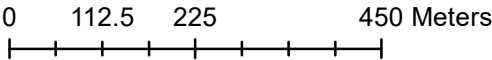


LOCATION MAP



SUBJECT LAND



SITE PHOTOS

Subject Area (Facing South/East)



Subject Area (Facing South)



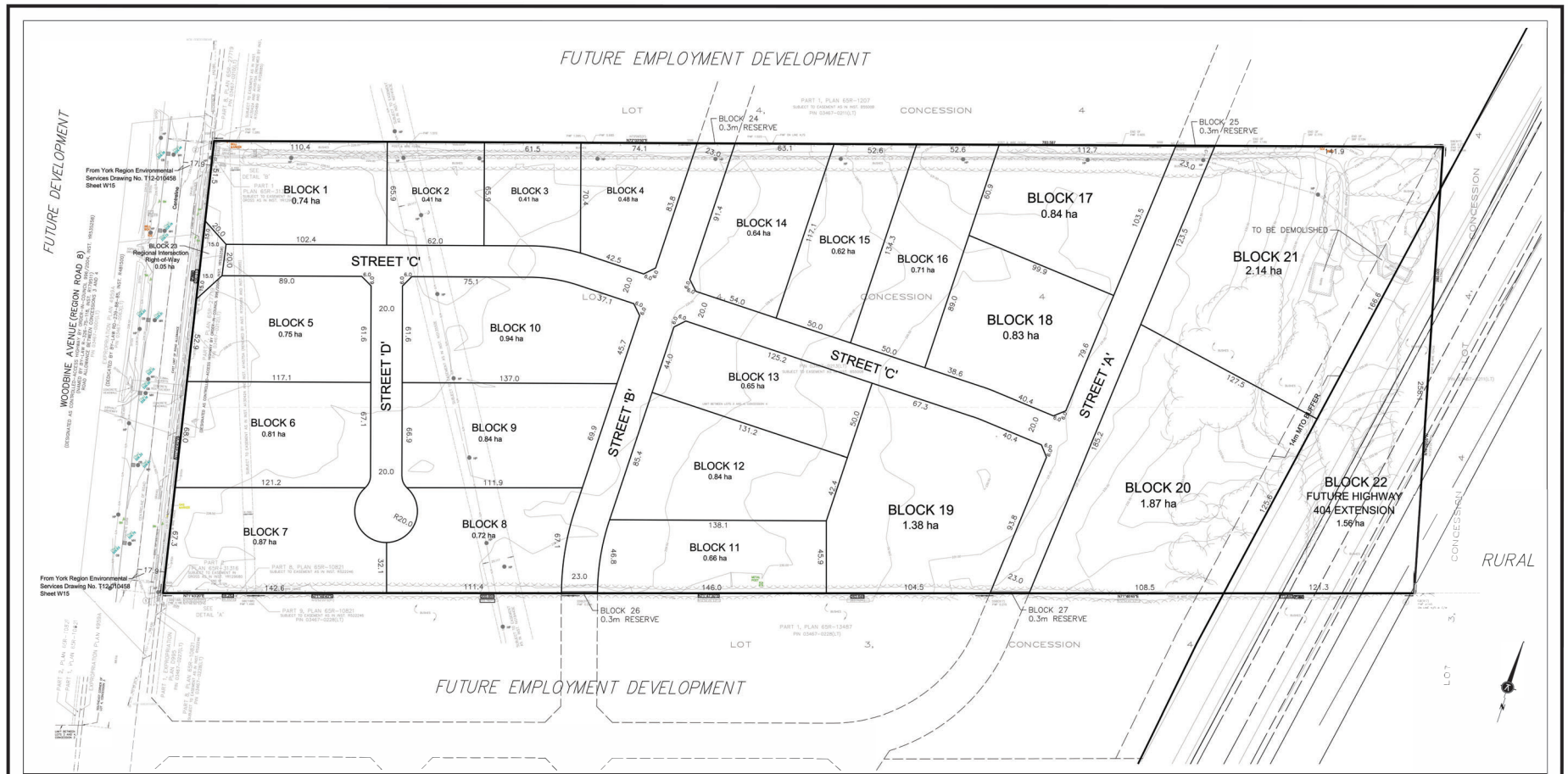
Subject Area (Facing East Across Woodbine Avenue)



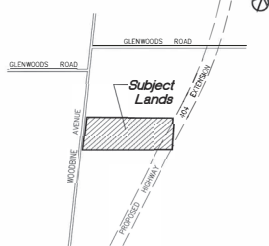
Subject Area (Facing North)



Initial Draft Plan of Subdivision



KEY MAP



DEVELOPMENT STATISTICS

PROPOSED LAND USE	Lot/Block No.	ha.
1) Future Employment Development	1-21	18.15
2) Highway 404 Extension	22	1.56
3) Regional Intersection Right-of-Way	23	0.05
4) 0.3m Reserves	24-27	0.01
5) Roads		2.87
TOTAL SITE AREA		22.64

OWNER'S AUTHORIZATION

I authorize Evans Planning to prepare and submit this plan for draft approval.

Maria Calderaro Date: November 2, 2022
Maria Calderaro

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are correctly shown on this plan.

Krmar Date: MAY 10, 2022
Krmar Surveyors Ltd.
Ontario Land Surveyors
1137 Centre Street
Thornhill, ON L4J 3M6

ADDITIONAL INFORMATION

[Section 51(17) of the Planning Act, 1990]
a), b), e), g), and j) - on plan
c) - on key plan
d) - see statistics (f)
h) - piped water to be installed by Developer
i) - Clay Loom
k) - all municipal services to be made available
l) - nil

DRAFT PLAN OF SUBDIVISION

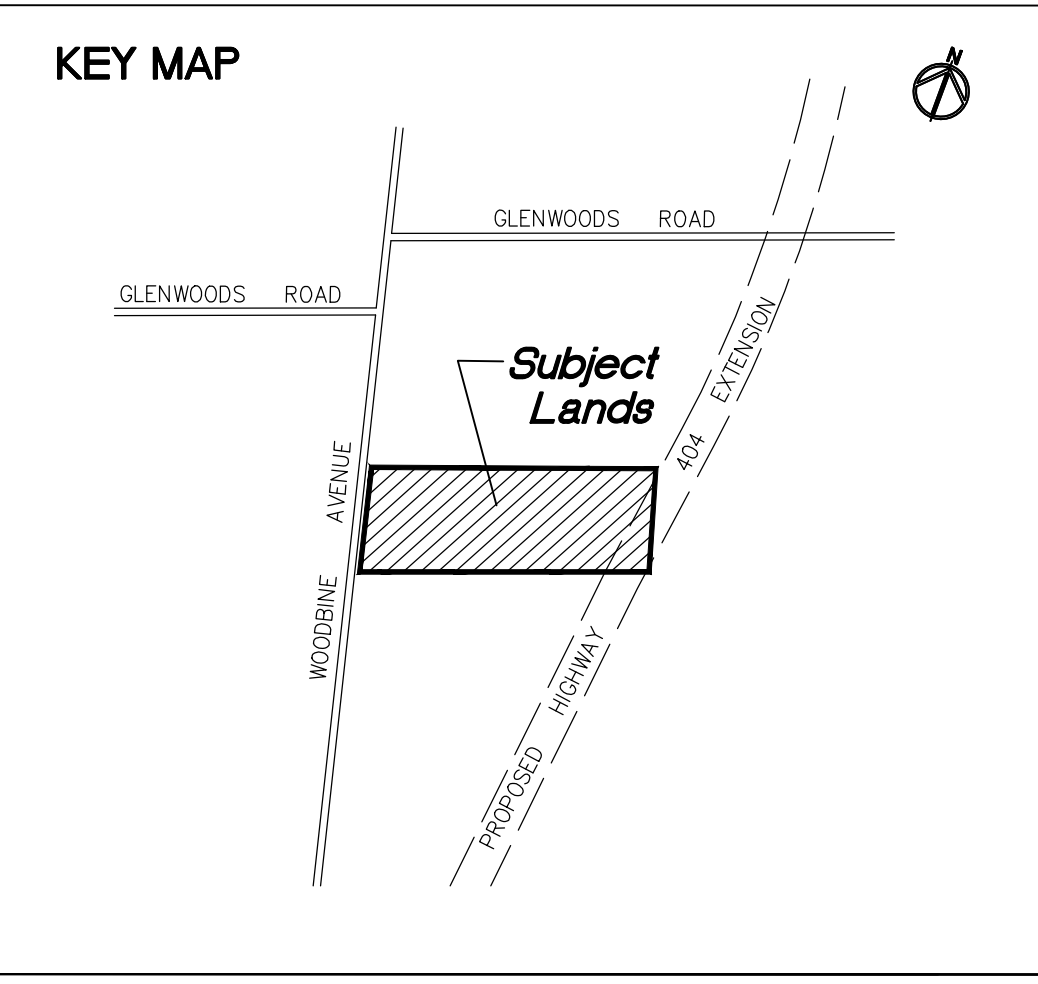
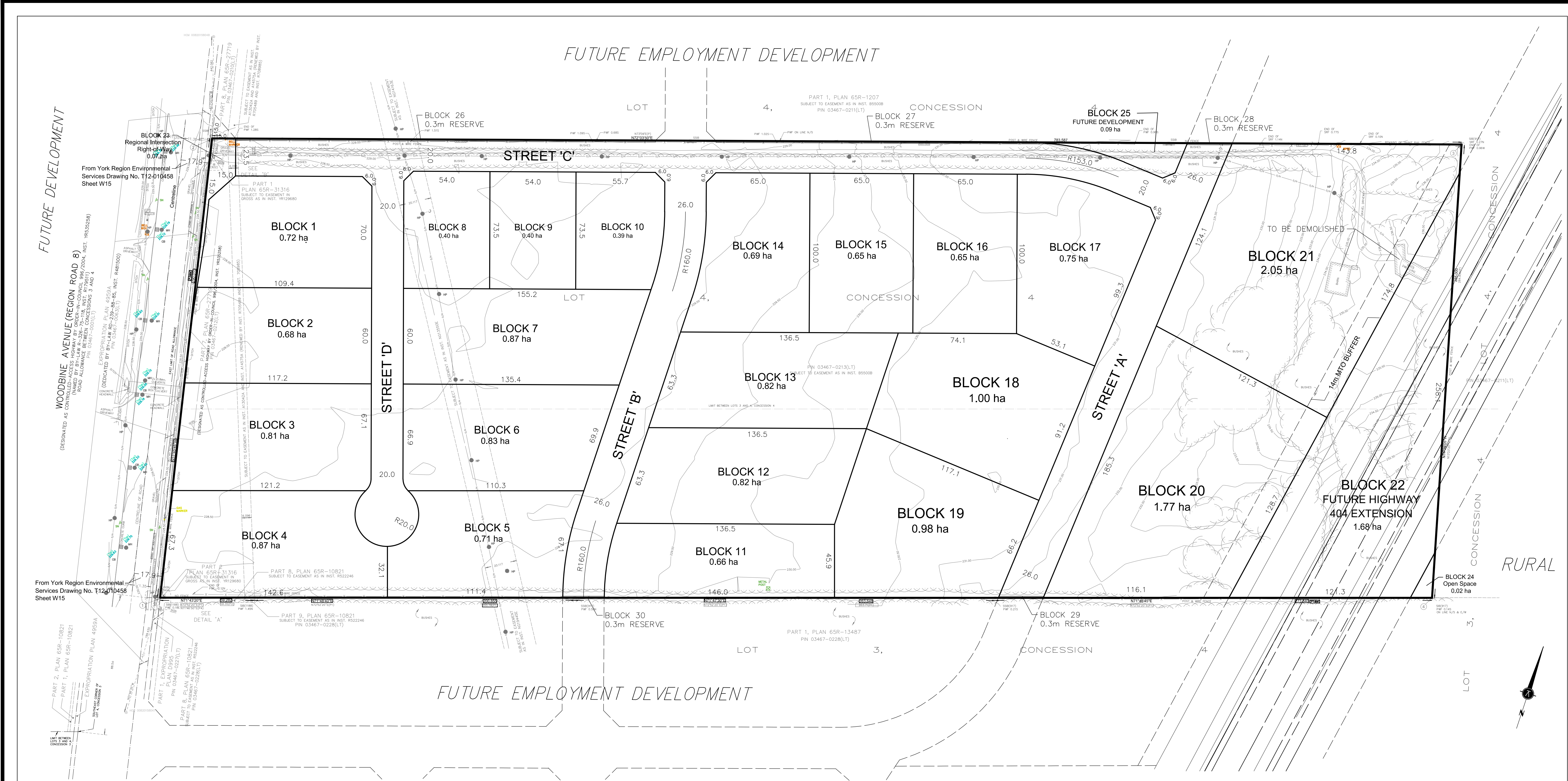
PART OF LOTS 3 AND 4
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF NORTH WILLIMBURY)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

