

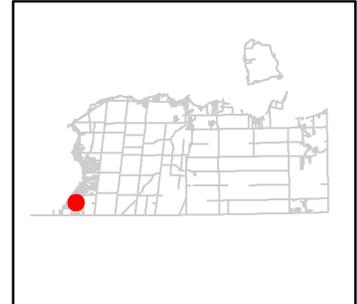


591 The Queensway South

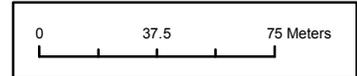
Legend

-  Subject Property
-  Parcel Fabric

Report # DS-2025-0017  
 Attachment 1  
 Page 1 of 1




Town of Georgia  
 ITS- GIS Services  
 Created: Jan, 22, 2025



HOME HARDWARE  
PART 1



THE QUEENSWAY Y. R. 1 2  
ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3  
PART 5 PLAN B29827B

N E COR  
LOT 3  
CON 3  
N79°45'E (P2) 7.32  
N79°50'50"E (P2) 6.00

PART 1  
65R-21113  
PIN-03468-0350

N10°11'50"W (P2) 2.19  
2.24

N73°11'00"E  
N73°12'40"E (P2)

(P2, MEAS) 99.08

(P2) 201.17  
82.34

EXISTING RESIDENTIAL  
PART 1  
PIN 03468-15968

EXISTING RESIDENTIAL

Report # DS-2025-0017  
Attachment 2  
Page 1 of 1

## SUMMARY OF SUBMISSION DOCUMENTS

- Draft Bylaw
- Planning Justification Report
- Site Plan
- Survey
- Topographic Survey

# SITE PHOTOS

591 The Queensway South  
Facing North



591 The Queensway South  
Facing East



591 The Queensway South  
Facing West



591 The Queensway South  
Facing South



591 The Queensway South  
Facing North



591 The Queensway South  
Facing East



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

**TEMPORARY USE BY-LAW NUMBER 500-2025- ( )**

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

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Pursuant to Section 34 and Section 39 of the Planning Act, R.S.O., 1990, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS;**

1. That Section 15.5 SPECIAL PROVISIONS of Zoning By-law Number 500, as amended, is hereby further amended by adding the following to Subsection 15.5.9:

Further, and notwithstanding the above, a Bus or Truck Terminal, used exclusively for the storage and parking of School Buses for remuneration, shall be permitted on lands legally described as Part of Lots 3 and 4, Concession 3 (N.G.), and municipally known as 591 The Queensway South.

Pursuant to Section 39 of the Planning Act, this By-law shall remain in full force and effect until \_\_\_\_\_, \_\_\_\_\_, 2028.

READ AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Margaret Quirk, Mayor

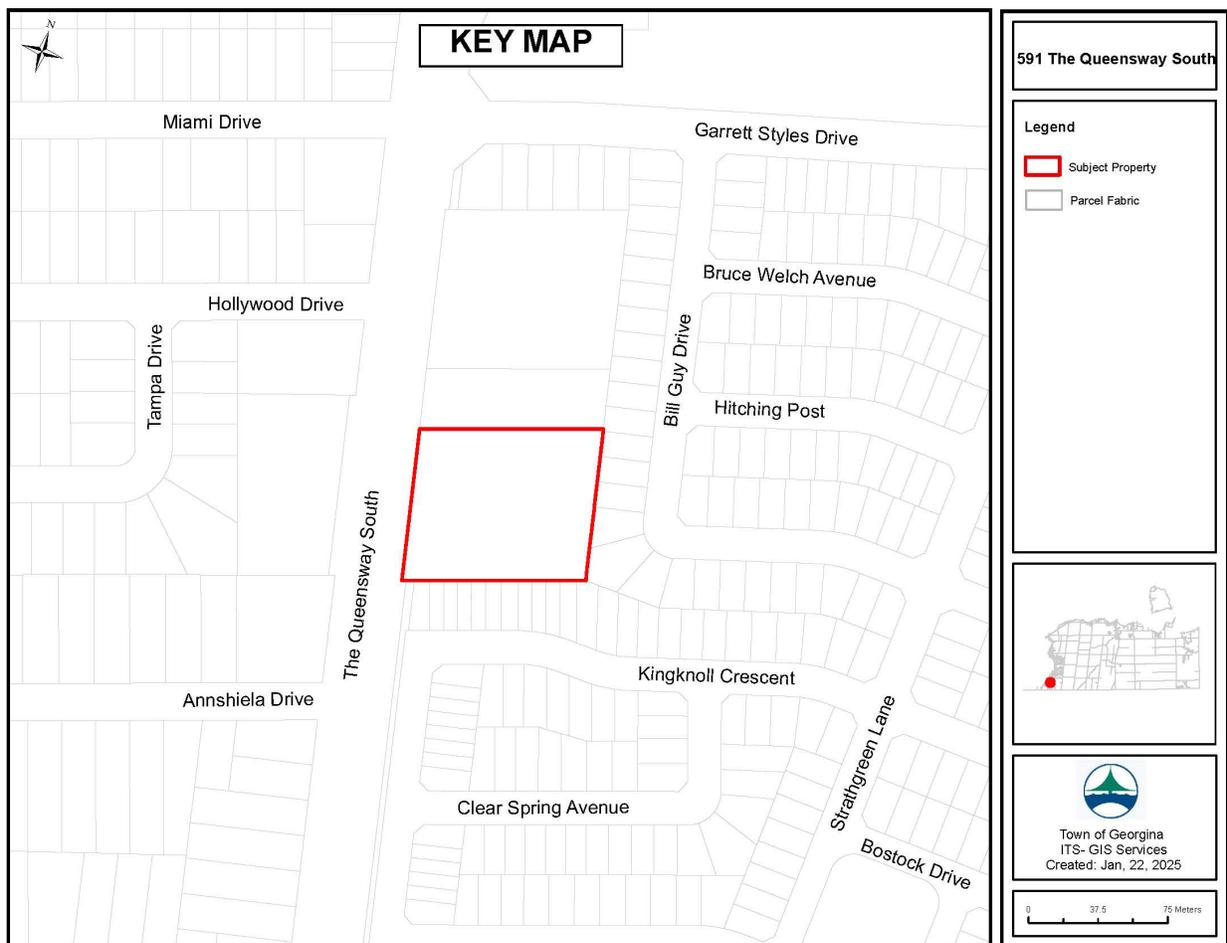
\_\_\_\_\_  
Rachel Dillabough, Town Clerk

