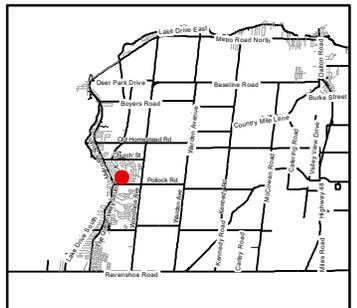


117 Spring Rd

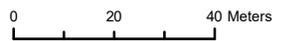
Legend

-  Subject Property
-  Parcel Fabric

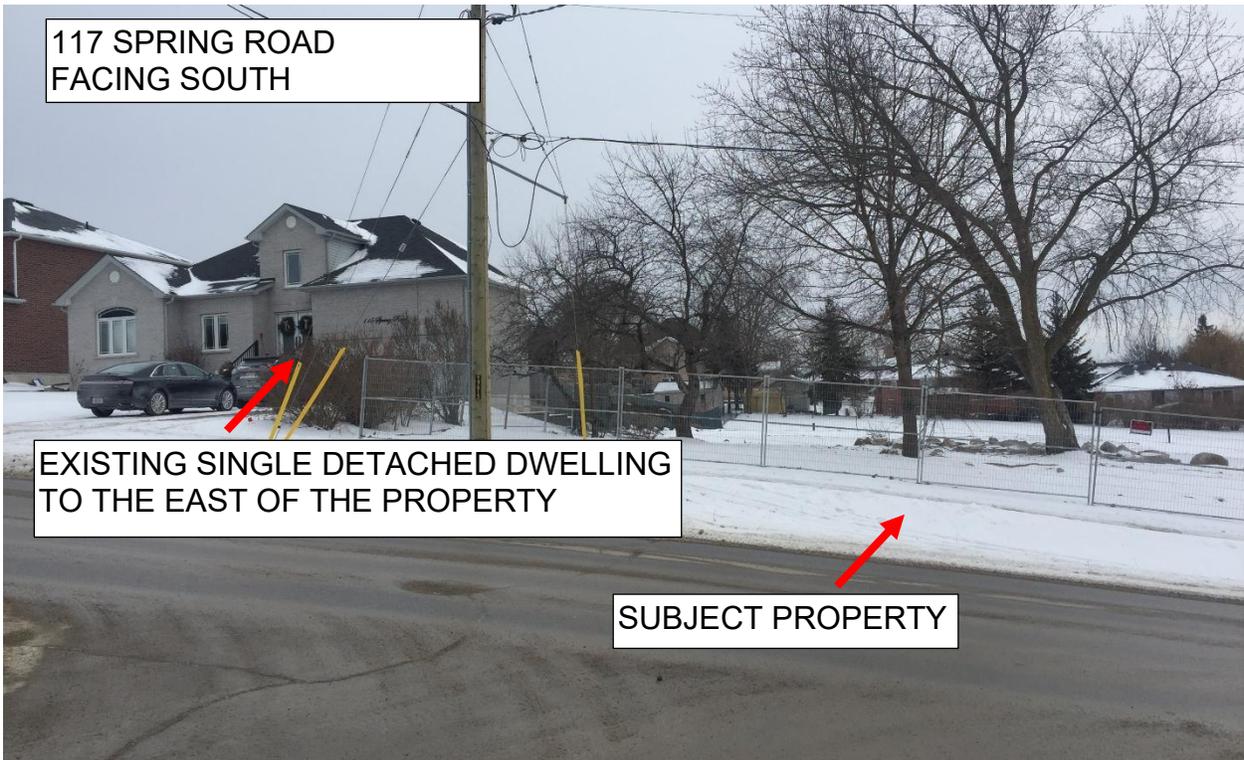
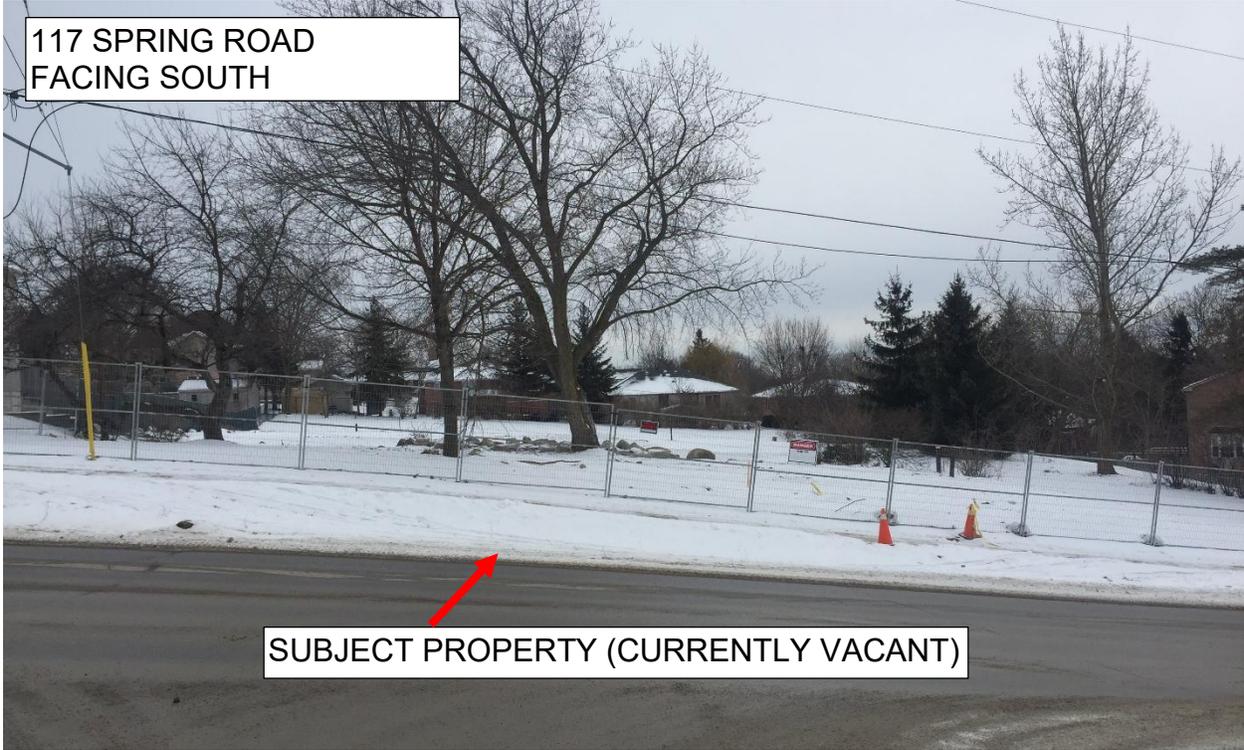
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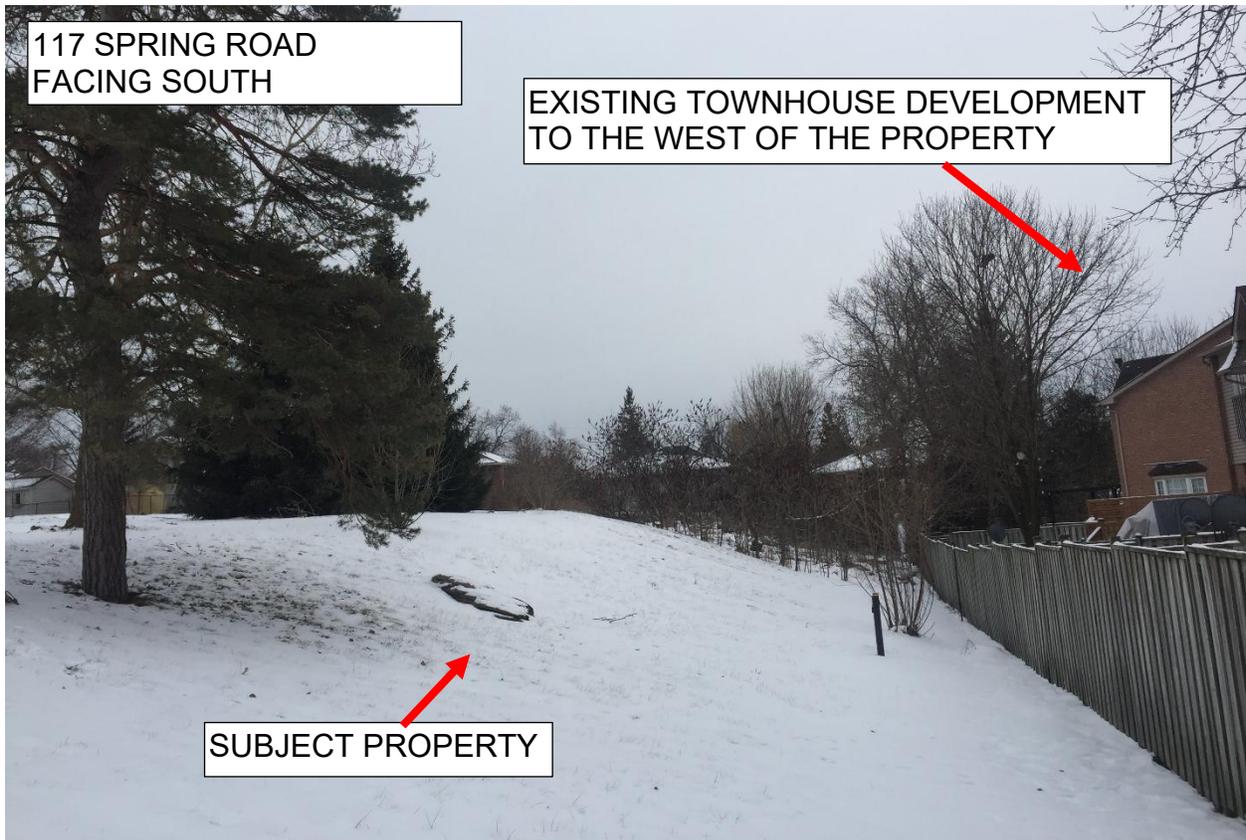
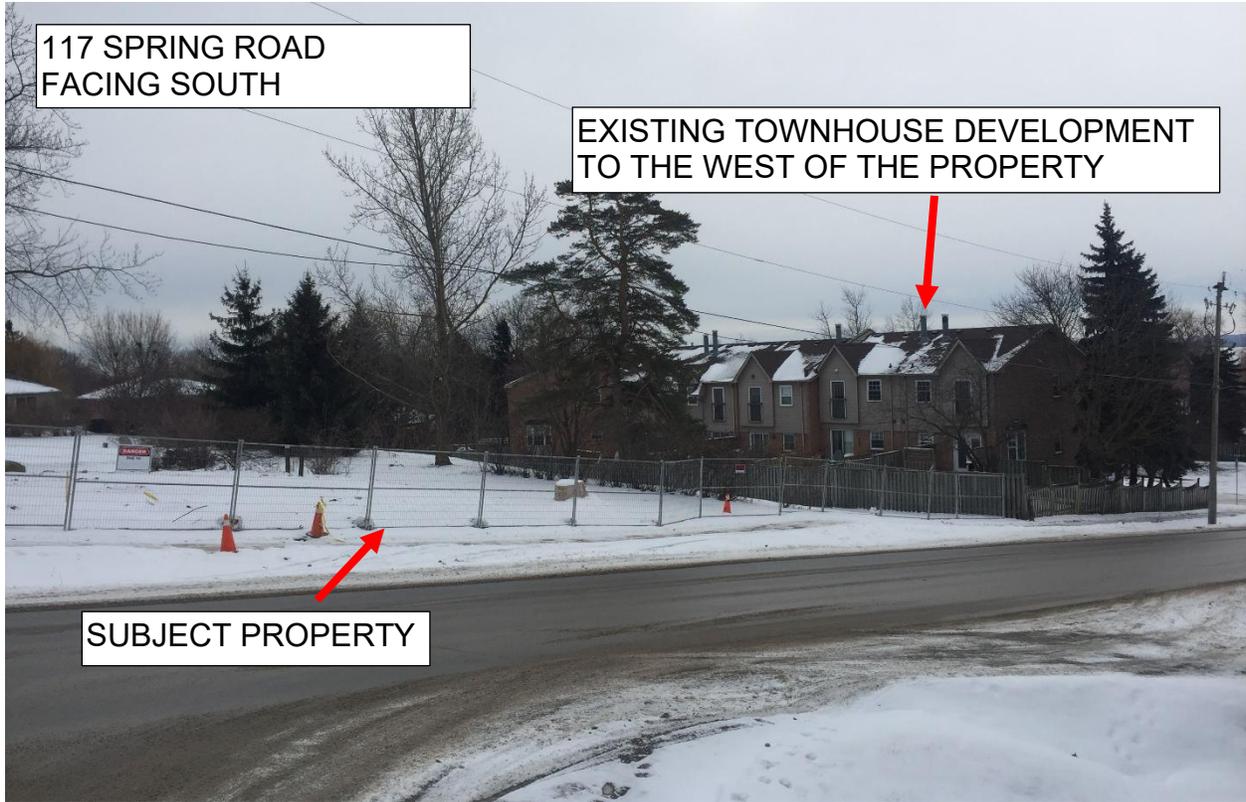