Scale: 1:1250



8481 Keele Street
Unit 15
Vaughan, Ontario
L4K 1P7
Tel: (905) 662-6992 Fax: (905) 662-8992
evansplanning@sympatico.ca

Revised Draft Plan of Subdivision



DEVELOPMENT STATISTICS		
PROPOSED LAND USE	Lot/Block No.	ha.
1) Future Employment Development	1-21	17.52
2) Highway 404 Extension	22	1.68
3) Regional Intersection Right-of-Way	23	0.07
4) Open Space	24	0.02
5) Future Development	25	0.09
6) 0.3m Reserves	25-28	0.01
7) Roads (A-D)	20.0m R.O.W. 710m 23.5m R.O.W. 85m 26.0m R.O.W. 605m	3.25
TOTAL SITE AREA	1400m	22.64

OWNER'S AUTHORIZATION

I authorize Evans Planning Inc. to prepare and submit this plan for draft approval.

Maria Calderaro Date: November 2, 2022

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are correctly shown on this plan.

[Signature] Date: MAY 10, 2022

Kremer Surveyors Ltd.
Ontario Land Surveyors
1137 Centre Street
Thornhill, ON L4J 3M6

ADDITIONAL INFORMATION

[Section 51(17) of the Planning Act, 1990]

a), b), e), g), and j) - on plan
c) - on key plan
d) - see statistics (f)
h) - piped water to be installed by Developer
i) - Clay Loam
k) - all municipal services to be made available
l) - nil

11/07/21	05/16/24	
12/23/21		
06/27/23		
01/17/24		

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 3 AND 4
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

Scale: 1:1250

0 25 50 75 100m

EVANS PLANNING

9212 Yonge Street
Unit 1
Richmond Hill, Ontario
L4K 4X9
Tel: (905) 669-6992 Fax: (905) 669-6992
evansplanning@sympatico.ca

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 500-2024-XXXX (PL-X)

A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

- 1. That Map 1, Schedule ‘A’ to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from ‘RU’ to ‘BP-1’, ‘BP-2’, ‘BP-2G’, ‘BP-3’ and ‘RU’ on lands described as Part of Lot 3, Concession 4 (NG), as shown in heavy outline and designated ‘BP-1’, ‘BP-2’, ‘BP-2G’, ‘BP-3’ and ‘RU’ on Schedule ‘A’ attached hereto.
- 2. Notwithstanding the provisions related to the permitted uses and yard setbacks for each of the above zones, for those lands shown on Schedule ‘A’ attached hereto, the following shall apply:
 - i) Where development combines two or more of the lots shown on Schedule ‘A’, and the proposed development extends across an interior or rear lot line, the associated interior or rear yard shall be nil.
 - ii) On those lands zoned as Business Park 1 Zone (BP-1), the outside storage of goods and materials shall be permitted as a primary use for a three year period extending from the date of enactment of this by-law.

READ AND ENACTED this 18th day of September, 2024

Mayor

Clerk

EXPLANATORY NOTE TO BYLAW NUMBER 500-2024-XXXX (PL-X)

- 1. The purpose of Zoning Bylaw Number 500-2024-XXXX (PL-X), which amends Zoning Bylaw No. 500, is to amend the current zoning of the subject land from 'RU' to 'BP-1', 'BP-2', 'BP-2G', 'BP-3' and 'RU'. The amendment is required to facilitate the future development of an Employment Lands Subdivision.
- 2. Zoning Bylaw Number 500-2024-XXXX (PL-X) conforms to the Keswick Business Park Secondary Plan.
- 3. A **KEY MAP** showing the general location of the land to which Bylaw Number 500-2024-XXXX (PL-X) applies is shown below.

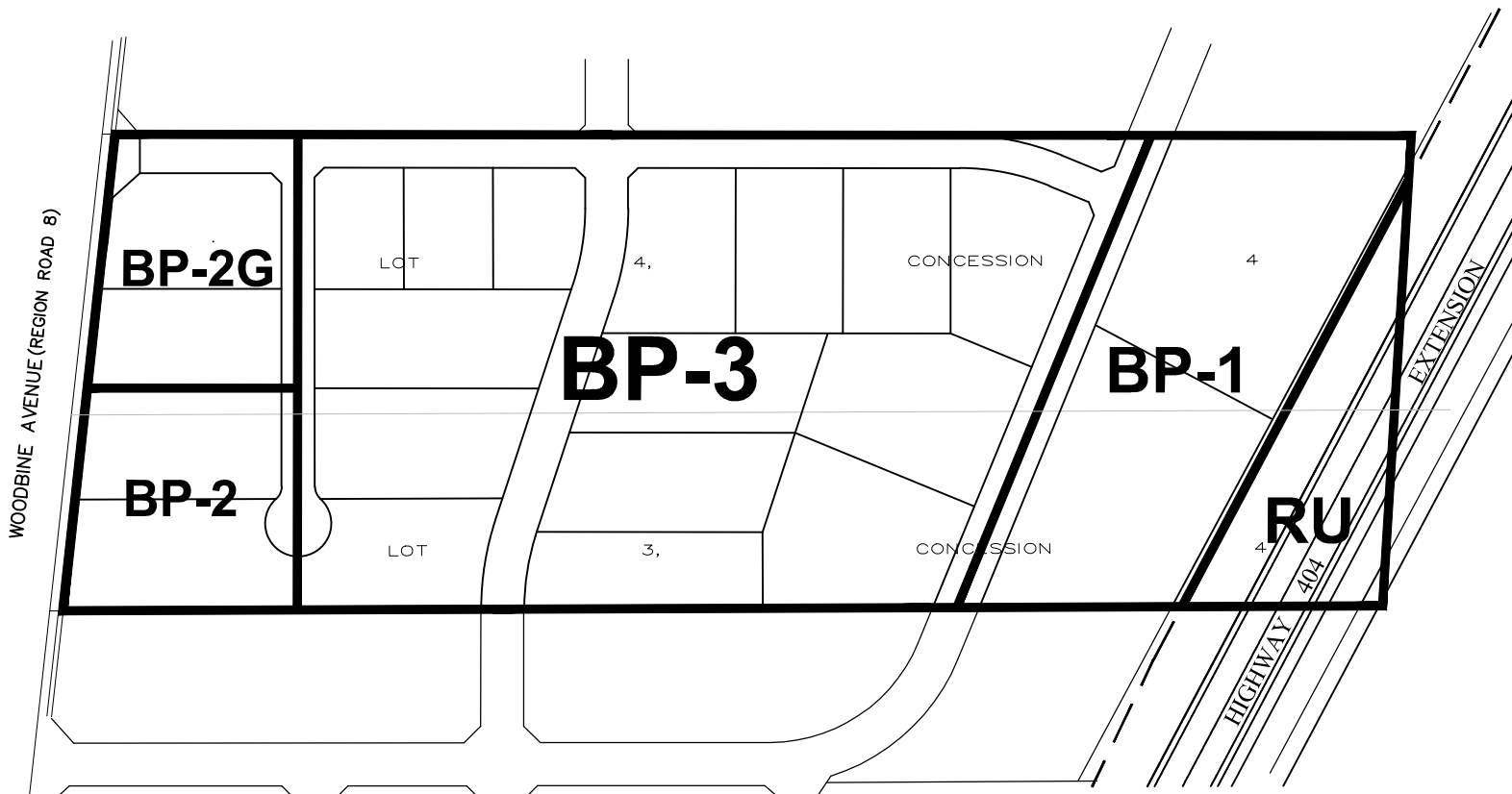


**PART OF LOTS 3 & 4
CONCESSION 4
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK**
*FORMERLY IN THE TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK*

**THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED THIS _____ DAY OF
_____ 2024**

CLERK _____

MAYOR _____



SCHEDULE 'A' TO BY-LAW 500-2024-XX

Attachment 6
Report No DS-2024-0045
23349 Woodbine Avenue
Page 1 of 1

Circulated To	Email	Department/Agency	Date Received	Response
Devin Dillabough	ddillabough@georgina.ca	Building Division	May 16, 2024	No comment or concern at this time.
Henry Radder	hradder@georgina.ca	Building/Plumbing Inspector		
Lori Gardiner, Jeremy Liscoumb	lgardiner@georgina.ca ; jliscoumb@georgina.ca	Building/Zoning Examiners	March 18, 2024	There are no zoning comments at this time.
Michael Iampietro, Tim Gallagher	miampietro@georgina.ca ; tgallagher@georgina.ca	Development Engineering		Conditions of Draft Approval have been attached.
Karyn Stone	kstone@georgina.ca	Economic Development		No objection.
Lorianne Zwicker, Kailee Houter	lzwicker@georgina.ca ; khouter@georgina.ca	Georgina Fire Department	April 2, 2024	The Georgina Fire Department has reviewed the application 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 Georgina Fire Largest Apparatus – PL147 Length 13.77m Width 3.2m Height 3.6m Weight 100,000lbs Wheel base 6.45m 3. As the land on both sides of the property are not yet developed, consideration must be given to fire department access and temporary dead end streets (the Trans-Plan traffic impact study states that there will be 1702 parking spaces. NFPA 1141 requires two access routes for development consisting of 1251-3000 parking spaces). 4. Adequate water for firefighting shall be provided in accordance with the OBC. Fire Underwriters Survey calculation for water supply is requested for all interim water supply.
Niall Stocking, Neil MacDonald, Laura Taylor	nstocking@georgina.ca ; nmacdonald@georgina.ca ; ltaylor@georgina.ca	Operations & Infrastructure		
Alan Drozd	adrozd@georgina.ca	Policy Planning	August 16, 2024	See attached comments.
Geoff Harrison	gharrison@georgina.ca	Tax & Revenue	March 14, 2024	There are no tax concerns with this property.
Mary Mauti	planninganddevelopment@bell.ca	Bell Canada	April 3, 2024	Conditions of Draft Approval have been attached.
Mary Mauti	ROWCentre@bell.ca	Bell Canada		
Susan Cluff	susan.cluff@canadapost.postescanada.ca	Canada Post Corporation (CPC)	May 16, 2024	Conditions of Draft Approval have been attached.
Chief Donna Big Canoe, JL Porte	donna.bigcanoe@georginaisland.com ; jl.porte@georginaisland.com	Chippewas of Georgina		No comments or concerns were provided to Town Staff.
Enbridge Gas Inc	MunicipalPlanning@enbridge.com	Enbridge Gas	March 15, 2024	Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. Conditions of Draft Approval have been attached.
Hydro One Networks Inc	CentralFBCplanning@HydroOne.com	Hydro One	April 15, 2024	No comments.
Dave Ruggle, Amy Knapp, Laura Tafreshi, Kelly Nesbitt, Jessica Lim	d.ruggle@lsrca.on.ca ; a.knapp@lsrca.on.ca ; l.tafreshi@lsrca.on.ca ; k.nesbitt@lsrca.on.ca ; j.lim@lsrca.on.ca	Lake Simcoe Region Conservation Authority (LSRCA)	May 3, 2024	Conditions of Draft Approval have been attached.
Celeste Dugas	celeste.dugas@ontario.ca	Ministry of the Environment		
Andrea McKenzie	andrea.mckenzie@ontario.ca	Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing	msoc.admin@ontario.ca	Ministry of Municipal Affairs & Housing		
Arieh Kolet, Cameron Blaney, Colin Mulrenin	arieh.kolet@ontario.ca ; cameron.blaney@ontario.ca ; Colin.Mulrenin@ontario.ca	Ministry of Transportation		
Richard Nsengimana	planification@cscmonavenir.ca	Monavenir Catholic School Board		
Jessica Martini	jessica.martini@mpac.ca	MPAC		
Ontario Power Generation	Executivevp.lawanddevelopment@opg.com	Ontario Power Generation		
Amanda Kailan; Davinder SinghArneja	amanda.kailan@rci.rogers.com ; Davinder.SinghArneja@rci.rogers.com	Rogers	March 21, 2024	No comments or concerns.
Nathan Robinson; Asvni Sivaramalingam	nrobinson@southlakeregional.org ; asivaramalingam@southlakeregional.ca	Southlake Regional Health Centre		
Daniel Stojc	plantification@csvgiamonde.ca	Viamonde School Board (French Public)		
Adam McDonald	developmentplanning@ycdsb.ca	York Catholic District School Board	March 19, 2024	YCDSB staff have reviewed the material provided and have no comments or objections to their approval.
Christine Meehan	developmentservices@york.ca	York Region - Community Planning & Development Services		Conditions of Draft Approval have been attached.
Gilbert Luk	gilbert.luk@yrdsb.ca	York Region District School Board	May 22, 2024	No comments.
Jennifer Gotlieb	5775@yrp.ca	York Regional Police		



GEORGINA

Interoffice Memorandum

Development Engineering Division

Date: July 18, 2024 **File No.:** 01.162 & 03.1174

To: Sean Lapenna, Senior Planner

From: Mike Iampietro P.Eng, Manager of Development Engineering

Subject: **APPLICATION FOR ZONING BY-LAW AMENDMENT AND SUBDIVISION**
Applicant: Evans Planning (c/o Murray Evans)
Owner:
Location: E/S Woodbine Avenue, Keswick
Description:
Town File No.: 01.162 & 03.1174
Roll No.: 101-237

The Development Engineering Division has reviewed the above noted application and advise that we have no objection to the proposed Zoning By-law Amendment Draft Plan of Subdivision applications, please note the following comments.

Development Engineering Division will require the following prior to final approval:

1. Detailed Design Sign off from:
 - a. Development Planning
 - b. Building
 - c. Fire
 - d. Operations
 - e. Georgina Accessibility Committee
 - f. Development Engineering
2. Subdivision Agreement
3. GM Blue Plan Clearance
4. LSRCA Clearance
5. RMY Clearance
6. MOE Clearance
7. MNR Clearance
8. MTO Clearance
9. Fees Paid
10. Security Received
11. Liability Insurance In Good Standings

Attachment 7
Report No. DS-2024-0045
23349 Woodbine Avenue
Page 2 of 37

Town of Georgina – Development Engineering Division

1. The Owner shall enter into a Subdivision Agreement agree to satisfy all conditions. The Town shall register the Subdivision Agreement against the Subject Lands to which it applies.
2. 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) Legal survey;
 - c) Water and sanitary modelling;
 - d) Water servicing plans
 - e) Sanitary servicing plans;
 - f) Stormwater plans;
 - g) Master lot grading plan and drainage plans;
 - h) Erosion and sediment control plans;
 - i) Phasing plan;
 - j) Traffic control and management plan;
 - k) Pavement material, marking and signage plan;
 - l) On-street parking analysis;
 - m) Road sections;
 - n) Composite utility distribution plan;
 - o) Photometric plans;
 - p) Stormwater management report;
 - q) Phosphorus budget;
 - r) Transportation impact study;
 - s) Autoturn analysis for fire and waste vehicles;
 - t) Noise study;
 - u) Vibration study;
 - v) Functional servicing report;
 - w) Traffic impact study;
 - x) Hydrogeological study;
 - y) Water balance report;
 - z) Geotechnical study;
 - aa) Construction Management and Communications Plan;
 - bb) Environmental site assessment;
 - i. As per Ontario Regulation 153/04

3. The Owner shall provide, as specified by the Director, two (2) sets of the documents specified above. The first set shall be for the Interim Condition. The second set shall be for the Final Condition. Certain documents may be exempted from the requirement for two (2) sets with prior, explicit and written confirmation from the Director;
4. The Owner shall agree in the Subdivision Agreement, to the satisfaction of the Director, to:
 - a) Provide securities, indexed to an inflationary factor approved by the Director, to guarantee that the Final Condition will be implemented as approved following satisfactory progress through the overall design and/or construction of the remainder of the Keswick Business Park;
 - b) Provide securities, indexed to an inflationary factor approved by the Director, to guarantee that the Interim Condition will be implemented as approved;
 - c) Provide performance and maintenance guarantees and securities.
 - d) Convey all roads and road blocks to the appropriate road authority having jurisdiction within three (3) months of Final Plan Approval
 - e) That Site Plan Approval for any development within the Draft Plan will not be given until the Subdivision Agreement is executed and registered on the on the title of all Draft Plan lands;
 - f) That building permits will not be issued until the Director provides written confirmation;
 - 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 written confirmation that the associated works are acceptable is received from the Director;
 - 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 existing buildings within a radius of 100m 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) Remove snow regularly to keep all roads, parking areas, public area, walkways, entrances and emergency access clear of snow at all times, and, if required, have the snow removed from the Subject Lands;
 - r) Undertake a monitoring and maintenance program for all water, sanitary and stormwater management facilities within the Subject Lands;
5. That the Owner provide written confirmation from the Director that all performance and maintenance guarantees / securities are in good standing.
6. That the Owner provide written confirmation, from the Keswick Business Park Landowners' Group Trustee, that they are in good standing.



Local File Nos.: 03.1174 (ZBA) & 01.162 (SUBP)
Reg. File No.: SUBP.23.G.0006 & ZBA.23.G.0013
Refer To: Maryam Ahmed

August 14, 2024

Mr. Denis Beaulieu
Director of Development Services
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Sean Lapenna, Senior Planner

**Re: Request for Conditions – 3rd Submission - Draft Plan of Subdivision 01.162
(SUBP.23.G.0006) and Zoning By-Law Amendment 03.1174 (ZBA.23.G.0013)
Part Lots 3 & 4, Concession 4
23349 Woodbine Avenue
(Maria Calderaro)
Town of Georgina**

York Region has reviewed the 3rd submission of draft plan of subdivision and Zoning By-law Amendment (ZBA) applications. The draft plan of subdivision was prepared by Evans Planning, dated May 16th, 2024. The site is located on the east side of Woodbine Avenue, south of Glenwoods Avenue. The draft plan of subdivision will facilitate the development of 21 future employment blocks, municipal / provincial highways, a stormwater management pond and reserves, within a 22.64 ha site. York Region provided comments on the second submission in a letter dated June 3rd, 2024. Subsequent to the June 2024 York Region comment letter, the applicant submitted a revised draft plan of subdivision for review with no additional revised documentation. The Town of Georgina requested the Region to issue draft plan conditions, prior to the applicant making a resubmission, for the purpose of reporting to a September 2024 Council meeting.

Regional Technical Review Comments

The proposed ZBA and draft plan of subdivision applications were considered by staff from various Regional Departments. The comments below and attached schedule of conditions have been provided with respect to these applications.

Infrastructure Asset Management (IAM)

IAM has reviewed the third submission draft plan application and has the following comments:

- IAM recommends coordinating fire flow requirements (eg. storage) with the blocks that plan to proceed ahead of the ultimate water servicing strategy.
- Please confirm with the Town of Georgina that the use of the Ontario Building Code for sanitary flow calculations in the interim condition is acceptable. IAM recommends utilizing the Town's design guidelines to estimate sanitary flows.

