



Smith Boulevard

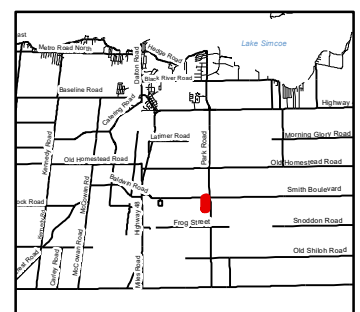
Subject Property

Park Road

6675 Smith Boulevard

Legend

-  Subject Property
-  Parcel Fabric



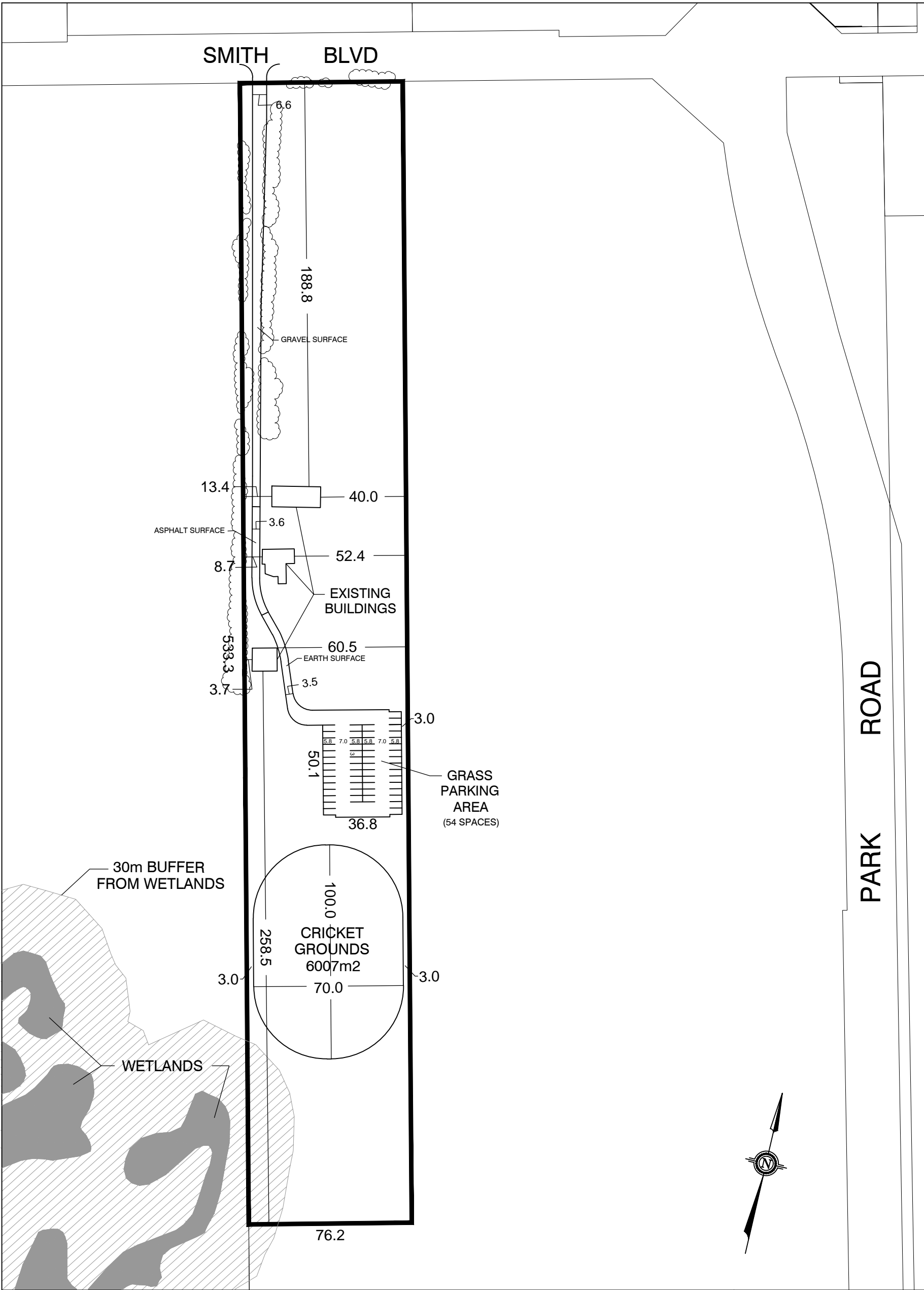
Town of Georgina  
ITS- GIS Services  
Created: May,12, 2025