Town of Georgia
 ITS- GIS Services
 Created: Jan, 06, 2025



SITE PHOTOS

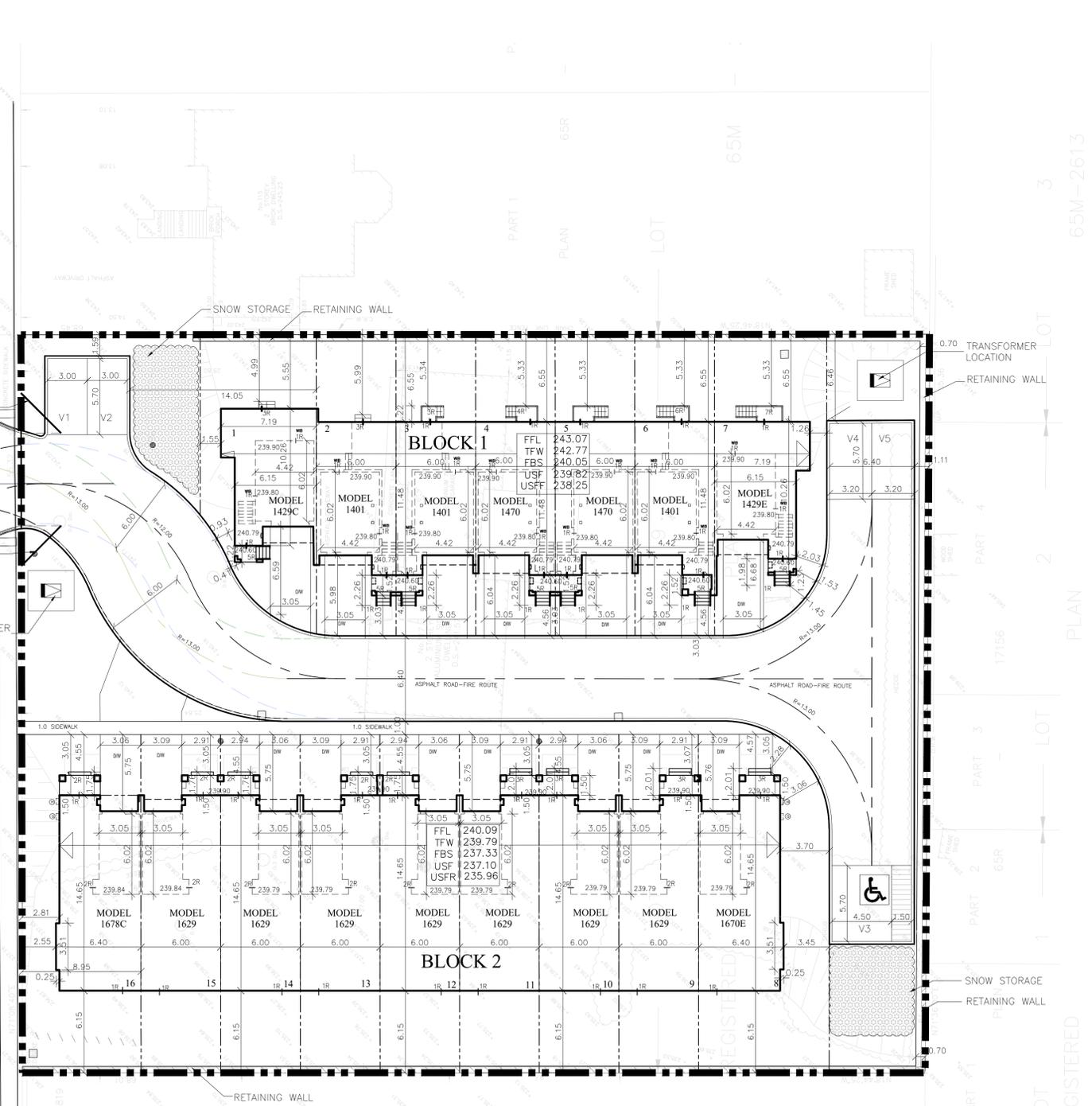






LEGEND:

- EXISTING ELEVATION
- 146.71m C
- 147.60
- PROPOSED ELEVATION
- 1.8m WOOD PRIVACY FENCE
- 1.5m BLACK CHAIN LINK FENCE
- TREE HOARDING
- 600x600 CONCRETE SLABS
- UNIT PAVERS
- CENTRAL AIR CONDITIONING UNITS
- PROVISION FOR THE ADDITION OF AIR CONDITIONING UNIT
- GAS METER
- HYDRO METER
- VALVE & BOX
- VALVE CHAMBER
- STREET LIGHT
- CATCH BASIN
- TRANSFORMER
- HYDRANT
- WATER SERVICE
- DIRECTION OF FLOW
- FINISHED FLOOR ENTRY
- TOP OF FOUNDATION WALL
- FINISHED WALKWAY SLAB
- UNDERSIDE OF FOOTINGS
- BUILDING ENTRANCE
- STM MANHOLE
- SAN MANHOLE
- MAILBOX
- UNIT NUMBER
- MUNICIPAL ADDRESS
- EXISTING TREES TO BE SAVED TYP.
- BUILDING ENTRANCES
- PROPERTY LINE



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Revisions

Date	Ref.	Description
04.30.2024	CZ	Must be done as per law comment
04.17.2024	CZ	Must be done as per law comment
03.21.2024	CZ	Revised V1 parking/updated as per town comments
10.04.2023	CZ	Updated as per engineering transformer location
09.12.2023	CZ	Updated for submission
07.03.2023	CZ	Clear site plan
04.11.2023	CZ	Updated partial site plan as per planner
04.11.2023	CZ	Added rear deck at each unit of block 1
04.10.2023	CZ	Updated Block 2 rear yard setback from 6.05 to 6.15m and the setback 4.15m across 5.05m distance
03.27.2023	CZ	Option 1 (A)
09.12.2022	CZ	For Site plan Submission
09.08.2022	CZ	Updated site plan
07.21.2022	CZ	Updated building footprints as per new design
06.28.2020	CZ	Revised accessible parking/stalls as per city
03.30.2020	CZ	Updated per planner's comments
03.20.2020	CZ	Updated per planner's comments
03.18.2020	CZ	Revised SP per city comments
02.12.2020	CZ	Relocated a fire wall location@ Block 2
12.19.19	CZ	Updated stalls per planner requested
11.15.19	CZ	Shown zoning standards as rev'd
10.24.19	CZ	Updated net lot area
10.24.19	CZ	Updated per comments
08.02.18	CZ	Updated per comments
07.31.18	CZ	Site Statistics
04.27.18	CZ	Updated per comments
04.25.18	MS	PRELIMINARY SITE PLAN

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Single pages of documents are not to be read independently of all pages of the Contract Documents. The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.



SP
EIH DEVELOPMENTS
LAKE VISTA GARDENS

PROPOSED TOWNHOUSE DEVELOPMENT

117 SPRING ROAD, GEORGINA ONTARIO

Sheet Title: SITE PLAN
 Scales: 1:200
 Sheet Number: 17-1387-SP1

POPL'S STATISTICS

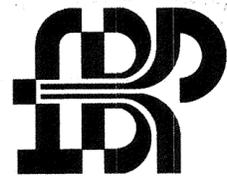
UNIT NUMBER	LOT FOOTPRINT	Lot Area (M ²)	Building Area (M ²)	Coverage (%)	Landscaping Area (M ²)	Front Yard Landscaping Area (M ²)	Front Yard Landscaping %	Percentage Front Yard Landscaping	Percentage Set Back Landscaping	
1	8.75m	229.96	68.81	29.92	142.08	62.05	11.74	11.33	38.37	96.51
2	6.0m	135.41	68.85	50.79	66.59	37.36	11.52	8.20	40.75	73.74
3	6.0m	135.46	68.89	50.82	66.60	37.15	11.01	8.27	40.48	75.11
4	6.0m	135.46	71.36	52.67	63.86	36.86	10.55	7.78	42.51	73.74
5	6.0m	135.46	71.40	52.70	63.87	36.77	10.53	7.79	42.46	73.98
6	6.0m	135.46	70.07	51.72	63.73	36.33	9.96	6.99	38.59	70.18
7	8.46m	178.92	69.06	38.61	109.26	51.96	13.63	11.10	39.73	80.26
8	9.86m	241.72	94.25	38.99	152.77	54.93	18.20	14.31	43.50	79.63
9	6.0m	132.18	91.48	69.11	40.76	30.07	17.86	13.97	42.59	78.22
10	6.0m	132.15	91.52	69.15	40.81	30.11	17.91	14.02	42.94	78.26
11	6.0m	132.12	91.48	69.14	40.74	30.07	17.83	13.94	42.59	78.18
12	6.0m	132.11	91.52	69.17	40.81	30.12	17.90	14.01	42.87	78.27
13	6.0m	132.10	91.48	69.14	40.72	30.06	17.82	13.93	42.57	78.17
14	6.0m	132.11	91.52	69.17	40.80	30.11	17.90	14.01	42.96	78.27
15	6.0m	132.11	91.52	69.17	40.80	30.03	17.82	13.93	42.56	78.17
16	9.86m	227.08	90.20	41.92	137.08	51.96	23.33	19.44	50.96	83.33

SITE STATISTICS

GROSS SITE AREA		Units Breakdown	
UNIT NUMBER	Area (M ²)	Units	Area (M ²)
Block 1	1354.1	7	1468
Block 2	1354.6	9	1468
Block 3	1354.6	1	1468
Block 4	1354.6	1	1468
Block 5	1354.6	1	1468
Block 6	1354.6	1	1468
Block 7	1354.6	1	1468
Block 8	1354.6	1	1468
Block 9	1354.6	1	1468
Block 10	1354.6	1	1468
Block 11	1354.6	1	1468
Block 12	1354.6	1	1468
Block 13	1354.6	1	1468
Block 14	1354.6	1	1468
Block 15	1354.6	1	1468
Block 16	1354.6	1	1468
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Block 20	1354.6	1	1468
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Block 24	1354.6	1	1468
Block 25	1354.6	1	1468
Block 26	1354.6	1	1468
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Block 91	1354.6	1	1468
Block 92	1354.6	1	1468
Block 93	1354.6	1	1468
Block 94	1354.6	1	1468
Block 95	1354.6	1	1468
Block 96	1354.6	1	1468
Block 97	1354.6	1	1468
Block 98	1354.6	1	1468
Block 99	1354.6	1	1468
Block 100	1354.6	1	1468

NOTE:
 The lot, frontage, lot area, and lot coverage as currently shown are not certified.
 The lot frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.

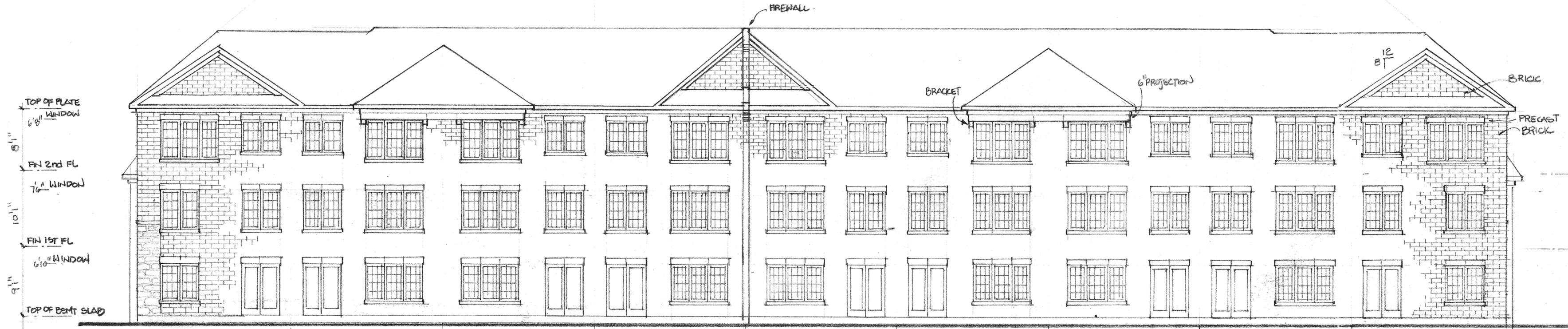
COVERAGES
 (Based on Footprint and projection of slope)
 FLOOR: 100.00%
 ROOF: 100.00%
 LANDSCAPE: 100.00%
 (Based on slope area)



architects inc. TO SILTON RD UNIT 1
WOODBRIDGE, ONT

117 SPRING RD
GEORGINA, ONT.
TOWN HOMES
17-1387 1/8"=1'0" APR 25 2023

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8 1/2"
 TOP OF PLATE
 6'0" WINDOW
 FIN 2nd FL
 7'6" WINDOW
 10 1/2"
 FIN 1st FL
 6'0" WINDOW
 9 1/2"
 TOP OF BENT SLAB

REAR ELEVATION
 BLOCK 2



70 SILTON RD UNIT 1
 WOODBRIDGE, ONT.

117 SPRING RD
 GEORGINA, ONT.
 TOWNHOMES
 17-1387 1/8"=1'0" APRIL 25 2023

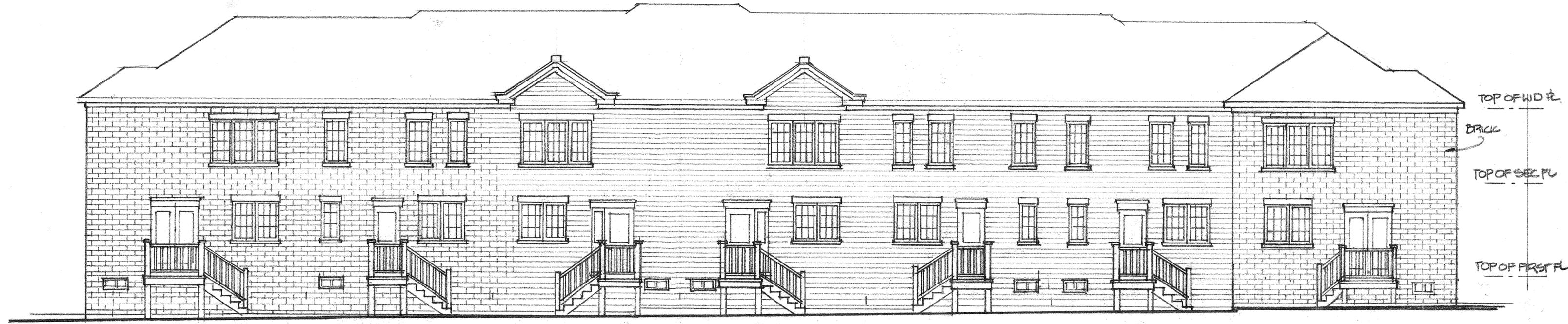
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FRONT ELEVATION
BLOCK 1