Transportation Planning

Transportation Planning, Traffic Safety, and Sustainable Mobility have reviewed the Draft Plan of Subdivision application. It is noted that a revised Draft Plan (Evans Planning, revised May 16, 2024) was submitted alone without an updated transportation study, and previous comments to the last Transportation Study Update (Trans-Plan, dated April 2024) have not been fully addressed. Transportation Planning provides the following comment:

- The applicant shall provide a Response matrix with future submissions, which includes a brief response explanation along with identifying where in the report/figure/drawings each comment provided is addressed.

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 for the plan of subdivision. Regional staff do not have any objections on the ZBA. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved. Should you have any questions or require further information, please contact Maryam Ahmed, Planner, by e-mail at maryam.ahmed@york.ca.

Sincerely,



Duncan MacAskill, MCIP, RPP
Manager, Development Planning

Schedule of Conditions
01.162 (SUBP.23.G.0006)
Part Lots 3 & 4, Concession 4 (Maria Calderaro)
Town of Georgina

Re: Evans Planning (Drawing dated May 16th, 2024)

1. The road allowance included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region.
2. The Owner shall agree in the subdivision agreement that upon activation of the Region's twin force mains on Woodbine Avenue, the interim servicing infrastructure shall be decommissioned, and the proposed development shall be connected to the municipal water and wastewater system, at the Owner's cost.
3. The Owner shall agree in the subdivision agreement that any direct connections to the Region's Woodbine Ave Watermain shall be designed and installed to the satisfaction of the Region.
4. 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.
5. Prior to final approval, the Owner shall provide an electronic set of the final engineering drawings showing the interim and ultimate water mains and sewers for the proposed development to the Region for record.
6. Prior to final approval, the Owner shall provide a basic 36 metre right-of-way for this section of Woodbine Avenue. As such, all municipal setbacks shall be referenced from a point 18 metres from the centreline of construction on Woodbine Avenue and any additional lands required for turn lanes at intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor.
7. Prior to final approval, the Owner shall provide an updated Transportation Mobility Plan study (the 'Study') that supports the revised Draft Plan of Subdivision and addresses previous outstanding comments. The Region may provide additional comments after a revised transportation study has been submitted. The following comments and any possible additional comments shall be addressed to the satisfaction of the Region prior to clearance of the Draft Plan conditions.
 1. The Study and subdivision layout shall be updated as necessary to incorporate the Region's requirement for the Owner to provide full intersection improvements, including dedicated left and right turn lanes along Woodbine Avenue at the intersection of Street C. The Study shall determine the minimum storage requirements for the turn lanes. A revised functional design of the intersection

improvements shall be provided.

2. The Study shall provide an assessment with a discussion of how the proposed access arrangement onto Regional roads are consistent with the Region's Access Guidelines (November 2020) for spacing, proper alignment such as no offsetting, being operationally safe and sound, etc.
3. The Study shall provide a sensitivity analysis with Street C being the sole access to Woodbine Avenue for the proposed development. The analysis is required as the stated buildout of the lands to the south (23049 Woodbine Avenue) does not appear finalized, and it is not clear how those lands will be implemented including responsibilities to build the intersections and internal streets. The Region understands that a partial area within the proposed southerly subdivision is also proposed for a site plan with only an interim private connection to Woodbine Avenue (opposite to Garrett Styles Drive).
4. The Study shall be revised to ensure all street naming is consistent with the most up-to-date Draft Plan of Subdivision proposal. The transportation study refers to the internal east-west street as Street 'B', which appears to be Street 'C' on the latest subdivision plan.
5. The Study's signal warrant assessment/findings shall be updated as its conclusion, suggesting future warranted signalization, for the Woodbine Avenue/Street C intersection appears to be inconsistent with the completed analysis. As shown in Table 17, Justification 1A shows 216% satisfied and Justification 1B shows 76% satisfied; while Justification 2A shows 201% satisfied and Justification 37% satisfied. In accordance to OTM Book guideline, traffic signal will be considered warranted only if both Justification 1A and 1B are 150% fulfilled, or both Justification 2A and 2B are 150% fulfilled, which is NOT the case here. The lesser fulfilled of the justifications 1A or 1B, and 2A or 2B should be used to represent the entire percentage warranted for Justification 1 (76%) and Justification 2 (37%), which as shown, traffic signal is NOT warranted at the intersection of Woodbine Avenue and Street "C" under both horizons.
8. The Owner shall agree in the Subdivision Agreement that any developable blocks fronting onto Woodbine Avenue (e.g. Blocks 1, 2, 3, and 4) will not be permitted direct private vehicular access to Woodbine Avenue. Access to the subdivision shall be provided via local streets, internal driveways and interconnected properties, where appropriate.
9. The Owner shall agree in the Subdivision Agreement to provide full intersection improvements for the proposed Street C and Woodbine Avenue intersection, which shall include dedicated left and right turn lanes with sufficient storage lengths. The Owner shall provide drawings to show a preliminary functional plan of the intersection improvements.
10. The Owner shall agree in the Subdivision Agreement to provide or permit internal street connections for Street A and Street B to adjacent future developments to the north and south

at the site boundaries.

11. The Owner shall agree in the Subdivision Agreement to provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments to promote the usage of non-auto travel modes. The Owner shall provide drawings to show the pedestrian and cycling connections and facilities.
12. 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.
13. 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's road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a. Plan and Profile for the York Region's 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:
 - i. Disinfection Plan
 - ii. MECP 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.
14. 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. One (1) set of digital engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information for the proposed Regional storm sewers and stormwater infrastructure shall be submitted to Development Engineering, Attention: Ms.

Cynthia Tam, P.Eng.

15. 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.
16. 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.
17. 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.
18. 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.
19. The Owner shall agree in the subdivision agreement 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.
20. 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.
21. 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.
22. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
23. 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.

24. 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".

25. 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: (Clause in Subdivision Agreement)

- 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.

26. 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 MECP 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.

27. 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 Woodbine Avenue of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Woodbine Avenue, and
 - b. A 15.0 metre by 15.0 metre daylight triangle at the southeast corners of Woodbine Avenue and Street C, and
 - c. 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 Woodbine Avenue and adjacent to the above noted widening(s), and
 - d. An additional 2.0 metre widening, 30 metres in length, together with a 70 metre taper for the purpose of a northbound right turn lane at the intersection of Woodbine Avenue and Street C.
28. 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.
29. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street C shall be designed to intersect Woodbine Avenue at a right angle, or on a common tangent.
30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street C shall be designed to accommodate the recommendations of the transportation report approved by York Region.
31. Prior to final approval, the intersection of Woodbine Avenue and Street C 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.
32. 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.

33. The Owner shall agree 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
34. Prior to final approval the owner shall provide an executed copy of the subdivision agreement with the local municipality.
35. 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
36. The Regional Corporate Services Department shall advise that Conditions 1 to 35 inclusive, have been satisfied.



LSRCA CONDITIONS OF DRAFT PLAN APPROVAL

May 3, 2024

23349 Woodbine Ave

Town of Georgina, York Region

LSRCA File SD-167784-020123

- C-1 That this approval is applicable to the Draft Plan of Subdivision prepared by Evan's Planning, dated January 17, 2024 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.
 - 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 Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2020);
- 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
- C-5 That 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 That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
- C-12 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.

Site Address: 23349 Woodbine Ave	Date: April 25, 2024	LSRCA File #: SD-167784-020123	Municipal Ref #: 01.162 / 03.1174
Application Type: Subdivision	APID: 167784	Submission #: SECOND	Municipality: Georgina

Documents Reviewed:

- Hydrogeological Evaluation; Harden Environmental; February 28, 2024
- Functional Servicing and Stormwater Management Report; SCS Consulting Group Ltd; March 2024
- Preliminary Onsite Sewage System Analysis; Crozier Consulting Engineers; February 2024

Documents Previously Reviewed (February 10, 2023):

- Phase 1 Environmental Site Assessment; SafeTech ; October 21, 2022
- Memo: Tank Investigation; Safetech; October 13, 2021
- Hydrogeological Investigation; Harden Environmental Services; October 27, 2022
- Preliminary Geotechnical Investigation; Sola Engineering; October 17, 2022
- Functional Servicing and Stormwater Management Report; SCS Consulting Group Ltd; October 2022
- Preliminary On-site Sewage System Analysis; Crozier Consulting Engineers; October 2022

Background Information:

- Industrial subdivision, 21 blocks, plus roadways and block 22 for 404 expansion. Private serving (well and septic). 22.6 ha, blocks range in size from 0.41 ha and 2.14 ha.

Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
H1				Policies applicable to this review are LSPP 6.40-DP LSPP 4.8-DP.	No response needed.	Addressed.	
H2				Please ensure all reports are signed and sealed.	All reports are signed and sealed by the relevant experts.	Addressed.	
H3	Septic			The site is mapped as being within a significant groundwater recharge area. Please demonstrate that the quantity and quality of the groundwater will not be negatively impacted through the use of private septic systems. Private septic systems are proposed for each of 21 blocks of this subdivision. It is the understanding that the blocks will be subdivided and individually owned. Each industrial/commercial block will require a detailed nitrate assimilation study to be carried out and to demonstrate that the effluent will meet PWQO (N<10 mg/L) at the boundary of each block. This study is required prior to detailed design to ensure that the proposed systems are functionally feasible.	Harden: We have revised the Hydrogeological report to show that there will be an improvement in water quality as a result of the proposed development in comparison to the existing farming operation. Please see Section 4.6 of the Hydrogeological report.	Not addressed. The current nitrate calculations are for combined Blocks 1,2,3,4,6 and 7. Please separate the Blocks and show the formula used to calculate the concentration of nitrate required to meet the maximum allowable concentration at the property boundary. Dilution of effluent is only considered to be by precipitation falling directly on pervious surfaces in the post-development scenario. Please provide detailed nitrate assimilation calculations for each Block that will have a septic system. Typical sewage effluent is 40 mg/L and it needs to be demonstrated that the effluent will meet the	

Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
				Should systems be proposed where it is deemed that the N loading of the effluent leaving the tank will be less than <20 mg/L support will be required in writing from MECP that the proposal is acceptable. Please note dilution of effluent is only considered to be by precipitation falling directly on pervious surfaces in the post development scenario. Please ensure that the nitrate loading equations reflect this.		requirement (10 mg/L) at the boundary of each Block. This study is required prior to detailed design to ensure that the proposed systems are functionally feasible. Should systems be proposed where it is deemed that the N loading of the effluent leaving the tank will be less than 20 mg/L support will be required in writing from MECP that the proposal is acceptable.	
H4	Hydro-g			A groundwater monitoring program has been initiated. Monitoring is to continue. At a minimum monthly data is required for the 4 consecutive months between 1 March and 30 June. From the preliminary data provided on 27 April 2022 groundwater levels ranged from flowing to 2.10 m bgs, it is not clear that this represents the seasonal high groundwater elevation. Please ensure that all monitoring wells are sampled on each occasion.	Harden: The data shows that in five groundwater monitoring wells the water table is at surface. We note large areas of surface water ponding occurring along Woodbine Avenue at this site and the site to the south. It is our opinion that the April 22, 2022 data is representative of the high water mark and clearly demonstrates that LID strategies and septic system designs must account for a high water table.	Not addressed. Groundwater monitoring should continue for 1 year to establish stabilized seasonally high groundwater levels and trends. At minimum, monthly data is required for four consecutive months between March 1 and June 30. If LIDs are to be installed near WellD or BH2S, given the deeper groundwater levels, the spring high at these locations need to be confirmed. Please update the groundwater flow map with the confirmed seasonal high groundwater level. Given the distribution of monitoring wells, groundwater levels, and potential groundwater flow divide, additional information is required to determine if LIDs will be functionally feasible. Please install additional groundwater monitoring wells.	
H5	Hydro-g	3.3		<i>In-situ</i> infiltration testing has been carried out. Infiltration based practices are not recommended where the local recharge rate is <15 mm/hr. More detailed testing will be required on each block, in the vicinity of and at the base	Harden: Guelph Permeameter tests were conducted on the silty clay soils and it is confirmed that the infiltration rate is low in the range of 6-8 mm/hr. The site is challenged by high water table with only lots on the SWNE trending ridge with any potential for	Partially addressed. The <i>in-situ</i> testing is required in the vicinity of and base of proposed infiltration-based LID systems. Please demonstrate on a figure the location of the Guelph Permeameter tests completed on the site. As noted, lots on	

Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
				of any proposed infiltration-based LID systems.	infiltration via galleries. Permeable pavers may be the best option. This will be determined at the Site Plan stage	<p>the SWNE trending ridge may have potential for infiltration via galleries. Please complete <i>in-situ</i> tests in this area to determine if infiltration is feasible.</p> <p>The two <i>in-situ</i> infiltration rates are below the MECP guideline of 15 mm/hr. Additional <i>in-situ</i> tests are to be completed at each Block to confirm the feasibility of subsurface LIDs. Please note that the site is proposed for industrial application and is within a SGRA; infiltration credit will only be provided for clean runoff (i.e., roof runoff).</p>	
H6	Hydro-g	4.5		Please reassess the volume of precipitation available for nitrate dilution. Typically, only precipitation falling on pervious areas is accepted for dilution. Please provide written support from the MECP in considering the volume of precipitation falling on the entire lot.	Harden: The infiltration rate has been reduced to 119 mm/year. Detailed nitrate loadings for each block will be provided. We have assumed LID strategies in place for each block resulting in a balance between pre and post infiltration	<p>Partially addressed.</p> <p>Please provide written support from the MECP in considering the volume of precipitation falling on the entire lot.</p> <p>Please separate the nitrate assimilation calculations into individual Blocks and provide the formula used to calculate the final nitrate concentration.</p>	
H7	Hydro-g			<p>Pre-development infiltration volume is calculated to be 24984 m³. Post-development infiltration volume is calculated to be 3748 m³. The post-development infiltration deficit is 21236 m³.</p> <p>A. Please provide a general water balance for each industrial block and for the roadways/common areas.</p> <p>B. Each block will be required to provide a detailed pre- and post-water balance assessment at site plan, this will inform the</p>	Harden: See updated Hydrogeological Evaluation which breaks down the post development water balance as requested.	<p>Partially addressed.</p> <p>A. Please provide a general water balance for the roadways/ common areas.</p> <p>B. Water balance for the individual industrial Blocks 1 through 21 are complete, please update/ confirm Table 15 with the calculated water balance values from Appendix D.</p> <p>C. Please update/confirm the infiltration volumes between Table 15 and Appendix D</p> <p>D. At Subdivision it is expected that the water balance for the roadways and other common areas will be satisfied, through</p>	



Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
				<p>mitigation strategies that are required for each block.</p> <p>C. A generalized assessment for each block has been provided. At site plan it is anticipated that this will be revised and updated.</p> <p>D. At Subdivision it is expected that the water balance for the roadways and other common areas will be satisfied, through mitigation strategies or by payment of compensation as per the LSPP Water Balance Recharge Policy.</p> <p>E. Please note that since the site is mapped as being partially within a significant groundwater recharge area infiltration will only be permitted from roof top and landscaped areas. Please revise the detailed water balances provided taking this into consideration.</p> <p>F. Please explain how this will be mitigated in the post-development scenario.</p>		<p>mitigation strategies or by payment of compensation as per the LSPP Water Balance Recharge Policy. Please complete a water blance for the roadways and common areas and demonstrate how the infiltration deficit will be mitigated.</p> <p>E. There is potential for roof runoff to mitigate the post-development infiltration deficit. However, the high groundwater conditions and infiltration rates may limit subsurface LID measures. The report indicates that infiltration galleries are proposed in Blocks 20 and 21. Please provide a post-development with mitigation water balance taking into consideration the LIDs at Blocks 20 and 21.</p> <p>F. Please explain how the overall infiltration deficit for the subdivision will be mitigated in the post-development scenario. If the post-development infiltration cannot be mitigated, please indicate the infiltration deficit for each Block’s Site Plan that will be applied to the Water Balance Recharge Policy if mitigation is not feasible.</p>	
H8	Hydro-g			Please provide detailed nitrate loading equations for each block. Please note	Harden: The purpose of LID strategies is to balance pre and post infiltration,	Not addressed.	

Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
				<p>that the effluent is only considered to be diluted by precipitation falling directly on pervious surfaces as per D-5-4.</p> <p>Please ensure the volume of dilution water for each block is provided. From the data provided it does not appear that the effluent can meet PWQO by property boundary for each block. Please reassess and update the nitrate loading assessment for each block.</p>	<p>mainly with clean roof water. We have assumed that pre development infiltration is maintained on each block</p>	<p>Please separate the combined Block nitrate loadings calculations into each Block and provide the equations used to calculate the concentration.</p> <p>The total nitrate of the site should be considered (i.e., concentration of nitrate as N on site and maximum lot yield with conventional system). The nitrate as N concentrations range from <0.05 mg/L to 12.3 mg/L at Well E. The nitrate level at Well E is above the ODWQS standard.</p> <p>Please note that the effluent is only considered to be diluted by precipitation falling directly on pervious surfaces as per D-5-4.</p> <p>Please ensure the volume of dilution water for each Block is provided. From the data provided it does not appear that the effluent (40 mg/L) can meet PWQO (10 mg/L) by property boundary for each Block. Tertiary treatment (20 mg/L) may be required. Please reassess and update the nitrate loading assessment for each Block.</p>	
H9	FSR	2.3.1		<p>Various lot level controls have been suggested as potential mitigation strategies. Please be aware that:</p> <ul style="list-style-type: none">• increased topsoil thickness is not credited with additional infiltration capacity.• The invert of any proposed infiltration facility is to have a minimum separation of 1 m between the invert of the facility and the seasonal high groundwater elevation. It is not	<p>SCS: Acknowledged, section 2.5.5 of the FSSR has been revised to acknowledge these approaches.</p>	<p>Addressed.</p>	

Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
				<p>clear that this can be achieved on this site.</p> <ul style="list-style-type: none">• Green roofs are not credited with water balance mitigation.• Vegetated filter strips are to be a minimum of 5 m wide to be credited as a pre-treatment and mitigation strategy.			
H10				The proposed interim sanitary drainage is to meet PWQO at property boundary as mentioned in previous comments.	Harden: A D5-4 analysis has been conducted to confirm that on-site sewage disposal will not result in nitrate exceeding 10 mg/L at the development property limit. It is likely that nitrate concentrations will improve with the reduction in agrichemical applications.	Not addressed. It is not clear if the effluent will meet the requirement (10 mg/L) at the boundary of each Block.	
H11	FSR	4.4		If private water servicing is to be a part of the interim development pumping tests will be required to ensure that the supply is adequate. Initial research should be conducted prior to site plan. Please demonstrate there will be no negative impact to any proposed private water supply well from any of the proposed septic systems	Harden: Pumping tests were performed and confirm that there will be no off-site impacts	Partially addressed. Please demonstrate there will be no negative impact to any proposed private water supply users from any of the proposed septic systems.	
H12				Please provide drawings of any proposed infiltration-based facilities, include all dimensions and materials used.	SCS: Per the FSSR, there are no proposed infiltration based LID's for the subdivision works, all infiltration based LIDs will be reviewed and detailed at future Site Plan stage for the individual development blocks when the Site Plan details are available. Detailed design drawings of infiltration facilities to be provided at Site Plan Application stage. These requirements have been added to the FSSR.	Not addressed. At Subdivision it is expected that the water balance for the roadways and other common areas will be satisfied, through mitigation strategies or by payment of compensation as per the LSPP Water Balance Recharge Policy. Please provide information on proposed LIDs to mitigate the common area infiltration deficit.	
H13				Please provide cross sections of any proposed infiltration-based LID facilities, include all dimensions and materials used. Demonstrate there is a minimum 1 m separation between the	SCS: Refer to response to H12, detailed design cross sections and groundwater separation information for infiltration facilities to be provided at Site Plan	Not Addressed. Re: Comment H12; measures to mitigate the common area infiltration deficit and general mitigation strategy for the subdivision.	



Comment #	Item	Section	Page #	1 st LSRCA Comments on February 2, 2023	1 st Applicant Response on Date	2 nd LSRCA Comments on April 25, 2024	2 nd Applicant Response on Date
				invert and the facility and the seasonal high groundwater level.	Application stage. These requirements have been added to the FSSR		
H14				Please provide calculations demonstrating that the facility is adequately sized to mitigate the post-development infiltration volume.	SCS: The anticipated post-development infiltration volume based on proposed infiltration measures per the Water Balance summary by Harden is noted in section 2.5.5. Similar to response to H12, design of on-site infiltration measures for site plan blocks will be provided at the Site Plan Application Stage.	Not Addressed. Re: Comment H12; measures to mitigate the common area infiltration deficit and general mitigation strategy for the subdivision.	
H15				Please provide calculations that demonstrate the drawdown of the proposed facilities will occur within the preferred timeframe of 24-48 hours.	SCS: Refer to response to H12, detailed design drawdown calculations for infiltration facilities to be provided at Site Plan Application stage. These requirements have been added to the FSSR.	Not Addressed. Re: Comment H12; measures to mitigate the common area infiltration deficit and general mitigation strategy for the subdivision.	