0 90 180 Meters

Attachment 1  
DS-2025-0035  
6675 Smith Blvd  
Page 1 of 1

0 115 230 Meters





Subject Lands - 4.06 ha

Attachment 2  
DS-2025-0035  
6675 Smith Blvd  
Page 1 of 1

CONCEPTUAL SITE PLAN  
PRAKASK BALASUNDRUM

6675 SMITH BLVD

TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

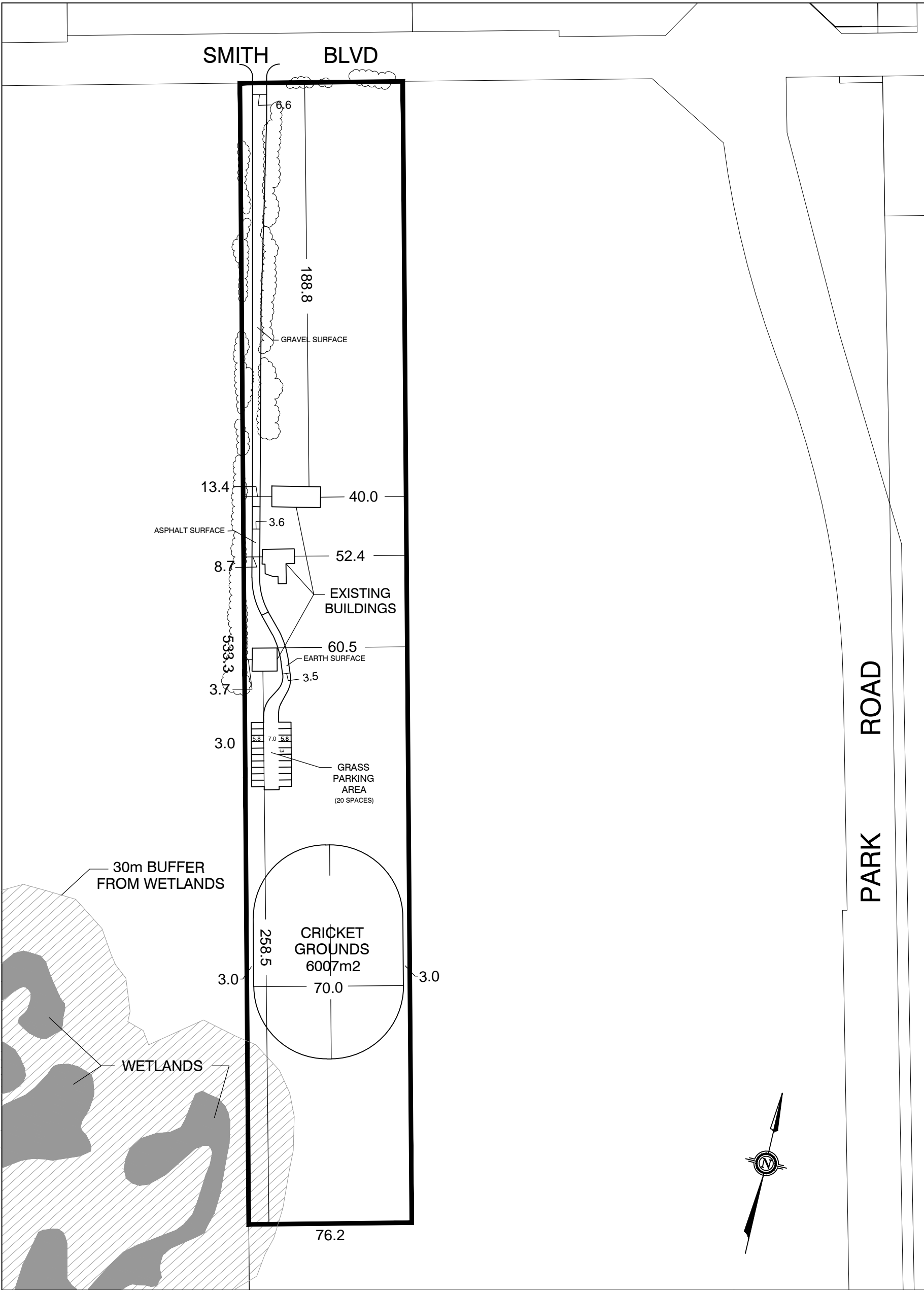
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Scale: 1:1000

North Arrow

Drawn by	VT	Date	JULY 3, 2024	Drawing Number	1441-00
Checked by	M.R.E.S.	Drawn by			
Reviewed by	M.R.E.S.	Drawn by			

Michael Smith  
PLANNING CONSULTANTS  
DEVELOPMENT COORDINATORS LTD.



Subject Lands - 4.06 ha

Attachment 3  
DS-2025-0035  
6675 Smith Blvd  
Page 1 of 1

CONCEPTUAL SITE PLAN  
PRAKASK BALASUNDRUM

6675 SMITH BLVD  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

0m20m4060m

1234

Scale: 1:1000

Drawn by	VT	Date	MAY 15, 2025	Drawing Number	1441-00
Checked by	M.R.E.S.	Drawn			
Reviewed by	M.R.E.S.	Drawn			

Michael Smith  
PLANNING CONSULTANTS  
DEVELOPMENT COORDINATORS LTD.