117 SPRING RD
GEORGINA, ONTARIO
TOWN HOMES
17-1087 1/8"=10' APRIL 2023



REAR ELEVATION
BLOCK 1

MODEL 1429

MODEL 1401

MODEL 1466

MODEL 1466

MODEL 1401

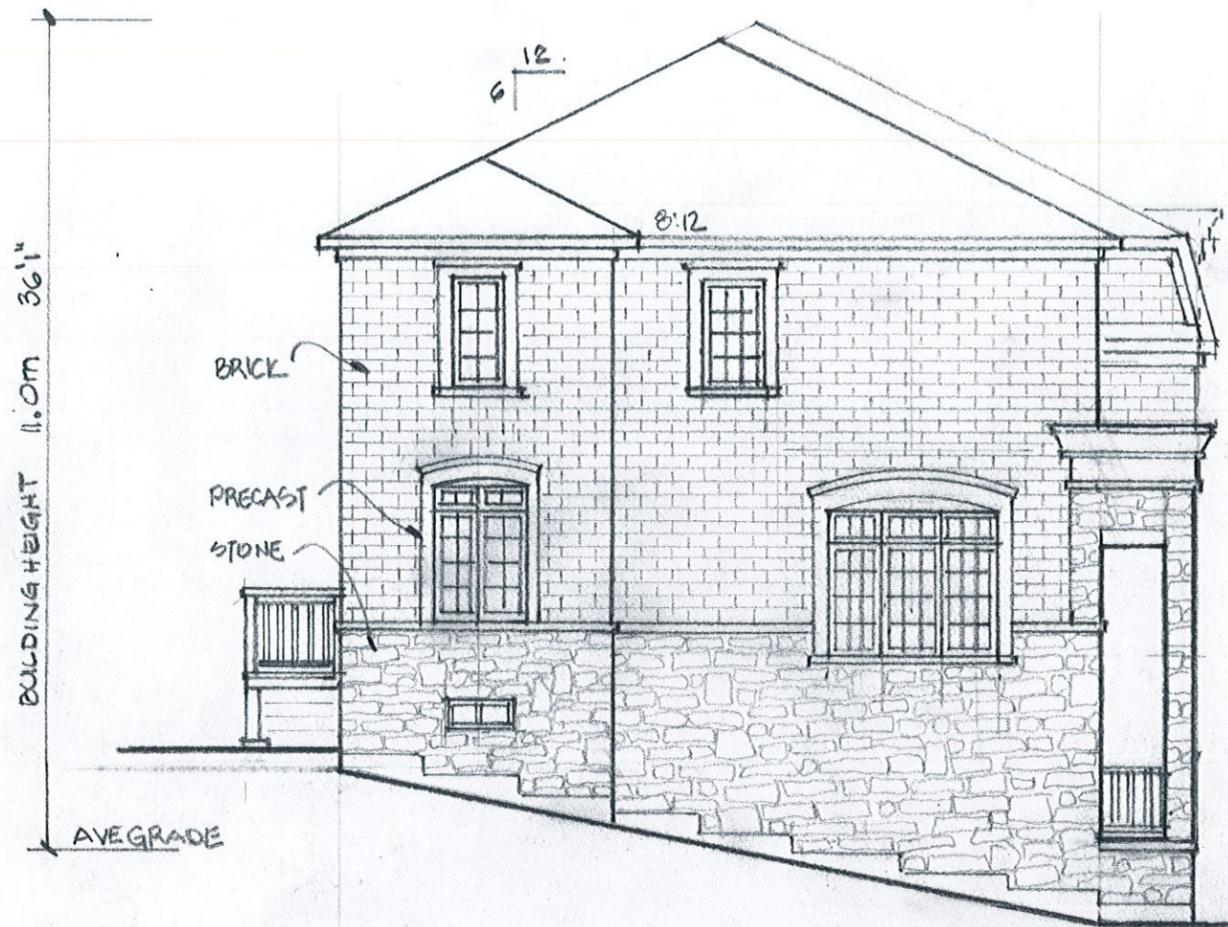
MODEL 1401

MODEL 1429

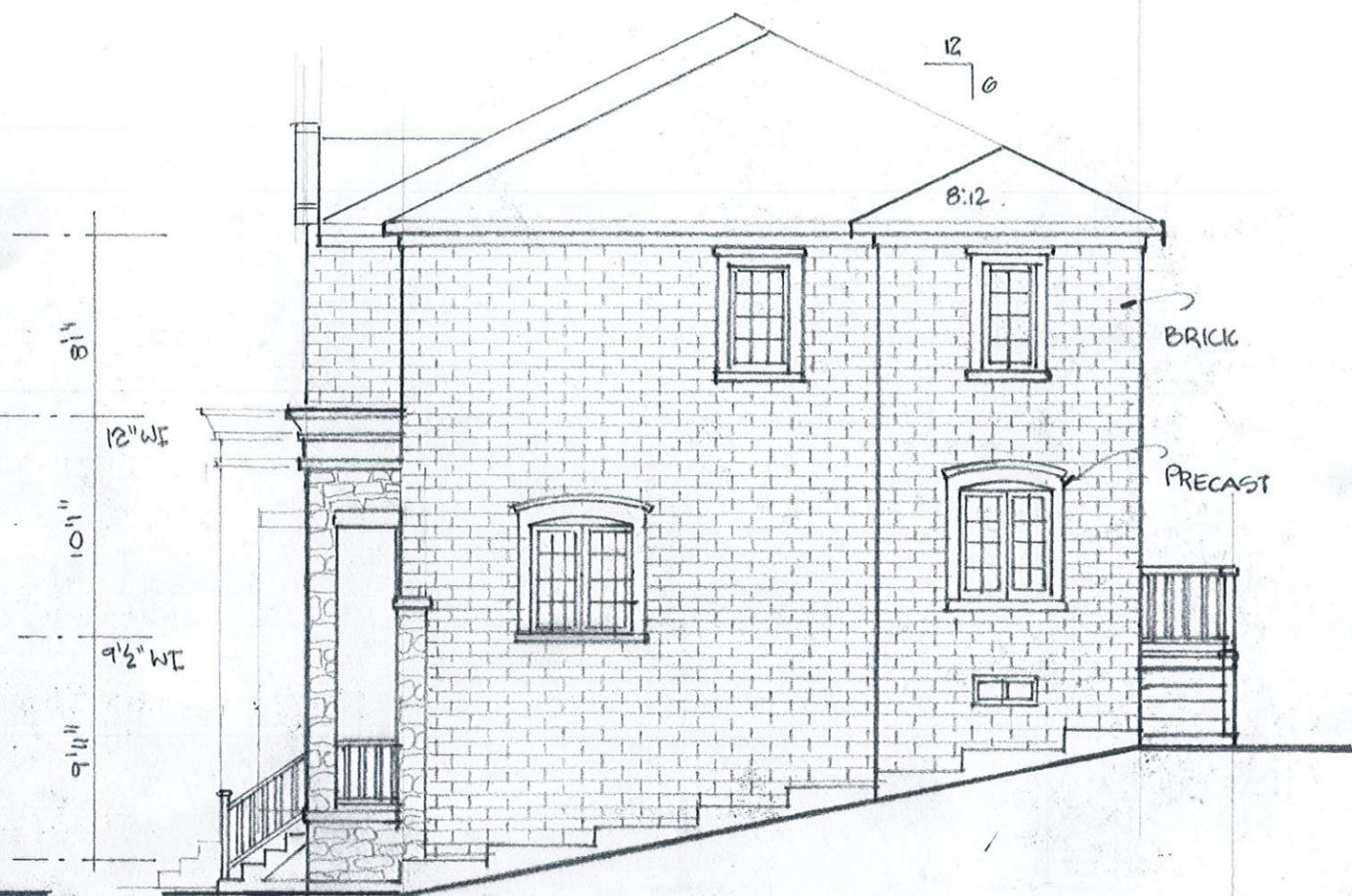


117 SPRING ROAD
GEORGINA, ONTARIO
TOWNHOMES
17-1387 1/8"=1'0" APR 2023.

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LEFT SIDE ELEVATION (NORTH)
BLOCK 1

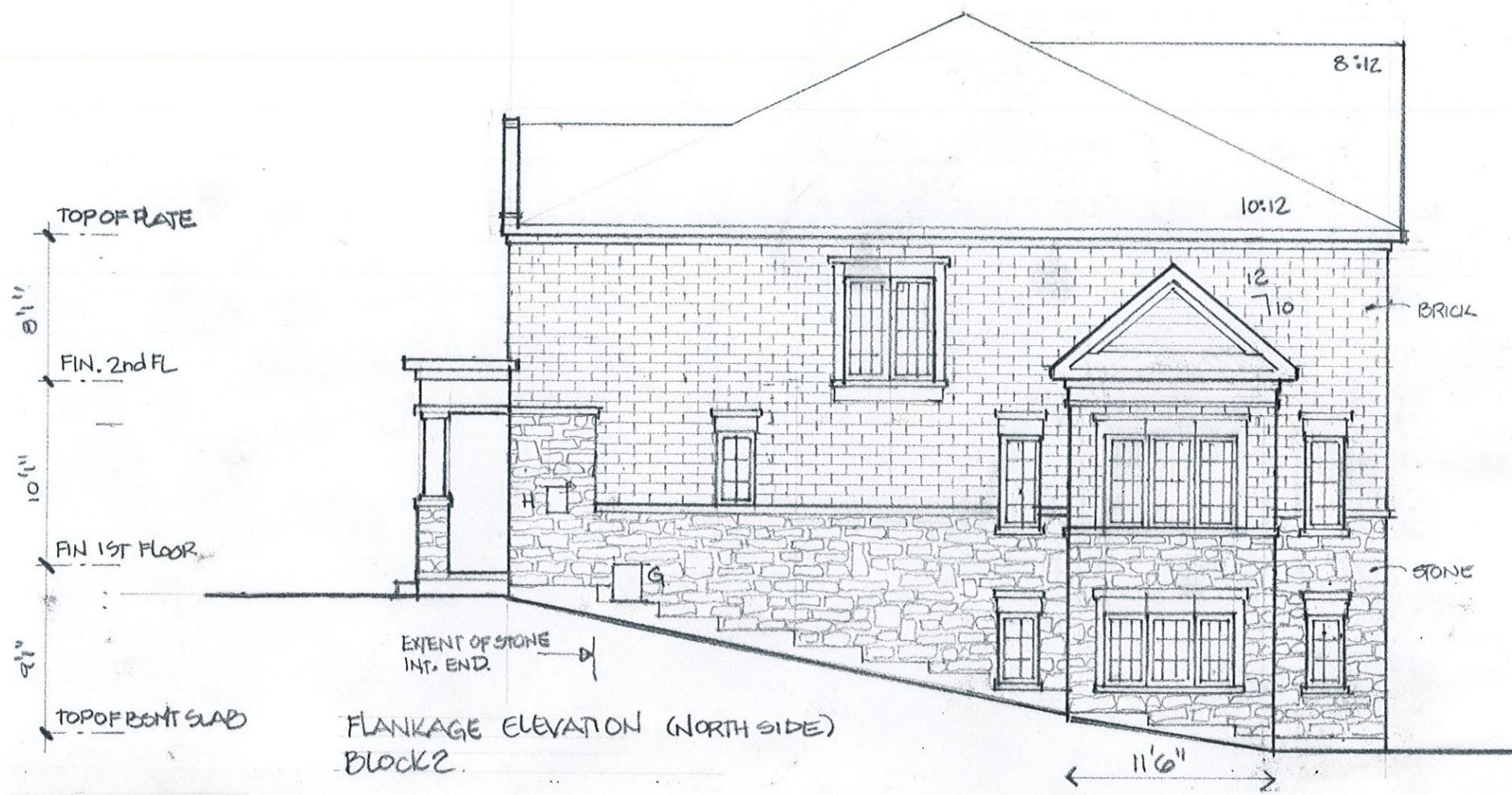


RIGHT SIDE ELEVATION (SOUTH)



117 SPRING RD
GEORGINA, ONTARIO
TOWNHOMES
17-1357 1/8"=10" APRIL 26 2023

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117 SPRING RD
 GEORGINA, ONT
 TOWNHOMES
 17-1387 1/8"=1'0" APRIL 26 2023

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: June 16, 2023

CASE NO(S): OLT-22-004051

PROCEEDING COMMENCED UNDER section 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Applicant/Appellant: 2603235 Ontario Limited
Subject: Application to amend the Zoning By-law – neglect to make a decision
Description: The subject application proposes to change the zoning on the property from Low Density Urban Residential (R1) to a site specific Medium Density Urban Residential (R3-xx) zone.
Reference Number: Town File: 0.3.1130
Property Address: 117 Spring Road
Municipality/UT: Georgina/York
OLT Case No: OLT-22-004051
OLT Lead Case No: OLT-22-004051
OLT Case Name: 2603235 Ontario Limited v. Georgina (Town)

Heard: April 21, 2023 by Video Hearing

APPEARANCES:

Parties

2603235 Ontario Limited

Town of Georgina

Counsel

Kristie Stitt
Sarah Kagan

Andrew Biggart

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**MEMORANDUM OF ORAL DECISION DELIVERED BY DAVID BROWN
ON APRIL 21, 2023 AND INTERIM ORDER OF THE TRIBUNAL**

[Link to Final Order](#)

INTRODUCTION AND CONTEXT

[1] The matter before the Tribunal concerns an appeal filed by 2603235 Ontario Limited (“Appellant”) against the Town of Georgina (“Town”) for its failure to make a decision on an application for a Zoning By-law Amendment (“ZBA”) within the timeframe prescribed in the *Planning Act*, R.S.O. c. P.13, as amended (the “Act”). The lands that are the subject of the appeal are known municipally as 117 Spring Road (“Subject Property”).