Submission Resubmission Requirements:

- 1. A completed response matrix including detailed response outlining how each of the comments above have been addressed with reference to applicable reports and drawings.
- 2. The response matrix is to also include a summary of any additional changes to the design and/or analysis. This includes changes to reports, drawings, details, facility design and changes not identified in the detailed response to comments.
- 3. Reports and engineering drawings and details are to be signed and sealed by a Professional Engineer.
- 4. All submissions and reports are to include a digital copy of applicable models.
- 5. All submission and reports are to include applicable technical components which achieve the minimum requirements outlined in the Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submission, April 2022.

Important Notes and References:

- 1. Please contact the Lake Simcoe Region Conservation Authority (LSRCA) to scope any required Environmental Impact Study or Natural Heritage Evaluation.
- 2. The stormwater management submission is required to be prepared in accordance with LSRCA Technical Guidelines for Stormwater Management Submissions. [Technical-Guidelines-for-Stormwater-Management-Submissions April 2022](#)
- 3. Submissions are to be in accordance with the LSRCA Watershed Development Guidelines. [Ontario Regulation 179/06 Implementation Guidelines](#)
- 4. The hydrogeological analysis is required to be prepared in accordance with “Hydrological Assessment Submissions: Conservation Authority” Guidelines for Development Applications.” [Hydrogeological Guidelines - Hydrological Assessment 2013](#)
- 5. Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: [Watershed Phosphorus Offsetting Policy July 2021](#)
- 6. Low Impact Development Treatment Training tool can be found here: [LID Treatment Training Tool April 2018](#)



- 7. Lake Simcoe Region Conservation Authority Review Fees can be found here: [Planning Application and Permit-fees January 2022](#).
- 8. Please note that the review fees cover two rounds of reviews; third and subsequent submissions will be subject to additional fees per the fee schedule.

FW: Engineering Task for SD-167784-020123

Phil Thase <P.Thase@lsrca.on.ca>
To: Amy Knapp

Reply Reply All Forward

Mon 2024-04-29 2:58 PM

The above noted Engineering review is done.

Previous engineering comments addressed.
Proposed interim SWM plan supported for draft plan.

Philip Thase, P.Eng.
Water Resources Engineer – Stormwater Management
Lake Simcoe Region Conservation Authority
120 Bayview Parkway,
Newmarket, Ontario L3Y 3W3
905-895-1281, ext. 296 | 1-800-465-0437
p.thase@LSRCA.on.ca | www.LSRCA.on.ca

Twitter: @LSRCA
Facebook: LakeSimcoeConservation

Please note: the LSRCA Board of Directors approved a change to our Fee Policy. The new fees took effect on December 30, 2022. Please click [here](#) to view our updated fee schedule.

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From: SharePoint@lsrca.on.ca <SharePoint@lsrca.on.ca>
Sent: Wednesday, April 10, 2024 11:02 AM
To: Phil Thase <P.Thase@lsrca.on.ca>
Subject: Engineering Task for SD-167784-020123

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Dear Phil Thase,

A [Engineering Task](#) for [SD-167784-020123](#) has been assigned to you. This task is due on Friday, April 26, 2024.

This notification is sent automatically by the LSRCA SharePoint system: please do not reply

Attachment 7
Report No. DS-2024-0045
23349 Woodbine Avenue
Page 25 of 37

Kim Harris

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: April 3, 2024 3:06 PM
To: Sean Lapenna; Planning (Published Address)
Subject: Draft Plan of Subdivision (01.162) and ZBLA (03.1174), 23349 Woodbine Ave., Keswick

CAUTION! This email is originated from outside the organization. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please forward the message to support@georgina.ca. If you think you may have clicked on a phishing link, please contact the IT Service Desk immediately at 905-476-4301 ext. 2256.



4/3/2024

Sean Lapenna, Planning Department

**Georgina
Georgina (Town)**

Attention: Sean Lapenna, Planning Department

**Re: Draft Plan of Subdivision (01.162) and ZBLA (03.1174), 23349 Woodbine Ave., Keswick; Your
File No. 01.162,03.1174**

Our File No. DTS: 36427 / Circ: 41240

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 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 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.

Kim Harris

From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: April 5, 2024 4:26 PM
To: Sean Lapenna
Cc: Planning (Published Address)
Subject: Georgina - 23349 Woodbine Avenue - 03.1174

CAUTION! This email is originated from **outside the organization**. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please forward the message to support@georgina.ca. If you think you may have clicked on a phishing link, please contact the IT Service Desk immediately at 905-476-4301 ext. 2256.

Hello,

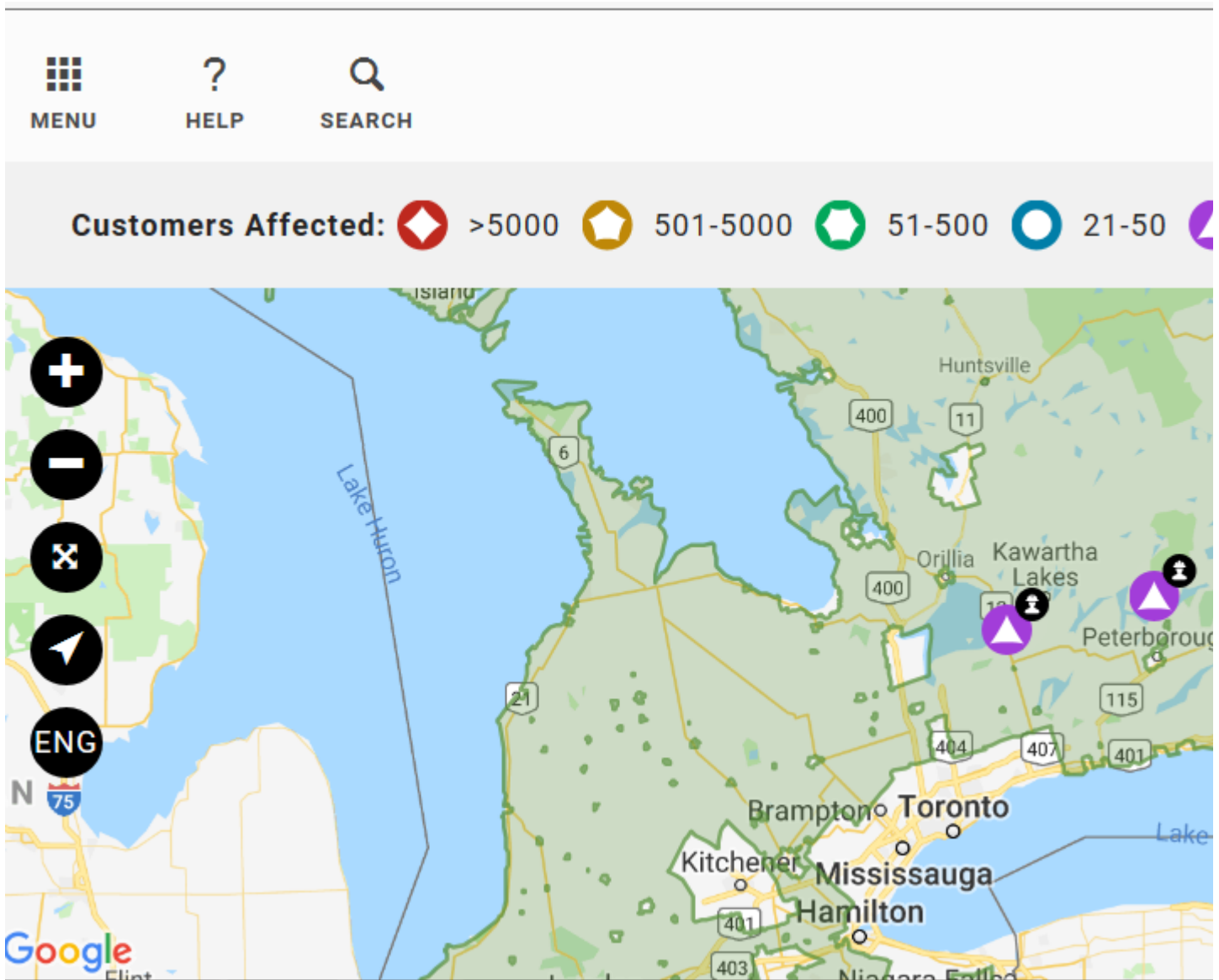
We are in receipt of your Plan of Subdivision application, 03.1174 dated March 14th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Attachment 7
Report No. DS-2024-0045
23349 Woodbine Avenue
Page 29 of 37

March 15, 2024

Sean Lapenna
Senior Development Planner
Town of Georgina
Planning Department
26557 Civic Centre Rd RR 2
Keswick, ON L4P 3G1

Dear Sean,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment – 2nd Submission
Maria Calderaro
23349 Woodbine Avenue
Town of Georgina
File No.: 01-162, 03-1174

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
[enbridge.com](https://www.enbridge.com)
Safety. Integrity. Respect. Inclusion.

February 14, 2023

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

Dear Connor,

Re: Draft Plan of Subdivision, Zoning By-Law Amendment
Maria Calderaro
23349 Woodbine Avenue
Town of Georgina
File No.: 01-162, 03-1174

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.

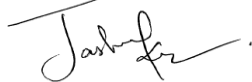
The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited 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.

