDACTED]

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

BYLAW NUMBER 2024- ()

BEING A BYLAW 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, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS;**

1. That Map 2, Page 2 of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from "RU" to 'R3-71' and 'OS-131' on lands described as Part of Lot 6, Concession 3 (N.G.) also described as Parts 5 & 6 on Reference Plan 65R-35183 shown in heavy outline and designated 'R3-71' and 'OS-131' on Schedule 'A' attached hereto.

2. That Section 9.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby amended by adding after Section 9.5.61, the following:

"9.5.62	Part of Lot 6, Concession 3 (N.G.) Parts 5 & 6, Reference Plan 65R-35183	'R3-71' (Map 2, Pg. 2)
----------------	---	-----------------------------------

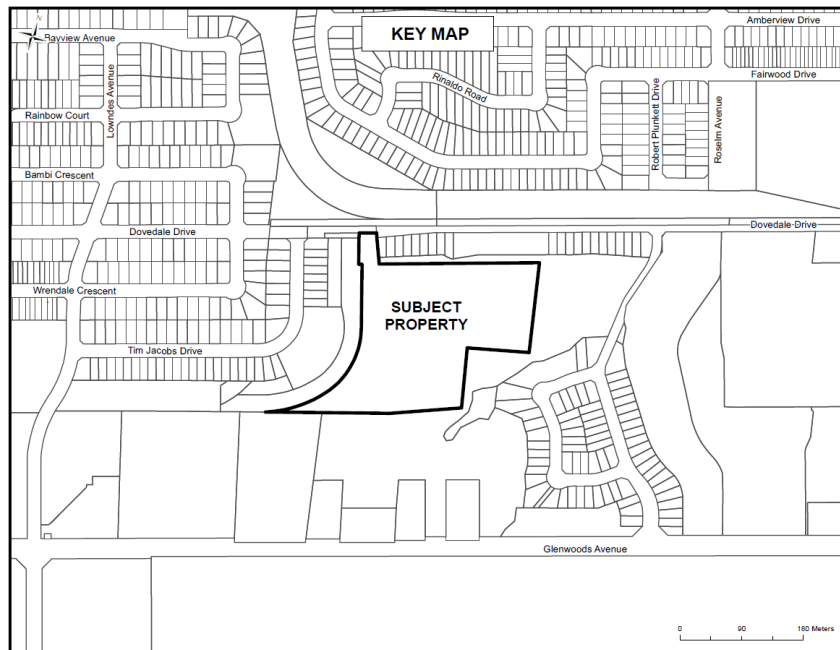
- a) Notwithstanding Section 6.7 h) **INTERIOR SIDE YARD (MINIMUM)**, in the area designated 'R3-71' in Schedule 'A' hereto, a minimum interior side yard from the portion of the northern lot line bordering the OS-131 zone of 1.2 metres shall be permitted.

- b) Notwithstanding Section 6.7 h) **INTERIOR SIDE YARD (MINIMUM)**, in the area designated 'R3-71' in Schedule 'A' hereto, a minimum interior side yard from the eastern lot line of 6 metres shall be permitted.

EXPLANATORY NOTE

**(Greengate Village)
(FILE NO. 03.1182)**

1. The purpose of Zoning By-law Number 500-2024-XXXX, which amends Zoning By-law No. 500, is to amend the current zoning from Rural (RU) to a Site Specific Medium Density Urban Residential (R3-71) zone and a site-specific Open Space (OS-131) zone. The amendment is required to facilitate the construction of a 20-unit purpose-built rental townhouse development, and to protect the natural heritage features present on the site.
2. Zoning By-law Number 500-2024-XXXX conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which By-law Number 500-2024-XXXX applies is shown below.





DOVEDALE DRIVE

PART 1, PLAN 65R-30809

BLOCK 62

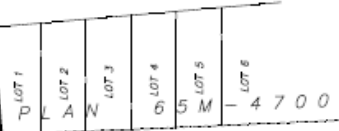
TIM JACOBS DRIVE

BLOCK 59

BLOCK 60

BLOCK 61

PLAN 65R-4440



LOT 6
OS-131

R3-71 CONCESSION 3

BLOCK 90, PLAN 65M-4700

KEY MAP



SCALE:



ZONING SCHEDULE

GREENGATE VILLAGE LIMITED

PART OF LOTS 5 & 6
 PLAN 65R-35183
 BEING IN THE
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

DATE	REVISED	BY	DATE
16. 2023			
PROJECT NO.			1334-00

Attachment 5
 Pg 4 of 4
 Report No. DS-2024-0012
 Dovedale Drive (03.1182)

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