[2] The ZBA proposes to amend Town Zoning By-law 500 (the “ZBL”) to facilitate the redevelopment of the Subject Property with a 16-unit townhouse development consisting of two blocks of townhouse dwellings accessed by a private driveway from Spring Road. The blocks will be oriented with rear yards facing the east property line and the west property line and with the front of the units facing the internal private driveway.

[3] The ZBA application was filed on October 26, 2018. The Statutory Public Meeting was held on May 29, 2019. The appeal was filed with the Town Clerk on June 13, 2022.

[4] The Appellant and the Town reached a Settlement on the eve of the Tribunal hearing.

[5] An Affidavit in support of the Settlement, sworn by Natalie Boodram, a qualified land use planner, was filed as Exhibit 1 with the Tribunal. The Affidavit included executed Minutes of Settlement between the Appellant and the Town.

[6] The Parties requested that the Tribunal allow the appeal in part and approve the ZBA in principle. The Tribunal was requested to withhold the issuance of the final Order until the Parties provide the Tribunal with the final form of the ZBA. The Appellant is

currently processing an application for Site Plan Approval and wishes to ensure that the application has been sufficiently advanced to confirm the final form of the zoning by-law amendments required.

[7] The Subject Property is located on the south side of Spring Road, east of the intersection of The Queensway South and Spring Road. The Subject Property has an area of 0.4 hectares with a lot frontage of approximately 55 metres (“m”) on Spring Road, and is currently vacant. There is a significant grade change across the Subject Property from east to west, with the east side being notably higher than the west side.

[8] The Subject Property is in the built-up area of the community of Keswick, which is comprised of predominantly low-rise residential uses including a mix of older homes (pre-1990s) and homes of newer construction. The homes are one to two storeys in height and include single-detached, townhouse, and multi-unit dwellings.

[9] To the north of the Subject Property, across Spring Road, is a two-storey multi-unit dwelling fronting onto Ley Boulevard. To the east are two-storey single detached dwellings fronting onto the south side of Spring Road, and bungalow-style and two-storey single detached dwellings fronting onto Henry Street, which runs parallel to Spring Road. To the west of the Subject Property is a three-storey townhouse dwelling development accessed by way of a common driveway from Spring Road. These townhouse dwellings are on a site adjacent to The Queensway South. To the south of these townhouses is a three-storey mixed-use building with at-grade commercial uses and apartment-style residential units above.

SETTLEMENT PROPOSAL

[10] The Settlement Proposal will support the approval of the ZBA to permit 16 townhouse units in two blocks accessed by way of a private driveway from Spring Road. The driveway will be aligned with Ley Boulevard opposite the Subject Property across Spring Road.

[11] The easterly block of townhouse dwellings (“Block 1”) will have a rear yard along

the east property line with a setback of 5.55 m at the closest point, that being the rear of Unit 1, and a setback of 6.55 m to the balance of the units within this Block. Block 1 will contain seven units with exterior unit widths of 6.15 m and 7.19 m, and the interior unit widths will be 6.0 m. The westerly block of townhouse dwellings (“Block 2”) will have a rear yard along the west property line with a setback of 6.15 m. Block 2 will contain nine units with exterior unit widths of 6.15 m and interior unit widths of 6.0 m.

[12] Each unit will have two parking spaces, one within an attached garage and the second on the driveway in front of the attached garage. There are five visitor parking spaces proposed, including one accessible parking space. Two visitor parking spaces will be located at the northeast corner of the Subject Lands and the remaining three visitor parking spaces at the rear of the Subject Property along the southern boundary line. Two snow storage areas are proposed as well as a 1.0 m pedestrian sidewalk along the west side of the private driveway connecting to the Municipal sidewalk.

LEGISLATIVE FRAMEWORK

[13] When considering an appeal of an application to amend a zoning by-law filed pursuant to s. 34 of the Act, the Tribunal must have regard to matters of provincial interest as set out in s. 2 of the Act. Section 3(5) of the Act requires that decisions of the Tribunal affecting planning matters be consistent with the Provincial Policy Statement, 2020 (“PPS”) and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”). The Tribunal must also be satisfied that the ZBA conforms with the Official Plan in effect.

[14] In consideration of the statutory requirements set out above, the Tribunal must be satisfied that the request represents good planning and is in the public interest.

EVIDENCE AND SUBMISSIONS

[15] In support of the Settlement Proposal and ZBA, Ms. Boodram proffered that Section 1 of the PPS outlines policies with regard to building strong and healthy communities by managing land use to achieve efficient development and land use

patterns. Ms. Boodram opined that the proposed ZBA is consistent with Sections 1.1.1 and 1.1.3 of the PPS as the proposal is located within a designated settlement area and will contribute to a mix of land uses. The Settlement Proposal will introduce sixteen townhouse units on lands previously occupied by a single detached unit and Ms. Boodram opined that this form of infill promotes efficient development and land use patterns within the Town. The Subject Property is currently serviced by Municipal water and wastewater infrastructure; however, Ms. Boodram advised that, as part of the Site Plan Approval process, servicing matters will be addressed and upgrades to the Municipal water and wastewater systems planned for the area will be required prior to the final approval of the Site Plan application. Ms. Boodram opined that the proposed ZBA is consistent with the policies contained in the PPS.

[16] In consideration of the Growth Plan, Ms. Boodram opined that the proposed ZBA conforms to the policies of the Growth Plan. She explained that the Subject Property is located within a “Built-Up Area” and that growth is to be directed towards settlement areas that have a delineated built boundary. The Growth Plan requires Municipalities to ensure that zoning is in place to support intensification that provides a diverse mix of housing options and densities. Ms. Boodram opined that the Settlement Proposal will support the Town’s goals of achieving intensification targets.

[17] Ms. Boodram explained that at the time of the submission of the ZBA, the 2010 Region of York Official Plan (“2010 ROP”) was in effect. The Region of York Council adopted a new Official Plan in June of 2022 (“2022 ROP”) and the Minister of Municipal Affairs and Housing approved the new 2022 ROP in November of 2022. Ms. Boodram advised that the ZBA application is subject to the 2010 ROP. Ms. Boodram further advised, notwithstanding the 2010 ROP, she has reviewed the ZBA against the 2022 ROP as well, as it represents the most current planning vision of the Town.

[18] The 2010 ROP identifies the Subject Property as being located within the Urban Area. The 2010 ROP requires local municipalities to permit a mix and range of housing types which must be consistent with the Regional forecasts for intensification and density requirements as set out in Policy 3.5.4. The 2010 ROP also requires the Town

to meet intensification targets by 2031 as set out in Policy 5.3.3. The Settlement Proposal facilitates the achievement of this policy objective and the meeting of these targets.

[19] The 2022 ROP also identifies the Subject Property as being located within the Urban Area and as also being located within the Community Area designation within the Urban System. The Community Area designation sets out that residential, population-related employment, and community services are to be directed to lands designated Community Area to accommodate concentrations of existing and future population and employment growth. Lands designated Community Area are also to contain a wide range and mix of housing types, sizes, and tenures. Ms. Boodram opined that the Settlement Proposal accommodates additional population and contributes to a neighbourhood which is evolving to include multi-unit residential development.

[20] Ms. Boodram concluded that the Settlement Proposal and the ZBA conform to the 2010 ROP and the 2022 ROP.

[21] The Town Official Plan (“TOP”) identifies the Subject Property as within the Keswick Urban Area, which comprises one of the Settlement Areas in the TOP. Ms. Boodram proffered that Settlement Areas are to be the focus of population growth within the Town. The TOP encourages infill and intensification through the development of vacant or underutilized lands where appropriate, and Ms. Boodram opined that the Settlement Proposal represents appropriate infill and intensification. Ms. Boodram submitted that the TOP directs that a diverse and innovative housing stock be provided and further opined that the proposed townhouse development will diversify the housing stock within the neighbourhood.

[22] Ms. Boodram testified that the Subject Property is located within the Keswick Secondary Plan (“KSP”) and is designated as Urban Corridor 1, which permits medium-density residential uses. Ms. Boodram confirmed that the Settlement Proposal conforms to the applicable height and density permitted in the Urban Corridor designation. The KSP requires that there is an adequate housing supply in Keswick and encourages

infilling and intensification through the redevelopment of underutilized lands. Ms. Boodram opined that the Settlement Proposal conforms to the policy direction provided in the TOP and the KSP.

[23] Andrew Sears, a qualified expert in the area of transportation planning, provided traffic planning evidence in response to the issues raised by Robert Cullen, a Participant in the proceedings. Mr. Sears provided an Affidavit in support of the Settlement Proposal and the ZBA.

[24] Mr. Sears reviewed the context of the Subject Property advising that Spring Road is a local road. The Settlement Proposal will create 16 new residential units on a private driveway that accesses Spring Road at a point that has been relocated to align with Ley Boulevard on the northerly side of Spring Road. He proffered that the modest increase in traffic that would be generated by the Settlement Proposal can be accommodated on Spring Road, and notes that the Subject Property is on a hill that slopes downward as you proceed westerly along Spring Road.

[25] Mr. Sears reviewed the Participant Statement filed by Mr. Cullen and addressed the issues raised therein. Mr. Sears stated that he does not share the concerns raised by Mr. Cullen and opined that the realigned driveway location is adequate from a traffic operations perspective.

[26] Mr. Sears advised that he has undertaken an analysis of the proposed access point using the sight line distances based on the Transportation Association of Canada's Geometric Design Guide for Canadian Roads, which, he advised, is an industry-standard document. He confirmed that the driveway location is 77 m from the crest of the hill on Spring Road and this exceeds the required minimum standard of 74 m, which takes into account the slope. Mr. Sears concluded that there is adequate and safe stopping sight distance to the proposed access driveway location, which also takes into consideration the concern raised with the impact of the setting sun on drivers as they crest the hill driving in a westerly direction. Mr. Sears proffered that most traffic using Spring Road will be local traffic and the drivers will be familiar with the area. Mr. Sears

advised that there are four warning signs posted on Spring Road as you approach the crest of the hill from the east warning about the upcoming hill for drivers that may not be familiar with the area. Mr. Sears concluded by opining that the sightlines and stopping distances are sufficient to ensure the safe operation of the driveway access.

[27] In response to traffic volume concerns, Mr. Sears advised that a traffic study conducted in connection with the ZBA identified what Mr. Sears described as reasonable and typical traffic volumes for a local road in this context. Mr. Sears opined that there are no concerns from a traffic operations or safety perspective with the traffic volumes identified in the study.

[28] The internal driveway meets the Town standards which provide for safe access and turning movements for fire trucks and garbage trucks. Mr. Sears noted that the driveway widths and configurations represent industry best-practice standards across Ontario.

[29] Mr. Sears proffered that the parking demands can be met wholly on-site including visitor parking requirements as required in the ZBL. It was noted that parking is permitted on Town roads for a maximum period of three hours and there is no prohibition of parking on Spring Road in proximity to the Subject Property.

[30] Mr. Sears opined that the proposed transportation system, including the proposed driveway, facilitates the needs of the proposed development in a safe and operationally sound manner. He concluded that sight lines for the proposed driveway location are adequate and the proposed development can be supported from a traffic operations perspective.

ANALYSIS AND FINDINGS

[31] In consideration of the uncontroverted testimony and submissions of Ms. Boodram and Mr. Sears, the Tribunal approves the ZBA in principle for the reasons and subject to the conditions as set out below.

[32] The Tribunal is satisfied that the ZBA has regard for matters of Provincial interest as set out in s. 2 of the Act.

[33] The Tribunal finds that the ZBA is consistent with the PPS as it accommodates an appropriate mix of housing types and promotes cost-effective development patterns and standards to minimize land consumption. The Tribunal notes that the proposed zoning by-law will be subject to a holding provision to ensure that planned water and wastewater infrastructure capacity improvements are completed, thereby promoting the efficient use of existing and planned infrastructure.

[34] The Growth Plan promotes the optimization of lands directing growth to settlement areas and prioritizing intensification. The ZBA conforms to the policies of the Growth Plan and the Tribunal is satisfied the ZBA will contribute to achieving a complete community.

[35] The Tribunal is satisfied that the ZBA conforms to the 2010 ROP as the ZBA will support the fulfilment of the Town's intensification targets and will provide a mix and range of housing types. Additionally, the Tribunal finds that the ZBA conforms to the most current direction of the Town through the Community Area policies of the 2022 ROP by providing a mix of housing types to accommodate additional population.

[36] The Tribunal finds that the ZBA conforms with the TOP and the KSP. The Settlement Proposal represents appropriate infill and intensification of underutilized lands with a medium-density development that will diversify housing stock in the Keswick area.

[37] The Tribunal reviewed the Participant Statement of Mr. Cullen and is satisfied that the concerns raised have been addressed in the submissions from Mr. Sears.

[38] The Tribunal approves the ZBA in principle as described in the Settlement Proposal. The Tribunal will withhold issuance of its final Order to allow the Appellant to advance the Site Plan Approval application and ensure that the final form of the amending by-law appropriately provides for the development of the Subject Property as

described in the Settlement Proposal.

[39] The Tribunal is satisfied that the Settlement Proposal represents good planning and that the approval of the ZBA is in the public interest.