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 (enbridgegas.com)

Sincerely,



Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

March 30, 2023

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

Attn: Connor McBride, Senior Development Planner

Reference: **File No. 01.162 and 03.1174**
Applicant: Evans Planning Inc.
23349 Woodbine Ave., Keswick

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

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

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

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

- ⇒ **The owner/developer agrees**, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Georgina.
- ⇒ **The owner/developer agrees** to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ **The owner/developer will be responsible** for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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

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

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

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

Regards,

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



Interoffice Memorandum

GEORGINA

POLICY PLANNING DIVISION

To: Sean Lapenna
Senior Development Planner | Development Services Department

From: Alan Drozd, *MCIP, RPP*
Manager of Policy Planning, Town of Georgina

Date: August 16, 2024

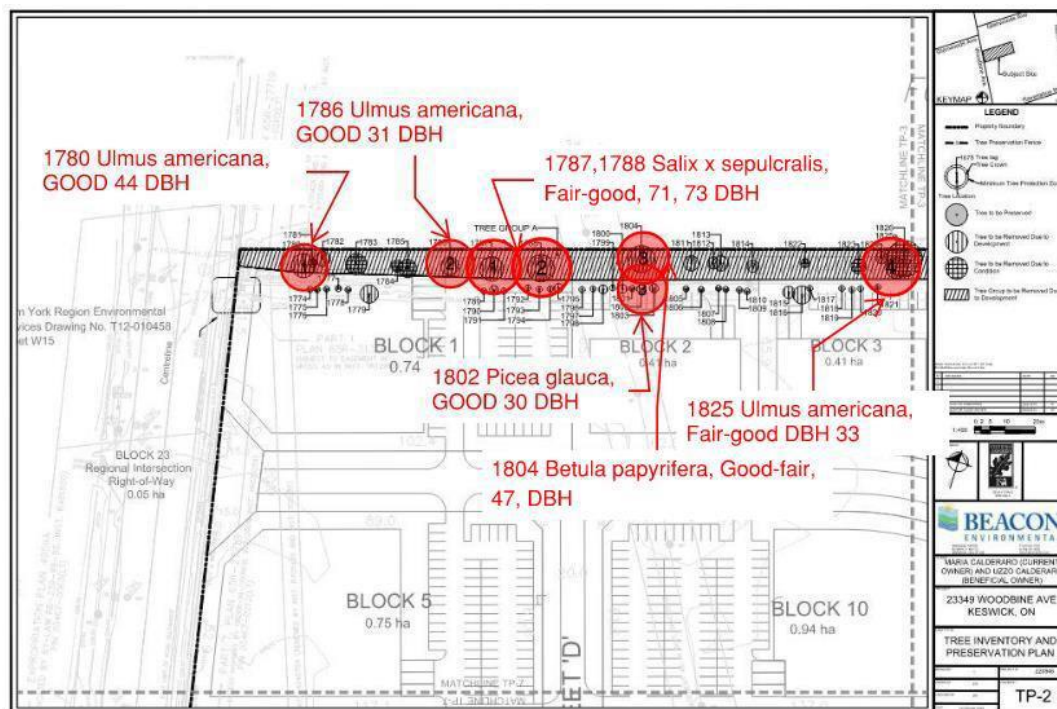
Re: Notice of Complete Application and Public Meeting.
Applications for Draft Plan of subdivision and Zoning By-law Amendment.

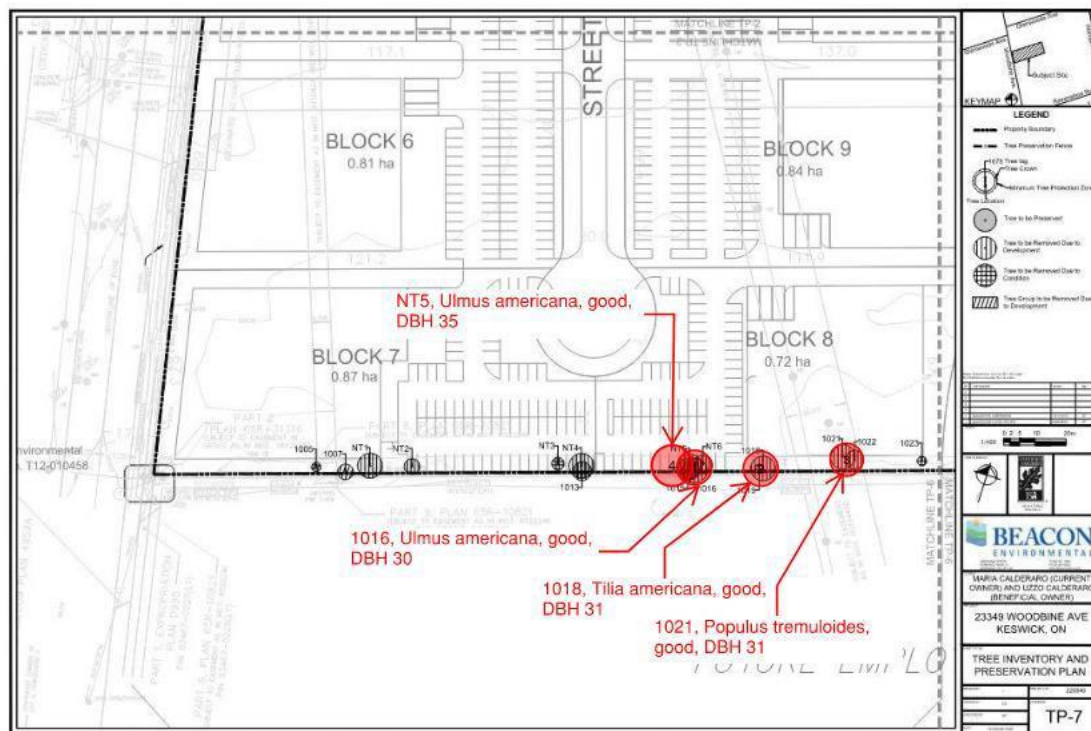
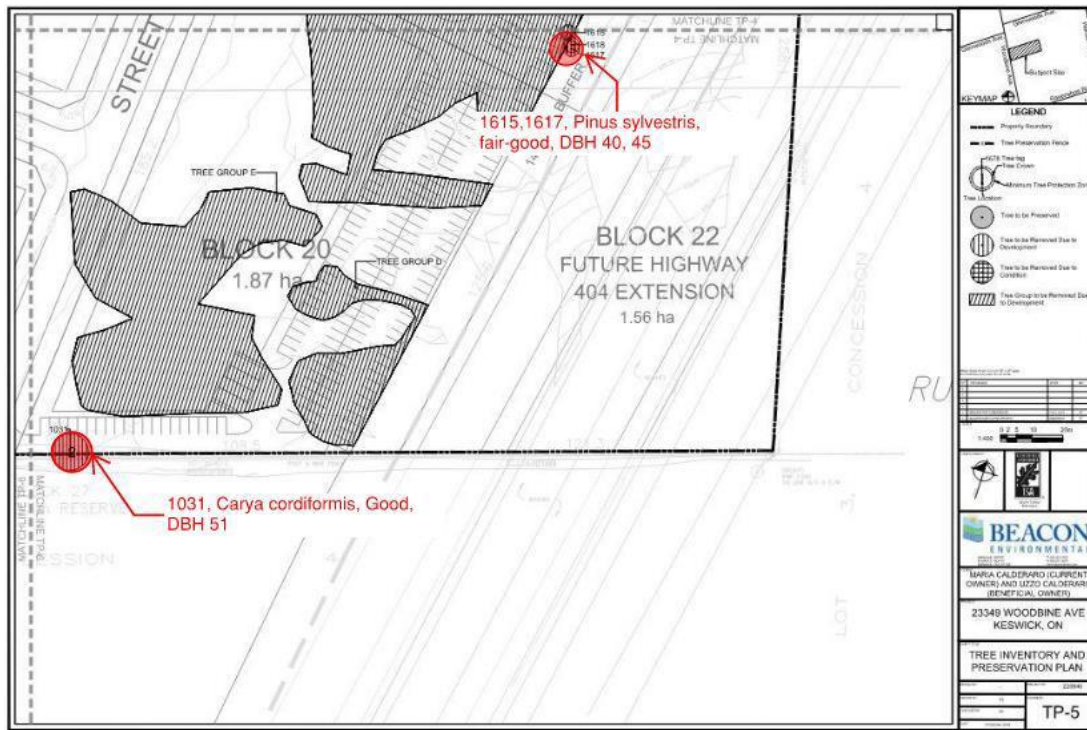
The following comments are in regard to the provided Landscape Plans and Arborist Report for applications 01.162 & 03.1174 and have considered the Town of Georgina Keswick Business Park Appendix A- Urban Design Guidelines, Tree Preservation and Compensation Policy, and the Maskinonge River Subwatershed Plan. These comments replace the ones submitted dated July 2, 2025, from J. Burns.

1. There are a number of trees that are ranked good that are being proposed to be removed for construction purposes, which are then compensated for. The ecological value of mature trees is much greater than that of compensated ones. This arborist report has a protection plan for only 1 tree out of the 1634 trees included in this report. Of that 365 have been tagged and 1269 in groups. The 1269 that are in groups are part of a nursery that has been operating here so these trees are exempted. Of the 365 that are tagged separate from nursery operation, 45 are recommended to be removed based on condition, the rest are to be removed just to accommodate the construction. The owner should consider protecting trees that have been ranked in good condition and are within proposed landscaped areas if it is possible to do so.

Attachment 7 Report No. DS-2024-0045 23349 Woodbine Avenue Page 34 of 37

2. The survival rates of all tagged trees within the provided matrix should be added as per the Tree preservation and Conservation Policy No. OID-01 section 3.1.5 (eg. high, medium, low in addition to the ranking).
3. All existing native trees on the edges of the property, ranked good condition, should be incorporated into the landscaping plans and protected. Based on the submission reviewed, the applicable compensation amount for trees removed is \$337,560. This compensation payment and any adjustment thereto should be administered within an appropriate condition of approval associated with the proposed plan of subdivision.
4. The protection and removals plans should coordinate with those of the abutting development (file number 01.161) for the appropriate preservation and removal of boundary trees.
5. The owner should examine opportunities to retain additional trees on-site. We've identified based on the concept plan where these opportunities may exist and any additional trees that are retained, would reflect an adjustment to the compensation owed. We recognize that this may not be possible given the nature of site grading and pre-servicing works. See notations on the Landscape Concept Plan provided below.







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

Date: Wednesday, April 19, 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: Rachel Dillabough, Town Clerk
Mamata Baykar, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Denis Beaulieu, Director of Development Services

Others Present: Tim Gallagher, Development Engineering Technologist
Devin Dillabough, Manager, Building and Chief Building Official

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.”

2. ROLL CALL

Absent; Councillor Fellini

3. COMMUNITY ANNOUNCEMENTS

Attachment 8
Report No. DS-2024-0045
23349 Woodbine Avenue
Page 1 of 10

- April 17th to 23rd is Pitch-In Week; participants can obtain gloves and garbage bags at the Town office, clean up a chosen street or area, Town staff will pick bags up afterwards
- Saturday, April 22nd is Earth Day; two clean-ups arranged, one in Jackson's Point (meet at the Pavilion at 10am) and the other in Sutton, meet at the bridge at 1pm)
- April 28th to 30th, Georgina Figure Skating Club's Ice Show, Ice Palace, Friday evening is the dress rehearsal
- April 26th will be Georgina's first hybrid virtual/in person Council meeting

4. INTRODUCTION OF ADDENDUM ITEM(S)

- Item 16.2, Bylaw to appoint Board Members to the Georgina Library Board
- Item 17.1.a, Closed Session, Section 239(2)(e), litigation or potential litigation, OLT Settlement

5. APPROVAL OF AGENDA

RESOLUTION NO. C-2023-0159

Moved By Councillor Biggerstaff

Seconded By Councillor Dale

That the April 19, 2023 Council agenda, with the following addendum items, be adopted;

- Item 16.2, Bylaw to appoint Board Members to the Georgina Library Board
- Item 17.1.a, Closed Session, Section 239(2)(e), litigation or potential litigation, OLT Settlement

Carried

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

None

7. ADOPTION OF MINUTES

RESOLUTION NO. C-2023-0160

Moved By Councillor Neeson

Seconded By Councillor Biggerstaff

That the following minutes be adopted as presented:

1. Council Minutes of March 22, 2023

Carried

8. **SPEAKERS AND DELEGATIONS**

Speakers will have an opportunity to address Council during the public meeting.