DRAFT

## EXPLANATORY NOTE

(Gerry Draper)  
(FILE NO. 03.1190)

1. The purpose of Temporary Use By-law Number 500-2025-XXXX, which temporarily amends Zoning By-law No. 500, is to permit a Bus or Truck Terminal, used exclusively for the storage and parking of School Buses for remuneration.
2. Temporary Use By-law Number 500-2025-XXXX conforms to the Keswick Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which Temporary Use By-law Number 500-2025-XXXX applies is shown below.



Consolidated Comments for 03.1190 - 591 The Queensway South

Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Clerks Division		
Community Services	March 11, 2025	No comment
Development Engineering		
Economic Development		
Georgina Fire Department	February 13, 2025	No objections.
Municipal Law	February 7, 2025	No comments.
Operations & Infrastructure		
Policy Planning		
Tax & Revenue	February 7, 2025	There are no tax concerns with this property.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One	February 13, 2025	Underground secondary service feeding the existing grocery store/restaurant present. Locates required should any digging/grading changes be required. Please direct to One-Call if required.
Lake Simcoe Region Conservation Authority (LSRCA)	February 10, 2025	See attached.
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers	February 14, 2025	No comments or concerns.

Consolidated Comments for 03.1190 - 591 The Queensway South

Southlake Regional Health Centre		
York Catholic Separate District School Board	February 18, 2025	No comments or objections.
York Region - Community Planning & Development Services	February 19, 2025	No comments.
York Region District School Board		
York Regional Police		



Sent via e-mail: [msadler@georgina.ca](mailto:msadler@georgina.ca)

February 10, 2025

**Municipal File No.: 03.1190**  
**LSRCA File No.: ZO-307992-020725**

**Monika Sadler**  
**Planner I**  
**Development Services**  
**26557 Civic Centre Rd**  
**Keswick, ON L4P 3G1**

Dear Ms. Sadler,

**Re: Application for Temporary Use Zoning By-law Amendment**  
**591 The Queensway South**  
**Town of Georgina**  
**Owner: Gerald Draper**  
**Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)**

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Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted an application for a Temporary Zoning By-law Amendment to permit a Bus or Truck Terminal use to allow for the storage and parking of school buses on the subject property. No development or site alteration is proposed.

**Documents Received and Reviewed by Staff**

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

- Application Package
- Topographic Survey prepared by E.R. Garden Limited (dated March 17, 2021)
- Draft Zoning By-law
- Planning Justification Report prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated December 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body

under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

### **Recommendation**

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

### **Site Characteristics**

The subject land is approximately 0.81 hectares (1.99 acres) in area and is located east of the Queensway South and north of Kingknoll Crescent within the Town of Georgina. The subject land is currently zoned 'Highway Commercial (C2-2)' per the Town of Georgina Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is within the Protected Countryside designation per the Greenbelt plan.

### **Delegated Responsibility and Statutory Comments**

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS). The subject property is not located within hazardous lands, therefore the proposal is consistent with 5.2 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The subject property is not located within an area regulated under Ontario Regulation 41/24. A permit from the LSRCA is not required.

### **Advisory Comments**

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

### **Summary**

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

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

1. Consistency with Section 5.2 of the PPS has been demonstrated;

2. Ontario Regulation 41/24 does not apply to the subject site. A permit from the LSRCA will not be required;
3. The Applicant/Owner has paid the applicable LSRCA review fee associated with a Minor Zoning By-law Amendment (planning review only).

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

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

Sincerely,

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

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

**From:** [REDACTED]  
**To:** [Monika Sadler](#)  
**Subject:** Re: Town File 03.11907  
**Date:** March 1, 2025 1:23:35 PM

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Dear Monika,

I would like to provide written comments on the application for 591 The Queensway South, Reference Plan 65R-30885, File Number 03.1190.

After reviewing the proposed development plan, I request that the existing trees be preserved, and that new trees be added along the fence on the south side of the property, bordering 60-82 Kingknoll Crescent. This would help mitigate noise from the proposed parking lot, which may affect the residential properties, as well as reduce the visual impact.

Additionally, I would like to suggest adding landscaping along the south and east sides of the existing restaurant building. This could help minimize the impact of back-of-house operations on the residential properties mentioned above.

Please let me know if you have any questions or need further clarification.

Thank you for your consideration.

Best Regards,

[REDACTED]