INTERIM ORDER

[40] **THE TRIBUNAL ORDERS** that the appeal is allowed, in part, on an interim basis, contingent upon receipt of those pre-requisite matters identified in paragraph 41 below, and that the Zoning By-law Amendment set out in Attachment 1 to this Interim Order is hereby approved in principle.

[41] The Tribunal will withhold the issuance of its Final Order subject to the Tribunal having received, and approved, the Zoning By-law Amendment in a final form, confirmed to be satisfactory to the Solicitor for the Town of Georgina.

[42] If the Parties do not submit the final drafts of the Zoning By-law Amendment, and provide confirmation that the contingent pre-requisites to the issuance of the Final Order set out in paragraph 41 above have been satisfied, and do not request the issuance of the Final Order, by **Thursday, November 30th, 2023**, the Applicant and the Town shall provide a written status report to the Tribunal by that date as to the timing of the expected confirmation and submission of the final form of the draft Zoning By-law Amendment and request for issuance of the Final Order by the Tribunal. In the event the Tribunal fails to receive the required status report, and/or in the event that the contingent pre-requisites are not satisfied by the date indicated above, or by such other deadline as the Tribunal may impose, the Tribunal may then dismiss the Appeal.

[43] The Member will remain seized for the purposes of reviewing and approving the final draft of the Zoning By-law Amendment and the issuance of the Final Order.

[44] The Tribunal may, as necessary, arrange the further attendance of the Parties by Telephone Conference Call to determine the additional timelines and deadline for the submission of the final form of the instrument and the satisfaction of the contingent pre-requisite to the issuance of the Final Order.

“David Brown”

DAVID BROWN
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

BY-LAW NUMBER 500-2023-XXXX

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 500-2023-XXXX**

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

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

1. That Map 3, Page 1 to Schedule 'A' to Zoning By-law 500, as amended, is hereby amended by changing the zone symbol from 'R1' to 'R3-XX(H)' on land described as Lot 9 on Plan 65M2613, shown in heavy outline and designated 'R3-XX(H)' on Schedule 'A' attached hereto.
2. That Zoning By-law Number 500, as amended, is hereby further amended by incorporating Schedule 'B-XX' attached hereto.
3. Notwithstanding any section in this by-law, the setbacks shown in Schedule B-XX can encroach to a maximum of 0.05 m.
4. That Section 9 **MEDIUM DENSITY URBAN RESIDENTIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 9.5.XX **SPECIAL PROVISIONS** the following:

**"9.5.XX Lot 9, Plan 65M2613
117 Spring Road,**

**'R3-XX'
(Map 3, Pg. 1)**

<p>Attachment 6 Report DS-2025-0012 117 Spring Road Page 12 of 20</p>

BY-LAW NUMBER 500-2023-XXXX

- (a) That, for the purposes of the R3-XX zone, a new definition for 'Lot, End' shall be added. The definition shall be as follows:

LOT, END: Means a lot which has street access, other than a corner lot, but that abuts at least one other lot containing a dwelling.

- (b) As per Schedule B-XX, the following lots shall be classified as follows:

- a. LOT, CORNER: Lots 7, 8 and 16
- b. LOT, INTERIOR: Lots 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, and 15
- c. LOT, END: Lot 1

- (c) Notwithstanding Section 2.114, for the purposes of this by-law, a LOT: means a parcel of tied land which is legally in separate and distinct ownership or which is shown on a registered plan of condominium.
- (d) Notwithstanding Section 5.13, permitted uses shall be permitted on lots which have access to a private street that is subject to a registered plan of condominium.
- (e) Notwithstanding Section 5.28 (h) and 5.28 (i), uncovered surface parking areas and streets are permitted as per Schedule 'B-XX' to this By-law.
- (f) Notwithstanding Section 5.45 (a), the maximum distance that unenclosed porches, steps, and decks may project into the minimum required rear yard is as shown on Schedule B-XX.

BY-LAW NUMBER 500-2023-XXXX

- (g) Notwithstanding Section 6.7 (d), a total of 16 townhouse dwellings are permitted.
- (h) Notwithstanding Section 5.12, fences shall be subject to the following:
 - a. Fences not exceeding 2.0 metres in height are permitted in the interior side yard and rear yard. Such fences are exempt from the minimum yard requirements of the by-law.
 - b. Fences are permitted in the front yard and exterior side yard provided such fence does not exceed 0.9 metres in height. Fences between pairs of dwelling units may extend 2.0 metres (maximum) from the wall of the dwelling. Such fences are exempt from the minimum yard requirements of the by-law.
- (i) Notwithstanding Section 5.28 (h) and (i), the following requirements shall apply to garages, driveways and parking areas:
 - a. The minimum interior dimensions of a garage shall be 3 metres in width by 5.5 metres in length.
 - b. No encroachments shall be permitted into a required parking space within a garage, save an except for one step (2 risers) into the minimum garage length.
- (j) Notwithstanding Section 6.7, the following regulations shall apply on a lot by lot basis, contingent on each lot's classification as a LOT, CORNER / LOT, INTERIOR / LOT, END.

Height (Maximum)	11 metres
------------------	-----------

BY-LAW NUMBER 500-2023-XXXX

Lot Frontage (Minimum) - Corner - Interior - End	6.1 m 5.9 m X.X m
Lot Area (Minimum) - Corner - Interior - End	225 m2 130 m2 X m2
Lot Coverage (Maximum) - Corner - Interior - End	40% 65% XX%
Front Yard (Minimum) - Corner - Interior - End	As per Schedule B-XX As per Schedule B-XX As per Schedule B-XX
Rear Yard (Minimum) - Corner - Interior - End	As per Schedule B-XX As per Schedule B-XX As per Schedule B-XX
Interior Side Yard (Minimum) - Corner - Interior - End	Nil Nil As per Schedule B-XX
Exterior Side Yard (Minimum) - Corner - Interior - End	As per Schedule B-XX N/A N/A

- (k) Notwithstanding any other provisions herein, while the "(H)" Holding symbol is in place on lands shown in heavy outline and designated R3-XX(H)" in Schedule A attached hereto, no buildings or structures shall be permitted to be erected, and the lands may only be used for those uses which legally existed prior to <August 24, 1995>, being the date of the approval of this by-law by the Ontario Municipal Board. Pursuant to Section 36 of the Planning Act, R.S.O. 1990, as amended, Council shall enact a by-law to remove the "(H)" Holding symbol from said lands under the following circumstances:

BY-LAW NUMBER 500-2023-XXXX

- a. The receipt of written confirmation from the Town's Director of Development Services, by way of written confirmation from The Regional Municipality of York, that the upgrades to the Keswick Sewage Pumping Station have been completed and that the facility has been commissioned and is fully operational to accommodate flows from the proposed development on the subject lands.
- b. The receipt of written confirmation from the Town's Director of Development Services, by way of written confirmation from The Regional Municipality of York, that there is adequate servicing capacity available within the Keswick Water Resource Recovery Facility to accommodate the proposed development and that adequate servicing allocation has been assigned to the subject lands.
- c. The receipt of written confirmation from the Town's Director of Development Services that the upgrades to the Connell Booster expanded pressure zones have been completed and have been commissioned, and are fully operational to meet the flow and pressure demands from the proposed development on the subject lands.

Upon removal of the "(H)" Holding symbol from the lands shown in heavy outline and designated "R3-XX(H)" in Schedule "A" attached hereto, the provisions applicable to said lands shall be in accordance with Zoning By-law Number 500, as amended

READ a first, second, and third time and finally passed this ____ day of _____, 2023.

Margaret Quirk, Mayor

Attachment 6
Report DS-2025-0012
117 Spring Road
Page 16 of 20

BY-LAW NUMBER 500-2023-XXXX

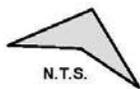
Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER 500-2023-XXXX

1. The purpose of Zoning By-law Number 2023-XXXX, which amends Zoning By-law 500, is to amend the current Low Density Urban Residential (R1) zoning on the subject lands to permit a townhouse dwelling use and parking area. Site-specific provisions have also been included to implement the development proposal.
2. The subject land is currently zoned Low Density Urban Residential (R1) and it is proposed that the property be rezoned to site specific Medium Density Residential (R3-XX(H)), as shown on Schedule 'A' to the amending By-law.
3. Zoning By-law Number 2023-XXXX conforms with the intent of the Town of Georgina Official Plan, as amended.
4. A Key Map showing the location of the lands to which By-law Number 2023-XXXX applies is shown below.
5. The purpose of permitting setbacks to encroach to a maximum of 0.05 m is to provide flexibility in construction.

Attachment 6 Report DS-2025-0012 117 Spring Road Page 17 of 20

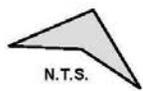
SCHEDULE A TO BY-LAW NO. _____
 PASSED ON THE _____ DAY OF _____ 202X



IN THE TOWN OF GEORGIA
 REGIONAL MUNICIPALITY OF YORK



KEY MAP



SUBJECT LANDS (117 SPRING ROAD, KESWICK)

Attachment 6
Report DS-2025-0012
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Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: May 10, 2024

CASE NO.: OLT-22-004051

PROCEEDING COMMENCED UNDER section 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended.

Applicant/Appellant: 2603235 Ontario Limited
Subject: Application to amend the Zoning By-law – neglect to make a decision
Description: The subject application proposes to change the zoning on the property from Low Density Urban Residential (R1) to a site-specific Medium Density Urban Residential (R3-xx) zone.
Reference Number: Town File: 0.3.1130
Property Address: 117 Spring Road
Municipality/UT: Georgina/York
OLT Case No: OLT-22-004051
OLT Lead Case No: OLT-22-004051
OLT Case Name: 2603235 Ontario Limited v. Georgina (Town)

BEFORE:

DAVID BROWN) Friday, the 10th day of
)
MEMBER) May, 2024

THIS MATTER having come before the Tribunal for a public hearing on April 20, 2023 and the Tribunal, in its Decision and Interim Order issued on June 16, 2023 (the “**Interim Order**”), having ordered that the appeal by 2603235 Ontario Limited against the Town of Georgina for its failure to make a decision on an application for a Zoning By-law Amendment (“ZBA”) is allowed, in part;

AND THE TRIBUNAL having withheld the issuance of its Final Order subject to the Tribunal having received, and approved, the Zoning By-law Amendment in a final form, confirmed to be satisfactory to the Solicitor for the Town of Georgina.

Attachment 7
Report DS-2025-0012
117 Spring Road
Page 1 of 11

AND THE TRIBUNAL now being satisfied that the conditions for the release of the Tribunal's Final Order with respect to the Final ZBA have been satisfied;

THE TRIBUNAL ORDERS that the Final ZBA attached to this Order as Attachment "1" is approved.

"Euken Lui"

EUKEN LUI
ACTING REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Attachment 7
Report DS-2025-0012
117 Spring Road
Page 2 of 11

ATTACHMENT 1

BY-LAW NUMBER 500-2024-0005 (PL5)

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

BY-LAW NUMBER 500-2024-0005 (PL5)

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

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Ontario Land Tribunal, by Order dated XXX in OLT Case No. OLT-22-004051, amends By-law 500 as follows:

1. That Map 3, Page 1 to Schedule 'A' to Zoning By-law 500, as amended, is hereby amended by changing the zone symbol from 'R1' to 'R3-73(H)' on land described as Lot 9 on Plan 65M2613, shown in heavy outline and designated 'R3-73(H)' on Schedule 'A' attached hereto.
2. That Zoning By-law Number 500, as amended, is hereby further amended by incorporating Schedule 'B' attached hereto.
3. That Section 9.5 **MEDIUM DENSITY URBAN RESIDENTIAL** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 9.5.63 **SPECIAL PROVISIONS** the following:

9.5.64	Lot 9, Plan 65M2613	'R3-73(H)'
	117 Spring Road,	(Map 3, Pg. 1)

- (a) Notwithstanding Section 2.114, for the purposes of this by-law, a LOT: means a parcel of tied land which is legally in separate and distinct ownership or which is shown on a registered plan of condominium (Common Element).
- (b) As per Schedule 'B', notwithstanding Section 2.115 and 2.116, the following lots shall be classified as follows:
 - a. LOT, CORNER: Lots 1, 7, 8, and 16
 - b. LOT, INTERIOR: Lots 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, and 15
- (c) Notwithstanding Section 2.123, for the purposes of this By-law, the arced portion of a lot line is considered the front lot line for a corner lot.
- (d) Notwithstanding Section 5.12, fences shall be permitted subject to the following:
 - a. Fences not exceeding 2.0 metres in height are permitted in the interior side yard and rear yard.
 - b. Fences are permitted in the front yard and exterior side yard, provided such fence does not exceed 0.9 metres in height.
- (e) Notwithstanding Section 5.13, permitted uses shall be permitted on lots which have access to an access street that is subject to a registered plan of condominium.
- (f) Notwithstanding 5.28 (a), parking spaces are permitted as per Schedule 'B' to this By-law. Typical parking spaces within a residential garage, on a driveway, or in a parking area are required to be a minimum of 3.0 metres by 5.7 metres in size.

- (g) Notwithstanding 5.28 (i), streets are permitted as per Schedule 'B' to this By-law.
- (h) Notwithstanding 5.35 (b), parking spaces are permitted to be located in a sight triangle.
- (i) Notwithstanding Section 5.45 (a), the maximum distance that unenclosed porches and steps can encroach into the minimum required front yard for interior lots is 2.26 m and for corner lots, the maximum encroachment for these structures shall be:
 - a. Lot 1 – 0.52 m
 - b. Lot 7 – 0.58 m
 - c. Lot 8 – 0.91 m
 - d. Lot 16 – 1.75 m
- (j) Notwithstanding Section 5.45 (a), the maximum distance that decks may project into the minimum required rear yard is 1.22 m.
- (k) Notwithstanding Section 5.45 (a), no decks, porches, steps or balconies shall be permitted within an exterior side yard.
- (l) Notwithstanding Section 6.7 (d), a total of 16 townhouse dwellings are permitted.
- (m) Notwithstanding Section 6.7, the following regulations shall apply on a lot by lot basis, contingent on the classification of each lot as a LOT, CORNER / LOT, INTERIOR.