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 Approval and Zoning Bylaw Amendment (7:10pm)

Part of Lots 3 and 4, Concession 4 (NG), 23349 Woodbine Avenue, Keswick

AGENT: Evans Planning Inc. (c/o Murray Evans)

Report No. DS-2023-0010

Murray Evans of Evans Planning Inc, Agent for the applicant, accompanied by Connor Wright of Evans Planning;

- application for draft plan of subdivision and zoning bylaw amendment for lands on the east side of Woodbine Avenue, south of Glenwoods Avenue, opposite Gerry Brouwer's plant and north of the MURC
- approximately 56 acres in size, proposed employment plan of subdivision, general policy framework includes varying tiers of permissions with higher order uses towards east and west along public roads, and heavier employment uses with outside storage in the interior sector, flexibility and an array of land uses for those requiring employment lands
- 20 employment blocks ranging in size from 1 acre to 5 acres in size
- north/south roads, Street 'A' and 'B' are collector roads, staff requesting an increase in width to accommodate utilities, lane widths, public amenities, walkways, cycling paths
- Street 'C' is a local road, staff generally satisfied with location

- local road intersection with Woodbine Avenue was not intended to be a signalized intersection but the Region would consider it subject to the signal warrants being met, otherwise, will not be signalized
- to the east, Block 22, land to be provided to government to continue the Hwy 404 extension
- LSRCA permit not required, no environmental features on the land. Report indicates 1,269 trees are to be removed as a result of this application; for clarify, this property was farmed and contains a Christmas tree farm, these trees are small and were planted for the purpose of being cut down
- showed promotional video client has prepared indicating the clients and family are serious in their intentions to develop the subject land which they have owned for 42 years
- applicant currently plans and coordinates development of sites for other people and will be doing this in his own subdivision; will be developing blocks 1 and 7 or blocks 1 and 6 with his own site plan control applications immediately as soon as this can go through the process
- In 2021, Council adopted an Official Plan Amendment to allow southern part of Keswick Business Park to develop on private services due to lack of volume capacity; in the interim, will proceed on private services, blocks 1,2,3,6 and 7 will be developed in the first phase. The balance of the blocks will be developed pending availability of municipal services.
- Mr. Evans was before Council in September of 2022 concerning the lands to the south of this property, road in that subdivision intersects with Woodbine Avenue, across from MURC; that subdivision is proceeding, made revised submission, expect to be before Council again soon. They are independent projects, separately owned but both developments are occurring side by side. Will see both relatively near to one another, will be able to provide access and interim stormwater facilities
- potentially 500-600,000 square feet of area, Life Sciences and Technology Park

Connor McBride, Senior Development Planner;

- subject property is 23349 Woodbine Ave, this is first statutory public meeting for this zoning bylaw amendment application

- east portion of lot contains a number of trees and woodlots, remainder is fallow field, used for agricultural purposes, a single detached dwelling and a number of out-buildings
- proposal includes 21 development blocks, blocks for intersections, a block for planned Hwy 404 extension
- not possible to develop on full municipal services at this time, therefore proposal is to develop first phase on private services in the interim, each block has enough space to accommodate a modest septic system, enough to accommodate 75 employees each or more
- draft plan of Subdivision with 27 blocks; 21 for future development, Block 22 for Highway 404 extension, Block 23 for proposed intersection with Woodbine Avenue, Blocks 24-27 for 9.3 reserves, remaining lands for roads
- one storm water management pond, one full-move access to Woodbine Avenue
- three interested parties, 1 written comment from the owner of the property to the north, working with owner for comprehensive road network
- York Region indicates proposed entrance with Woodbine Avenue under review, no private access to Woodbine Avenue permitted, recognition of interim private servicing, future municipal services will have technical aspects for servicing
- LSRCA has no objections, natural hazards exist on site but are limited to the block intended for the Highway 404 extension, lots not regulated and will not require LSRCA permitting, technical stormwater, watershed and hydrogeology comments
- Development Engineering Division; Street 'A' must have a minimum width of 26 metres, staff have requested that street cross sections be provided to ensure widths of all streets are appropriate, provided conditions of draft approval, applicant to provide sanitary and water modelling, additional stormwater management pond may be required pending further review of functional submissions
- Operations and Infrastructure Department indicated watermain looping, right-of-way widths and structures to be accommodated
- Ministry of Transportation comments pending

- Planning Division comments - additional investigations required respecting site contamination, archaeological resources, source water protection, peer review respecting natural heritage evaluation and transportation impact study, tree inventory/arborist report, road widths, extend Street 'D', comprehensive street network design, private servicing appropriate
- Fire Department; all construction to be as per the Ontario Building Code, fire routes to support 100,000 lb apparatus, two fire access routes required when between 1251 and 3000 parking spaces are needed, adequate on-site firefighting water supply required
- Bell Canada; existing easements to be relocated at applicant's expense
- recommend staff report back pending addressing/assessing outstanding comments and matters raised by Council or the public

Jenna Thibault, Planner with Weston Consulting, represents West Meadow Farm, owner of the farm directly north of the subject land, submitted letter advising they have approached the applicant to collaborate on a road network.

Murray Evans; first phase will be developed on private wells, private septic and proposed storm pond on lands south of Glenwoods Avenue which is on independently owned land. No ability to drain to that land at this time, need to contain storm water in the short term on the subject lands and leak it to the culvert under Woodbine Avenue. If they do have ability to access storm pond, the rest of subdivision can proceed but at this time, only certain blocks can proceed due to capacity of interim storm pond. Expect the pumping station will be functional in three to five years.

Connor McBride; each block can employ 75 people according to this plan on private services.

Murray Evans;

- Canadian Life Science and Technology Park; no high water uses in privately serviced development. There are policy provisions that look for drier uses. First site plan application will be uses with no need for great uses of water, simply for personal uses
- will ensure we have agreements in place for cost-sharing of municipal servicing, when the work is done, between the different land owners. As well, ability to maximize

Development Charges the Town will be able to collect, charges differ between private and municipal services.

Connor McBride; staff are coordinating with York Region for the above agreements

Devon Dillabough;

- once development is on municipal servicing, septic beds would be decommissioned, pipes and media underneath would be removed and the tanks would either be removed or pumped out and filled with sand

Murray Evans;

- once on municipal services, areas would be decommissioned, then up to individual owners to choose to expand onto those lands subject to storm water management, drainage issues, parking supply

Murray Evans; flows is the issue for the pumping station, not financial in nature. More development is required in order for the pumping station to be functional as the force main system requires certain pressures to work. Need the subdivision approved, register the subdivision, coordinate the road construction and site plan control for the blocks. Client wants to build in one year.

Council suggested this development be made a strategic priority.

Murray Evans;

- as part of design exercise, client retained marketing advice and analysis, advised that end users will be wanting lot sizes between the 1 and 1.5 acres size
- cannot raise the property to the west end to include more lands as that would be contrary to the permanent long-term grading requirement.

RESOLUTION NO. C-2023-0161

Moved By Regional Councillor Davison

Seconded By Councillor Biggerstaff

1. That Council receive Report No. DS-2023-0010, prepared by the Development Planning Division, Development Services Department dated April 19, 2023, respecting applications for Draft Plan of Subdivision Approval and Zoning By-law Amendment submitted by Evans Planning Inc. (c/o Murray Evans) on behalf of the Owner for the property municipally addressed as 23349 Woodbine Avenue and legally described as Part of Lots 3 and 4, Concession 4 (NG);

2. That Staff progress a recommendation report to Council pending the receipt and assessment of outstanding comments, and satisfactorily addressing the matters raised in Report DS-2023-0010 as well as any concerns raised by Council or the public at the Public Meeting;
3. That the Economic Development Division continue to be involved, to assist in determining the means to expedite this project;
4. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance, to the following:
 - i. Any person or public body that has requested to be notified of any future public meeting(s).
 - ii. 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

11. REPORTS (None)

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

13. MOTIONS/ NOTICES OF MOTION

None

14. REGIONAL BUSINESS

- proposal to lower speed limits on two Georgina roads, south end of Weirs Sdrd from 80km/h to 70km/h, south end of The Queensway from 60km/h to 50 km/h

15. OTHER BUSINESS

None

16. BY-LAWS

Moved By Councillor Dale
Seconded By Councillor Genge

That the following bylaws be adopted;

1. Bylaw Number 2023-0029 (COU-1) to appoint Members of Council to various Advisory Committees and Boards for the 2022-2026 Term of Office
2. Bylaw Number 2023-0031 (COU-1) Appointing Board Members to the Georgina Public Library Board for the 2022-2026 Term of Office

Carried

17. CLOSED SESSION (None)

Moved By Councillor Genge
Seconded By Councillor Biggerstaff

That Council convene into Closed Session at 8:12pm to deal with the following matter(s):

- a. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECT THE MUNICIPALITY OR LOCAL BOARD, Section 239(2)(e), MA; OLT Settlement

Carried

Moved By Councillor Dale
Seconded By Councillor Biggerstaff

That the Council Meeting reconvene at 8:45pm and report on matters dealt with in Closed Session.

Carried

Moved By Regional Councillor Davison
Seconded By Councillor Genge

In regard to Closed Session Item 17.1.a 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, OLT Settlement;

1. That Council receive the Town Solicitor update and the Solicitor be directed to proceed accordingly.

Carried

18. CONFIRMING BY-LAW

Moved By Regional Councillor Davison
Seconded By Councillor Genge

That the following bylaw be adopted;

1. Bylaw Number 2023-0030 (COU-2) confirming proceedings of Council on April 19, 2023

Carried

19. MOTION TO ADJOURN

Moved By Councillor Dale
Seconded By Councillor Biggerstaff

That the meeting adjourn at 8:47pm

Carried

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk