

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0062

**FOR THE CONSIDERATION OF
COUNCIL**

October 23, 2024

**SUBJECT: APPLICATION TO REMOVE A HOLDING (H) PROVISION
BALLYMORE DEVELOPMENT (KESWICK) CORPORATION
BLOCKS 100 AND 101, REGISTERED PLAN 65M-4700
S/S DOVEDALE DRIVE, N/S DOROTHY CAINE CRESCENT**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2024-0062 prepared by the Development Planning Division, Development Services Department dated October 23, 2024 respecting an application to amend Zoning By-law No. 500 for the removal of a Holding (H) provision, submitted by Melinda Bessey on behalf of Ballymore Development (Keswick) Corporation for lands on the south side of Dovedale Drive and the north side of Dorothy Caine Crescent in Keswick;**
- 2. That Council approve the request to remove the ‘Holding – (H)’ Provision and the “H” symbol from the zoning maps for the subject properties as outlined in Report DS-2024-0062; and,**
- 3. That Council pass a by-law to remove the Holding (H) provision from Zoning By-law No. 500, as amended by By-law 500-2020-0003 (PL-5).**

2. PURPOSE:

The purpose of this report is to obtain Council’s approval to remove a Holding (H) symbol from the zoning that was affixed to two future development blocks located on the south side of Dovedale Drive and on the north side of Dorothy Caine Crescent as part of the enactment of amending By-law 500-2020-0003 (PL-5) on February 26, 2020 (refer to Attachment 3).

A Holding (H) symbol was imposed on the above noted blocks to restrict development until such time as confirmation is received from the Lake Simcoe Region Conservation Authority (LSRCA) that either the heronry adjacent to the site is no longer active, or that it has been demonstrated that development within this zone will not harm any remaining habitat area. Confirmation has now been received from the LSRCA that development within this zone will not harm any remaining habitat area. The removal of the Holding (H) symbol will facilitate the development of 14 additional single detached dwellings within the development currently under construction.

3. BACKGROUND/ANALYSIS:

OWNER/APPLICANT: Ballymore Development (Keswick) Corporation

AGENT: Melinda Bessey

PROPERTY: (refer to Attachments 1 and 2)
s/s Dovedale Drive, n/s Dorothy Caine Crescent
Blocks 100 and 101, Registered Plan 65M-4700

ROLL NUMBERS: 143-46704 and 143-46703

FILE NUMBER: 03.1188

On February 26, 2020, Council enacted By-law 2020-0003 (PL-5) which zoned the subject properties as Low Density Urban Residential (R1-160)(H) as shown on Attachment 3. The Holding (H) provision was applied to the subject properties pending satisfaction of the following condition(s):

- (i) Written confirmation from the Lake Simcoe Region Conservation Authority that the heronry is no longer active or that it has been demonstrated that development within this zone will not harm any remaining habitat area. This will require a post-construction monitoring program for two breeding seasons.

Staff have now received written confirmation from the LSRCA that they have no objection to removal of the Holding (H) symbol since two breeding seasons of post-construction monitoring have been completed and the heronry continues to grow and expand closer to the development (refer to Attachment 4).

Based on the above, Staff is satisfied that the purpose and intent of the conditions for the removal of the Holding (H) provision have now been satisfactorily addressed.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, a formal public meeting is not required; however, notice of Council's intention to remove the Holding (H) provision and pass the amending by-law must be given to all interested parties and by posting a notice on the website of the municipality. The Notice of Intention was posted on the Town's website on October 4, 2024. Notice was provided to all interested parties on October 3, 2024.

As of the writing of this report, no public submissions have been received.

5. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owners/applicants will be required to apply for and obtain all necessary approvals associated with building permits, site alteration permits and entrance permits, and to pay the applicable associated costs, such as development charges.

6. CONCLUSION:

Staff are of the opinion that the condition imposed for the removal of the Holding (H) provision has been satisfied and it is recommended that Council approve the removal of the “H” symbol from the zoning map and pass the associated bylaw as it pertains to the subject properties.

APPROVALS

Prepared By:	Brittany Dobrindt Planner II
Reviewed By:	Janet Porter, MCIP, RPP Manager of Development Planning
Recommended By:	Denis Beaulieu, MCIP, RPP Director of Development Services
Approved By:	Ryan Cronsberry Chief Administrative Officer

Attachments:

Attachment 1 – Key Map
Attachment 2 – Plan 65M-4700
Attachment 3 – Notice of Passing and By-law 500-2020-0003
Attachment 4 – LSRCA Comments dated September 18, 2024