Height (Maximum)	11 metres
Lot Frontage (Minimum)	
- Corner	8.0 m
- Interior	5.9 m
Lot Area (Minimum)	
- Corner	175 m ²
- Interior	130 m ²
Lot Coverage (Maximum)	
- Corner	45%
- Interior	62%
Front Yard (Minimum)	
- Corner Lot 1	0.93 m
- Corner Lots 7 & 8	2.03 m
- Interior Lots & Corner Lot 16	4.55 m
Rear Yard (Minimum)	
- Corner	5.50 m
- Interior	6.0 m
Interior Side Yard (Minimum)	
- Corner	Nil
- Interior	Nil
Exterior Side Yard (Minimum)	
- Corner Lot 1	1.55 m
- Corner Lot 7	1.26 m
- Corner Lot 8	3.45 m
- Corner Lot 16	2.55 m
- Interior	N/A

- (n) Notwithstanding any other provisions herein, while the "(H)" Holding symbol is in place on lands shown in heavy outline and designated 'R3-73(H)' in Schedule 'A' attached hereto, no buildings or structures shall be permitted to be erected until such time that a by-law is enacted to remove the "(H)" Holding symbol from said lands under the following circumstances:
- a. The receipt of written confirmation from the Town's Director of Development Services, by way of written confirmation from The Regional Municipality of York, that the upgrades to the Keswick Sewage Pumping Station have been completed and that the facility has been

commissioned and is fully operational to accommodate flows from the proposed development on the subject lands.

- b. The receipt of written confirmation from the Town's Director of Development Services, by way of written confirmation from The Regional Municipality of York, that there is adequate servicing capacity available within the Keswick Water Resource Recovery Facility to accommodate the proposed development and that adequate servicing allocation has been assigned to the subject lands.

- c. The receipt of written confirmation from the Town's Director of Development Services that the upgrades to the Connell Booster expanded pressure zones have been completed and have been commissioned, and are fully operational to meet the flow and pressure demands from the proposed development on the subject lands.

Upon removal of the "(H)" Holding symbol from the lands shown in heavy outline and designated 'R3-73(H)' in Schedule 'A' attached hereto, the provisions applicable to said lands shall be in accordance with Zoning By-law Number 500, as amended.

READ a first, second, and third time and finally passed this ____ day of _____, 2024.

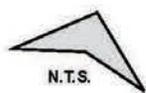
Margaret Quirk, Mayor

Rachel Dillabough, Clerk

EXPLANATORY NOTE TO BY-LAW NUMBER 500-2024-0005 (PL5)

1. The purpose of Zoning By-law Number 500-2024-0005 (PL5), which amends Zoning By-law 500, is to amend the current Low Density Urban Residential (R1) zoning on the subject lands to permit a townhouse dwelling use and parking area. Site-specific provisions have also been included to implement the development proposal.
2. The subject land is currently zoned Low Density Urban Residential (R1) and it is proposed that the property be rezoned to site specific 'Medium Density Residential (R3-73(H))', as shown on Schedule 'A' to the amending By-law.
3. Zoning By-law Number 500-2024-0005 (PL5) conforms with the intent of the Town of Georgina Official Plan, as amended.
4. A Key Map showing the location of the lands to which By-law Number 2024-0005 (PL5) applies is shown below.

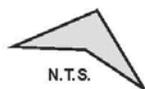
KEY MAP



 SUBJECT LANDS (117 SPRING ROAD, KESWICK)

SCHEDULE A TO BY-LAW NO. _____

PASSED ON THE _____ DAY OF _____ 2024



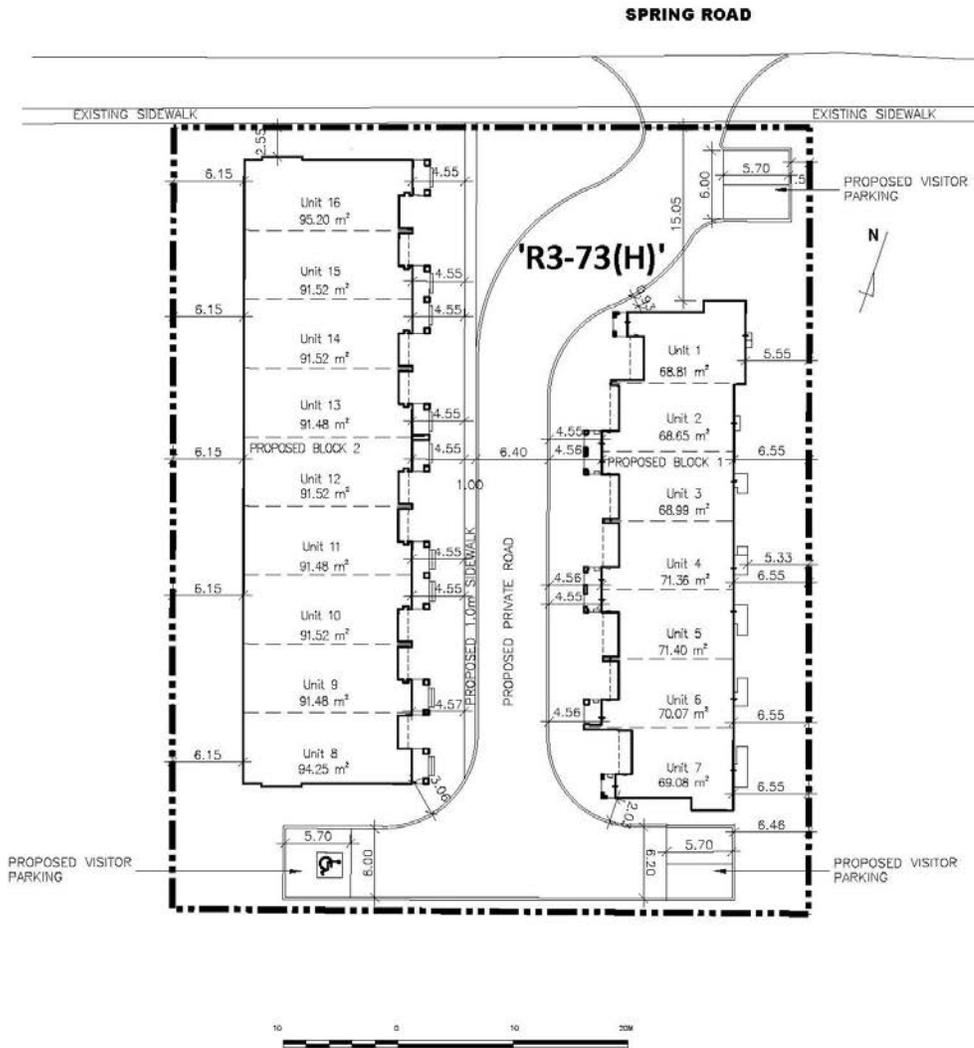
IN THE TOWN OF GEORGIA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO
 BY-LAW _____
 PASSED THIS _____ DAY OF _____ 20____
 CLERK _____
 MAYOR _____



117 SPRING ROAD,
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'B' TO
BY-LAW _____
PASSED THIS _____ DAY OF _____
20____
CLERK _____
MAYOR _____



SCHEDULE 'B' TO BY-LAW NO. 500-2024-0005 (PL5)

Circulated To	Email	Department/Agency	Date Received	Response
Devin Dillabough, Bruce West, Lori Gardiner, Jeremy Liscoumb	ddillabough@georgina.ca ; bwest@georgina.ca ; lgardiner@georgina.ca ; jiliscoumb@georgina.ca	Building Division	May 16, 2024	At this stage of the proposal we have no comments.
Henry Radder	hradder@georgina.ca	Building/Plumbing Inspector		
Rachel Dillabough, Mamata Baykar	rdillabough@georgina.ca ; mbaykar@georgina.ca	Clerks Division		
Dan Buttineau, Bob Ferguson	dbuttineau@georgina.ca ; bferguson@georgina.ca	Community Services		
Michael Iampietro, Vikum Wegiriya	miampietro@georgina.ca ; tgallagher@georgina.ca	Development Engineering	March 1, 2024	See attached.
Karyn Stone	kstone@georgina.ca	Economic Development	February 19, 2024	No objection.
Lorianne Zwicker, Kailee Houter	lzwicker@georgina.ca ; khouter@georgina.ca	Georgina Fire Department	November 17, 2023 January 15, 2025	The Georgina Fire Department has reviewed the plan as submitted 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. 3. Adequate water supply for firefighting shall be provided. Occupancy factor of 25% non-combustible contents -was used in the fire flow calculation for the proposed residential apartment building. As per table 3 of the FUS Water Supply for Public Fire Protection – A guide to recommended Practice in Canada 2020 it recommends using -15% limited combustible contents factor for residential occupancies. Clarification is requested on why 25% factor was used. Additionally, the construction coefficient of 0.6 was used for fire resistive construction – please confirm the building will be constructed with fire-resistive materials (2hr fire resistive rating and non-combustible materials). 4. Private hydrants shall be marked in accordance with NFPA 291 to indicate available fire flow from the hydrant - the barrel of private hydrants are to be painted red. 5. We ask that consideration be given to the installation of home fire sprinkler in the proposed buildings and invite the developer/owner to meet with Georgina Fire to discuss the benefits of this life safety feature. 6. The Owner shall submit a revised Functional Sercing Report which is to include Fire Flow Calculations, to the satisfaction of Georgina Fire.
By-laws	bylaws@georgina.ca	Municipal Law	October 23, 2023	No comments
Niall Stocking, Neil MacDonald, Laura Taylor	nstocking@georgina.ca ; nmacdonald@georgina.ca ; ltaylor@georgina.ca	Operations & Infrastructure	December 5, 2023	The Operations and Infrastructure Department have no comments regarding the application.
Justine Burns	jburns@georgina.ca	Policy Planning		
Geoff Harrison	gharrison@georgina.ca	Tax & Revenue	February 16, 2024	There are no tax concerns with this property.
Mary Mauti	planninganddevelopment@bell.ca	Bell Canada	October 13, 2023	See attached.
Carrie Gordon (COA)	ROWCentre@bell.ca	Bell Canada		
Susan Cluff	susan.cluff@canadapost.postescanada.ca	Canada Post Corporation (CPC)		
Chief Donna Big Canoe, Natasha Charles	donna.bigcanoe@georginaisland.com ; natasha.charles@georginaisland.com	Chippewas of Georgina		
CN Rail	proximity@CN.ca	C.N. Business Development & Real Estate		
Enbridge Gas Inc	MunicipalPlanning@enbridge.com	Enbridge Gas	December 8, 2023	See attached.
Hydro One Networks Inc	CentralFBCplanning@HydroOne.Com	Hydro One		
Dave Ruggle, Amy Knapp, Laura Tafreshi, Kelly Nesbitt, Liam Munnoch	d.ruggle@lsrca.on.ca ; a.knapp@lsrca.on.ca ; l.tafreshi@lsrca.on.ca ; k.nesbitt@lsrca.on.ca ; L.Munnoch@lsrca.on.ca	Lake Simcoe Region Conservation Authority (LSRCA)	January 16, 2024	Further to the below, as the development is located outside of natural hazards and development limits have been set, after further review it has been determined that the outstanding LSRCA technical comments can be addressed through the detailed design process. The LSRCA has no objection to draft plan approval and recommended conditions of draft plan approval have been sent under separate cover.
Celeste Dugas	celeste.dugas@ontario.ca	Ministry of the Environment		
		Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing	msoc.admin@ontario.ca	Ministry of Municipal Affairs & Housing		
Margaret Mikolajczak, Cameron Blaney, Colin Mulrenin	margaret.mikolajczak@ontario.ca ; cameron.blaney@ontario.ca ; Colin.Mulrenin@ontario.ca	Ministry of Transportation		
Richard Nsengimana	planification@cscmonavenir.ca	Monavenir Catholic School Board		
Alex Locantore	Alex.locantore@mpac.ca	MPAC		
Ontario Power Generation	Executivevp.lawanddevelopment@opg.com	Ontario Power Generation		
Lily Apa	lily.apa@rci.rogers.com	Rogers	October 12, 2023	See attached.
Nathan Robinson	nrobinson@southlakeregional.org ; asivaramalingam@southlakeregional.ca	Southlake Regional Health Centre	October 23, 2023	See attached.
	developmentplanning@ycdsb.ca	York Catholic District School Board	December 4, 2023	We have reviewed the proposal and have no additional comments or objections to its approval.
Christine Meehan	developmentservices@york.ca	York Region - Community Planning & Development Services	November 2, 2023	See attached.
Gilbert Luk	gilbert.luk@yrdsb.ca	York Region District School Board		
Jennifer Gotlieb	5775@yvp.ca	York Regional Police		

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117 Spring Road
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Corporate Services

File No.: 01.165
Regional File No.: CDMP.23.G.0025

November 2, 2023

Mr. Denis Beaulieu,
Director of Planning & Building
Town of Georgina
R.R. #2, 26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Connor McBride, Senior Development Planner

**Re: Draft Plan of Condominium 01.165
Regional File No.: CDMP.23.G.0025
Lot 9, Plan 65M-2613
117 Spring Road
Town of Georgina**

York Region has completed its review of the draft plan of condominium application. The draft plan of condominium was prepared by Mandarin Surveyors Ltd., dated September 11, 2023. The site is municipally known as 117 Spring Road located on east of The Queensway S. and north of Morton Avenue. The draft plan of common element condominium will facilitate the development of 16 townhouse units (freehold) on a private condominium road, within a 0.38 ha site.

Regional Technical Review Comments

The proposed draft plan of condominium was considered by staff from various Regional Departments. The following comments have been provided with respect to these applications.

Infrastructure Asset Management (IAM)

IAM has reviewed the subject application in conjunction with the Functional Servicing Report (FSR), prepared by WSP, September 2023 and Stormwater Management Report (SWMP), prepared by WSP, September 2023. IAM offers the following comments and attached conditions of draft approval.

Servicing Allocation:

Residential development in the Town of Georgina requires servicing capacity allocation prior to final approval. If the Town of Georgina does not grant this development allocation from the existing capacity assignments to date, then the development may require additional Regional infrastructure based on conditions of future capacity assignment.

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario
Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)
Internet: www.york.ca

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The Region has requested the Town to restrict occupancy of residential units in new developments until the ongoing capital upgrade works at the Keswick SPS are complete (see comments for ZBA.18.0168). IAM continues to recommend implementing a Holding Zone provision for the subject lands with respect to the current limitation of servicing capacity in the associated service area: The expected completion date of the Keswick SPS Upgrades is 2024.

Municipal Water and Wastewater Servicing

- The FSR indicates that water servicing to support the proposed development will be provided through the existing 150mm watermain on Spring Road via a 150mm fire service and domestic branch connection.
 - Prior to final approval of this application, a hydrant flow test is to be completed. This report will be further revised to verify the adequacy of the proposed water system to maintain service levels, including fire flows through hydrant testing. The Owners shall forward the revised FSR to the Region for review and record.
- The FSR indicates that wastewater servicing to support the proposed development will be provided through the existing 200mm sanitary sewer on Spring Road via a 200mm sanitary connection.
- There is no Regional infrastructure in the vicinity of the proposed development.

Summary

York Region has no objection to the approval of the draft plan of condominium applications subject to the attached Schedule of conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the condominium plans be approved.

Should you have any questions regarding the above, please contact Asif Abbas, Planner, at extension 77271 or through electronic mail at

Yours truly,



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

AA
Attachments (1) Schedule of Clauses/Conditions

YORK-#15830244

Attachment 8 Report DS-2025-0012 117 Spring Road Page 3 of 16
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Schedule of Conditions
01.165 (CDMP.23.G.0025)
117 Spring Road
Town of Georgina

Re: Mandarin Surveyors Ltd., dated September 11, 2023

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. Prior to final approval, the Owners shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Georgina:
 - a copy of the Council resolution confirming that the Town of Georgina has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan of subdivision.
 - a copy of an email confirmation by Town of Georgina staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
3. The Owners shall agree in the subdivision agreement that the Owners shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or wastewater service not being available when anticipated.
4. Prior to final approval, the Owners shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and the Infrastructure Asset Management branch for record.
5. The Owner shall provide a copy of the Condominium Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
6. 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.

7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.



LSRCA CONDITIONS OF DRAFT PLAN APPROVAL
JANUARY 16, 2024
117 SPRING ROAD
TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK
TOWN FILE: 01.165
LSRCA FILE: SD-163254-063023

- C-1 That this approval is applicable to the Draft Plan of Condominium prepared by Mandarin Surveyors Limited, dated September 11, 2023 and may be subject to redline revisions based on the detailed technical plans and studies.
- C-2 That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
 - a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
 - b) A detailed erosion and sediment control plan;
 - c) A detailed grading and drainage plan;
 - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable;
 - f) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures
- C-3 That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
 - a) Detailed Hydrogeological Report / Water Balance
 - b) Compensatory Measures if required
- C-4 That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
 - a) Phosphorus budget
 - b) Compensatory measures if required
- C-5 The owner shall agree in the Development 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 Development 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 Development 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 Development 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 Development Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan
- C-11 The Owner shall agree in the Development 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 development 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.



GEORGINA

Interoffice Memorandum

Development Engineering Division

Date: March 01, 2024, File No.: 03.1130

To: Sean Lapenna, Senior Development Planner

From: Vikum Wegiriya, Jr Engineering Technologist of Development Engineering

Subject: APPLICATION FOR DRAFT PLAN OF CONDOMINIUM
Address: 117 Spring Road, Keswick
Description: Lot 9, Plan 65M-2613
File No.: 03.1130
Ward 2 (Councillor Dan Fellini)
Submission 2

Applicants are to reach out to Vikum Wegiriya vwegiriya@georgina.ca prior to making a formal Plan of Condominium application submission to discuss these comments, gain understanding/consensus on detailed design criteria and to reduce approval timelines.

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

1. It is recommended that funding be advanced, prior to submitting a formal detailed design submission, to allow for the Town to complete water and wastewater modeling on behalf of the applicant. Town representatives will request a quotation for this mentioned modeling if directed by the Applicant. This is recommended to gain a better understanding of the servicing requirements as early as possible in the application process. **Addressed**
2. All unpaved areas on are to be seeded/sodded and stabilised to control erosion and dust at all times. **Will be Addressed at Detailed Design Stage**
3. Monitoring and reporting of SWM facility operation and maintenance will be required to ensure it is providing the required storm water quality and quantity controls as per approved design standards. The applicant shall provide a monitoring plan for review and approval of the Town as part of the detailed design submission. All the runoff from the proposed development should be treated before leaving the site for the interim period. **Will be Addressed at Detailed Design Stage**
4. See the LSRCA Parking Lot Design Guidelines to Promote Salt Reduction for estimates of snow storage area (15% of plowed area) required. If snow storage areas do not match guidelines, please advise how excess snow will be managed and/or removed from site as necessary. Fire Routes are required to be always maintained and are not to be impacted by snow storage limitations. **Addressed. Please provide with the contract at the at the detail design stage**

5. Municipal Address will be required. **Will be Addressed at Detailed Design Stage**
6. The Owner shall submit a composite utility plan for review and approval by the Town of Georgina on behalf of all affected authorities. **Will be Addressed at Detailed Design Stage**
7. We recommend a Temporary Truck Traffic sign at entrance on Spring Road to caution the traffic, cyclists, and pedestrians. **Will be Addressed at Detailed Design Stage**
8. Please provide a Construction Management Plan. **Will be Addressed at Detailed Design Stage**
9. Fire protection measures are not provided/discussed. Fire protection will be required as per OBC and Town requirements. **Addressed**
10. Please provide a dewatering plan clearly outlining the process and the discharge location. **Will be Addressed at Detailed Design Stage**
11. Turning radius shall comply with fire regulations. **Addressed**
12. The Owner shall restore the sections of the right-of-way disturbed during servicing. **Will be Addressed at Detailed Design Stage**
13. Regarding the pavement design, it's essential that the Design Engineer strictly adheres to the Town's Design Criteria for Local Roads Requirements, as detailed on page 27 of the Town's Design Criteria. **Will be Addressed at Detailed Design Stage**

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

All depths noted are compacted depths.

14. Please provide details on how the perforated pipe will be maintained once Condo Corp takes over. This information can be provided during the detailed design stage.

Preliminary Grading Plan

1. Further information is required concerning driveways, including driveway width specifications and parking space information. **Addressed**
3. Only the backyards of three houses are permitted to drain to a backyard swale before being discharged to an approved outlet. **Addressed**

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4. Driveway slopes necessitates a minimum of 1% slope. **Addressed**
5. All swales should have a minimum depth of 0.15 and a 1% slope. **Not Addressed.**
Please ensure that the swales have a minimum depth of 0.15 meters. If necessary, adjust the retaining wall slightly to accommodate this requirement. This can be addressed at detailed design stage.
6. Please refer to the attached Engineering Drawing for additional comments. **Partially Addressed**

Functioning Service Report

1. There is a discrepancy in the FSR and the grading plan. Please refer to the highlighted section in the FSR.

October 13, 2023

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

Dear Connor,

Re: Draft Plan of Condominium
2603235 Ontario Limited
117 Spring Road
Town of Georgina
File No.: 01-165
Related Application: 07-23-23, 03-1130, SP-15-072B

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

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

October 24, 2023

Via Email: kharris@georgina.ca

Kim Harris
Planning Clerk, Development Planning Division
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

RE: Draft Plan of Condominium Application
Address: 117 Spring Road, Keswick
Description: Lot 9, Plan 65M-2613
Ward Councillor: Ward 2 (Councillor Dan Fellini)
File No: 03.1130

Dear Ms. Harris,

We are in receipt of your correspondence concerning the above matter.

Southlake Regional Health Centre understands the impact of provincial and regional planning requirements on local communities, in particular, the provincial Places to Grow strategy. In this context, continued residential development is not unexpected.

It is important for Council to recognize, however, that provincial growth policies do not provide for the necessary capital investment to expand hospital infrastructure to meet the health care needs of new residents. At Southlake we are doing our best to find new and innovative ways to better serve our growing communities and we will continue to do so. Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population.

If you require any additional information, please do not hesitate to contact me.

Sincerely,



Nathan Robinson, PMP, PMI-RMP, CP³P-F
Director, Capital Development
Southlake Regional Health Centre

Cc: J. Marshman, Southlake

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117 Spring Road
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10/13/2023

Conner McBride

Georgina

Georgina (Town)

Attention: Conner McBride

Re: Draft Plan of Condominium (01.165), 117 Spring Rd., Keswick; Your File No. 01.165

Our File No. DTS: 26786 / Circ: 38656

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:

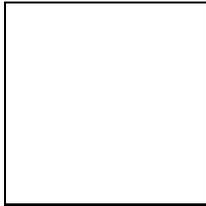
To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

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.



October 12, 2023

Town of Georgina
Connor McBride
Planner

Dear Connor,

Re: 01.165 - 117 Spring Road (the "Subdivision")

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

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

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

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

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

Yours truly,

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

THE FOLLOWING CONDITIONS SHALL BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-23G01**Corporation of the Town of Georgina**

1. This approval is applicable to the Draft Plan of Condominium prepared by Mandarin Surveyors Limited, dated September 11, 2023 and may be subject to redline revisions based upon the results of detailed technical plans and studies.
2. Where Conditions refer to documents to be submitted and approved by the Town, it is acknowledged that some documents may have already been submitted, reviewed and/or approved. New materials may not be required in every instance, but, even if previously reviewed, must still be submitted as part of any clearance request.
3. When making a submission following Draft Approval, the Applicant must submit all the documents specified in the Conditions, unless explicit, prior and written exemption is provided by the Director.
4. All submission documents must be submitted to a single responsible Town Staff member. Do not make partial submissions to individual Town Staff. Partial submissions that do not include all the documents specified herein may not be accepted and may result in processing delays.
5. All submission documents must be consistent with one-another. If an update is made to a submission document that impacts another submission document, the other submission document(s) must be updated in-turn.
6. The following abbreviated terms are used throughout these Conditions:
 - a) 'Act' means the Planning Act
 - b) 'Director' means the Director of Development Services of the Town of Georgina
 - c) 'Owner' means the owner or beneficial owner of the Subject Lands
 - d) 'Town' means The Corporation of the Town of Georgina
 - e) 'LSRCA' means the Lake Simcoe Region Conservation Authority
 - f) 'York Region' means The Regional Municipality of York
 - g) 'Bell' means Bell Canada
 - h) 'Enbridge' means Enbridge Gas Distribution
 - i) 'Canada Post' means Canada Post Corporation
 - j) 'Rogers' means Rogers Communications Canada Inc.
 - k) 'Subject Lands' means the lands subject to the Draft Plan of Condominium
 - l) 'Draft Plan' means the Draft Plan of Condominium

- m) 'Conditions' means the conditions of draft approval associated with the approved Draft Plan of Condominium
- n) 'Final Approval' means the final depositing of the CDM-plan with the Land Registry Office

Development Engineering Division

7. The Owner shall enter into a Condominium Agreement with the Town and agree to satisfy all conditions prior to Final Approval. The Town shall register the Condominium Agreement against the Subject Lands to which it applies.
8. 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 Condominium Agreement, at the Owner's sole cost, to the satisfaction of the Director:
 - a) Topographic Survey;
 - b) Development Concept Plan;
 - c) Stormwater Management Report & Plans;
 - d) Transportation Impact Study;
 - e) Traffic Management, Control, Marking & Signage Plan;
 - f) Functional Servicing Report;
 - g) Water & Sanitary System Modelling;
 - h) Detailed Servicing Plan;
 - i) Master Grading / Drainage Plan;
 - j) Hydrogeological Report;
 - k) Water Balance and Phosphorus budget;
 - l) Geotechnical / Soils Report;
 - m) Composite Utility Plan;
 - n) Erosion & Sediment Control Plan;
 - o) Photometric Plan; and,
 - p) Retaining Wall Engineering, Architectural and Maintenance Plans.
9. The Owner shall agree in the Condominium Agreement, to the satisfaction of the Director, to:
 - a) Provide copies of the executed and registered Condominium Agreement to the Director and all agencies that implemented Conditions;
 - b) Convey to the Town any lands or rights in land as may be required, without monetary consideration and encumbrances;
 - c) Permit any telephone, telecommunication or utility service provider to locate its plants within the Subject Lands;

- d) Relocate any utilities required by the development of the Subject Lands at the sole expense of the Owner;
 - e) Pay all costs as per Town By-law 2018-0074 (PL-7), as amended;
 - f) Pay all peer review costs associated with the review of any submitted material or the preparation of the Condominium Agreement;
 - g) The Owner shall agree that maintenance of any retaining walls constructed within this draft Plan of Condominium shall be the responsibility of the owner, and of subsequent owners. Retaining walls shall not be constructed upon Town lands, or lands to be transferred to the Town;
 - h) Acknowledge that building permits will not be issued until road, servicing and streetlight infrastructure is constructed, tested and inspected;
 - i) 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;
 - j) 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;
 - k) To host a pre-construction meeting followed by a bi-weekly on-site progress meeting for the duration of construction;
 - l) To provide performance and maintenance guarantees and securities;
 - m) Snow removal will be completed 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; and,
 - n) A monitoring and maintenance program shall be implemented for all water, sanitary and stormwater management facilities within the Subject Lands.
10. That the Owner provide written confirmation from the Director that all performance and maintenance guarantees / securities are in good standing.
11. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Engineer's Certificate stating that all grading, drainage, above and below ground services, asphalt paving, concrete works and demarcation of parking spaces within the Common Element Condominium area, and any other matters required to support the development of the lands within the Plan, including but not limited to, any retaining walls, low impact development features that are to be located within the Parcels of Tied Land and are to be secured with easements in favour of the Condominium Corporation, have been substantially completed in accordance with the plans and conditions, or that the Owner has entered into arrangements satisfactory to the Town regarding completion of the said works. To guarantee completion of the aforesaid work, the letter of credit secured through the Condominium Agreement will be kept in full force by the Town.

12. The Owner shall file with the Town, if required to do so by the Town, certification from a Professional Engineer or Ontario Land Surveyor or Solicitor authorized to practice in the Province of Ontario that all necessary easements required to service the lands and buildings within the Plan and any adjoining lands (if such adjoining lands were, at any time, a single parcel of land with the lands within the Plan) for, but not limited to, access, parking, street lighting, water, sanitary sewer, storm sewer, structural support grading, retaining walls, low impact development features, amenity areas, access and maintenance purposes, have been lawfully created or will be lawfully created upon the registration of the Declaration referred to in Condition 23.

Planning Policy Division

13. The Owner shall submit the following documents, prepared by a qualified professional, in accordance with the applicable design and policy documents, and agree to implement the documents and their recommendations in the Condominium Agreement, at the Owner's sole cost, to the satisfaction of the Director:

- a) Tree Inventory Plan / Tree Preservation Plan / Arborist Report
 - i. Conform to Town Tree Preservation and Compensation Policy OID-01, as amended;
- b) Master Landscaping Plan and Streetscaping Plan;
 - i. Prepared by a landscape architect in good standing with the Ontario Association of Landscape Architects;
- c) Fence Plan
 - i. Include information on phasing, location, fence types and maintenance responsibilities;
- d) Sidewalk / Trail System Plan
 - i. Include information on the phasing, location, network type and maintenance responsibilities; and,
 - ii. In accordance with the Trails and Active Transportation Master Plan and the Accessibility for Ontarians with Disabilities Act.

14. The Owner shall agree in the Condominium Agreement, to the satisfaction of the Director, to:

- a) Pay cash-in-lieu of parkland at the building permit stage, as per Section 42 of the *Planning Act* and Town Bylaw 2001-0020 (PUT-1), as amended;
- b) Not remove or damage any trees identified in the Tree Inventory Plan without the prior, explicit and written approval of the Director;
- c) Mark all trees designated for preservation with spray paint prior to the commencement of any site alteration;

- d) Not to remove trees within bird nesting season, as per the Migratory Birds Convention Act and in accordance to Zone C nesting patterns reflective of the March 30th to August 30th nesting period;
- e) Only fell trees into the Subject Lands;
- f) Shred, chip and remove all felled trees and wood debris within 15 days of felling or as otherwise approved by the Director;
- g) Install tree protection fencing as per the applicable Town design criteria and ensure that same is inspected by a Town (or Town-approved) inspector prior to the commencement of any development work;
- h) Maintain all tree protection fencing until all development near the tree protection area is complete, soils are stabilized and all equipment has been removed from the Subject Lands;
- i) Deposit an acceptable form of security with the Town, in an amount calculated as per the Town Tree Preservation and Compensation Policy OID-01, as amended, to ensure compliance with Town requirements;
- j) Ensure that all areas within tree driplines are not used for the storage of materials, equipment, debris, soil or similar;
- k) Ensure that no grading, trenching or tunneling is done within tree protection zones;
- l) Ensure that no rigging cables or other hardware is attached to or wrapped around trees to be preserved;
- m) Ensure that periodic inspections are undertaken by a Town (or Town-approved) inspector prior to, during and following construction;
- n) Satisfy all provisions of the Regional Forest Conservation By-law, Town Tree Preservation and Compensation Policy OID-01, as amended, and the Town Development Design Criteria, respecting the preservation and protection of trees and vegetation;
- o) Compensate the Town, either by way of re-plantings, cash-in-lieu payments or a combination of both, as per the approved Master Landscaping Plan, Tree Inventory Plan, and as per the Town Tree Preservation and Compensation Policy OID-01, as amended;
- p) Not remove or damage (leading to the destructing of) those trees identified in the approved Tree Inventory Plan and Preservation Plan without the prior, explicit and written consent of the Director. The Owner shall deposit a security in the form of a Letter of Credit, in amount to be determined by the Director, to ensure compliance with the tree preservation requirements; and,
- q) Adequately protect, preserve and maintain, in perpetuity, all open space areas, ecological buffers, landscaped visual buffers, fences, parks, roads, parking areas, emergency accesses, tree protection areas and similar site features.

Development Planning Division

15. The Owner shall submit a record that specifies how each condition was cleared, to the satisfaction of the Director. The record shall include a matrix that:
- a) References each Condition;
 - b) Includes a brief, written description of how each Condition was cleared; and,
 - c) Includes a copy of correspondence or documentation that explicitly indicates that the Condition was cleared.
16. The Owner shall submit a draft CDM-Plan that conforms or substantially conforms to the approved Draft Plan, to the satisfaction of the Director. The Owner shall also submit a Table of Concordance to the satisfaction of the Director. The Table of Concordance shall compare the lot, unit and/or block numbers as they appear on the approved Draft Plan to the lot, unit and/or block numbers as they appear on the draft CDM-plan.
17. Following the review and approval in principle of the draft CDM-Plan by the Director, the Owner shall submit mylar and white print copies of the draft CDM-Plan for review and signing by the Director. The mylar and white print copies shall conform with Land Registry Office requirements, shall be submitted in hard copy and shall be contained within a hard-sided shipping tube.
18. The Owner shall submit draft R-Plans for all proposed easements to the satisfaction of the Director. The Owner shall also submit draft instrument language for all proposed easements, to the satisfaction of the Director. The draft instrument language shall define the nature, purpose, intent and maintenance responsibilities associated with each easement. The Owner shall agree in the Condominium Agreement, to the satisfaction of the Director, to:
- a) Convey all required easements to the required transferee;
 - b) Register the R-Plans and instruments as approved by the Director;
 - c) Provide copies of the corresponding registration instruments to the Director immediately following registration;
 - d) Include overlays of all draft or registered R-Plans on all drawings; and,
 - e) If the land on which a drawing applies contains lands which are subject to a draft or registered R-Plan, to include copies of associated draft or registered R-Plan and draft or registered transfer instrument with the drawing submission.
19. The Subject Lands shall be appropriately zoned by a zoning by-law that has come into force and effect in accordance with the provisions of the Act.

20. 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 Condominium Agreement, at the Owner's sole cost, to the satisfaction of the Director;
- a) Draft Plan of Condominium;
 - b) CDM Plan;
 - c) Draft R Plans & Transfer Instruments;
 - d) Draft Condominium Declaration / Description;
 - e) Elevation Plans;
 - f) Urban Design Guidelines; and,
 - g) Land Value Appraisal for Cash-In-Lieu of Parkland.
21. The Owner shall submit the following documents to the satisfaction of the Director;
- a) A copy of the Ontario Land Tribunal Decision / Order proving that the subject property is appropriately zoned;
 - b) A copy of a Town zoning by-law proving that that the Holding Symbol associated with the above has been lifted;
 - c) Copies of all applicable Council by-laws and resolutions proving that sufficient water and sanitary sewage servicing capacity is allocated;
 - d) A parcel register, including copies of all registered instruments; and,
 - e) A civic addressing plan, as per the civic addressing plan prepared by the Town;
22. The Owner shall agree in the Condominium Agreement, to the satisfaction of the Director, to:
- a) Register or discharge any instruments deemed necessary for the orderly development of the Subject Lands; and,
 - b) Proceed with the development in accordance with the Director approved building elevations.
23. Prior to final approval, the Owner shall submit and obtain approval of the form and content of the Condominium Description and Declaration by the Town. The Owner shall incorporate into the Plan and Declaration under Section 7 of the Condominium Act, 1998, all right(s)-of-way and easements for vehicular access, on-site traffic circulation, municipal servicing or utility servicing to the satisfaction of the Town. Without limiting the generality of the foregoing, the Owner shall include in Schedule "A" to the Condominium Declaration all necessary easements over the common elements in favour of, but not necessarily limited to, the Owners of the lands comprising the common elements (the "Benefiting Lands"), for access to and use of any roadways, sidewalks, walkways, vistas, visitor parking, park and

any feature forming part of the common elements that comprise any facility that is intended to be accessible to, used by or benefit the Benefiting Lands, as may be required. This condition is issued pursuant to Subsection 20(2) of the Condominium Act, 1998.

24. The Owner shall include appropriate provisions and/or clauses within the Declaration referred to in Condition 23, to the satisfaction of the Town, to ensure the obligations of the Condominium Corporation, financial and otherwise, to maintain, repair and replace all retaining wall(s) and related structures within the POTLs and common elements.

Georgina Fire

25. All construction shall be in conformance with the Ontario Building Code (OBC).

26. 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.

27. Adequate water supply for firefighting shall be provided.

28. Private hydrants shall be marked in accordance with NFPA 291 to indicate available fire flow from the hydrant – the barrel of private hydrants are to be painted red.

29. The Owner shall submit a revised Functional Servicing Report which is to include Fire Flow Calculations, to the satisfaction of Georgina Fire.

York Region

30. The road allowance included within the draft plan of condominium shall be named to the satisfaction of the Town of Georgina and York Region.

31. Prior to final approval, the Owners shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the Town of Georgina:

- a) A copy of the Council resolution confirming that the Town of Georgina has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan of condominium; and,
- b) A copy of an email confirmation by Town of Georgina staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

32. The Owners shall agree in the Condominium Agreement that the Owners shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or wastewater service not being available when anticipated.
33. Prior to final approval, the Owners shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and the Infrastructure Asset Management branch for record.
34. The Owner shall provide a copy of the Condominium Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
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.

Lake Simcoe Region Conservation Authority

36. That this approval is applicable to the Draft Plan of Condominium prepared by Mandarin Surveyors Limited, dated September 11, 2023 and may be subject to redline revisions based on the detailed technical plans and studies.
37. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
- a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
 - b) A detailed erosion and sediment control plan;
 - c) A detailed grading and drainage plan;

- d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable; and,
 - e) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures.
38. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
- a) Detailed Hydrogeological Report / Water Balance; and,
 - b) Compensatory Measures if required.
39. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
- a) Phosphorus budget; and,
 - b) Compensatory measures if required.
40. The Owner shall agree in the Development 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.
41. That the Owner shall agree in the Development 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.
42. That the Owner shall agree in the Development 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.
43. That the Owner shall agree in the Development Agreement to grant any easements required for storm water management purposes to the Municipality.
44. 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.
45. That the Owner shall agree in the Development 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.

46. The Owner shall agree in the Development 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.
47. The LSRCA will require the following prior to the issuance of a clearance letter:
- a) A copy of the executed development agreement;
 - b) A copy of the draft M-Plan; and,
 - c) 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.

Enbridge

48. 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.

Bell Canada

49. 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.
50. 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.

51. 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.
52. 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.
53. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Canada Post

54. 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.
55. 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.
56. 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.
57. 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 30 days prior to the date of first occupancy.
58. 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.
59. 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.

60. 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.
61. 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.
62. Canada Post further requests the Owner/Developer be notified of the following:
- a) 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;
 - b) There will be no more than one mail delivery point to each unique address assigned by the Municipality;
 - c) Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project;
 - d) I ask that the developer contact me a minimum of 60 days prior to occupancy to make arrangements for installation of Community Mailboxes; and,
 - e) 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

Rogers

63. The Owner shall agree in the Condominium Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
64. The Owner shall agree in the Condominium Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the condominium, and will cause the registration of all such easements on title to the property.
65. The Owner shall agree in the Condominium Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and

prepare an overall composite utility plan that shows the locations of all utility infrastructure for the condominium, as well as the timing and phasing of installation.

66. The Owner shall agree in the Condominium Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

Clearance Conditions

67. The Town shall confirm in writing through a clearance letter that Town conditions 1 to 29 inclusive have been satisfied.
68. The Regional Corporate Services Department shall confirm in writing through a clearance letter that York Region Conditions 30 to 35 inclusive have been satisfied.
69. The LSRCA shall confirm in writing through a clearance letter that LSRCA Conditions 36 to 47 inclusive have been satisfied.
70. Enbridge shall confirm in writing through a clearance letter that Enbridge Condition 48 has been satisfied.
71. Bell Canada shall confirm in writing through a clearance letter that Bell Canada Conditions 49 to 53 inclusive have been satisfied.
72. Canada Post shall confirm in writing through a clearance letter that Canada Post Conditions 54 to 62 inclusive have been satisfied.
73. Rogers shall confirm in writing through a clearance letter that Rogers Conditions 63 to 66 inclusive have been satisfied.

ISSUED at the TOWN OF GEORGINA on the _____ day of _____, 2025

Denis Beaulieu, MCIP, RPP
Director of Development Services

Attachment 9
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NOTE: PURSUANT TO THE PLANNING ACT, R.S.O., 1990, C. P.13, AS AMENDED, APPROVAL OF THE PLAN OF CONDOMINIUM SHALL LAPSE IF FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN BY _____ UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN OR THE TOWN OF GEORGINA HAS EXTENDED THE DURATION OF THE APPROVAL.