**Summary of Submission Documents:**

- Draft By-law
- Planning Justification Report
- Planning Justification Report Addendum
- Conceptual Site Plan
- Site Photos







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

**BY-LAW NUMBER 500-2024-00XX**

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 Sections 34 and 39 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 1, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU' to 'RU-XXX' on the south portion of lands described as Part Lot 6, Concession 3 (G), shown in heavy outline and designated 'RU-XXX' on Schedule 'A' attached hereto.
2. That Section 28.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 28.5.XXX the following:

**"28.5.213 Part Lot 6, Concession 3 (G)  
6675 Smith Boulevard**

**'RU-XXX'  
(Map 1)**

On lands shown in heavy outline and designated 'RU-XXX' on Schedule 'A' attached hereto, the following provisions shall apply:

- a) Notwithstanding Section 28.2, a cricket field shall be permitted use.
- b) Notwithstanding any other provision of this by-law, where a cricket field is permitted, it shall comply with the following provisions:

1. Only operates between April 15<sup>th</sup> and October 31<sup>st</sup> in any calendar year;
  2. Limited to a maximum of 15 league games and 3 tournaments between April 15<sup>th</sup> and October 31<sup>st</sup> in any calendar year;
- c) Notwithstanding Section 5.28, the minimum required parking for a cricket field shall be 22.
- d) That there shall be no installation of commercial lighting on the subject land.

Pursuant to Section 39 of the Planning Act, this By-law shall remain in full force and effect until (insert date), subject to:

- (a) The owners shall enter into an agreement with the Town of Georgina, agreeing to satisfy all terms and conditions of the agreement including but not limited to the cost of registering the agreement on title.”

**READ** and enacted this \_\_\_ day of \_\_\_\_\_, 2024.

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

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

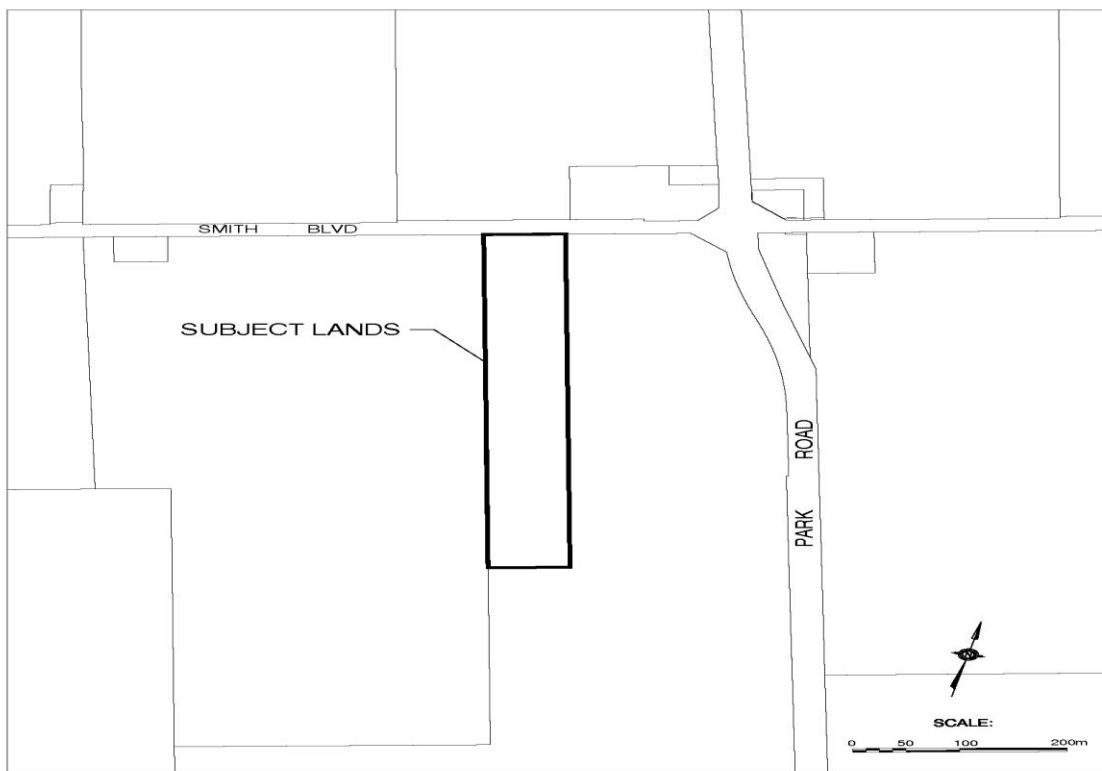


**EXPLANATORY NOTE**

**(Prakash and Suthanthi Balasundrum)**  
**(FILE NO.: 03.XXXX)**

1. The purpose of Zoning By-law Number 500-2024-00XX (PL-5), which amends Zoning By-law Number 500, as amended, is to rezone the subject property from Rural (RU) to site-specific Rural (RU-XXX) to permit a temporary cricket field.
2. Zoning By-law Number 500-2024-00XX (PL-5) conforms to the Town of Georgina Official Plan, as amended.
3. A **Key Map** showing the location of the property to which By-law Number 500-2024-00XX (PL-5) applies is shown below.

**KEY MAP**

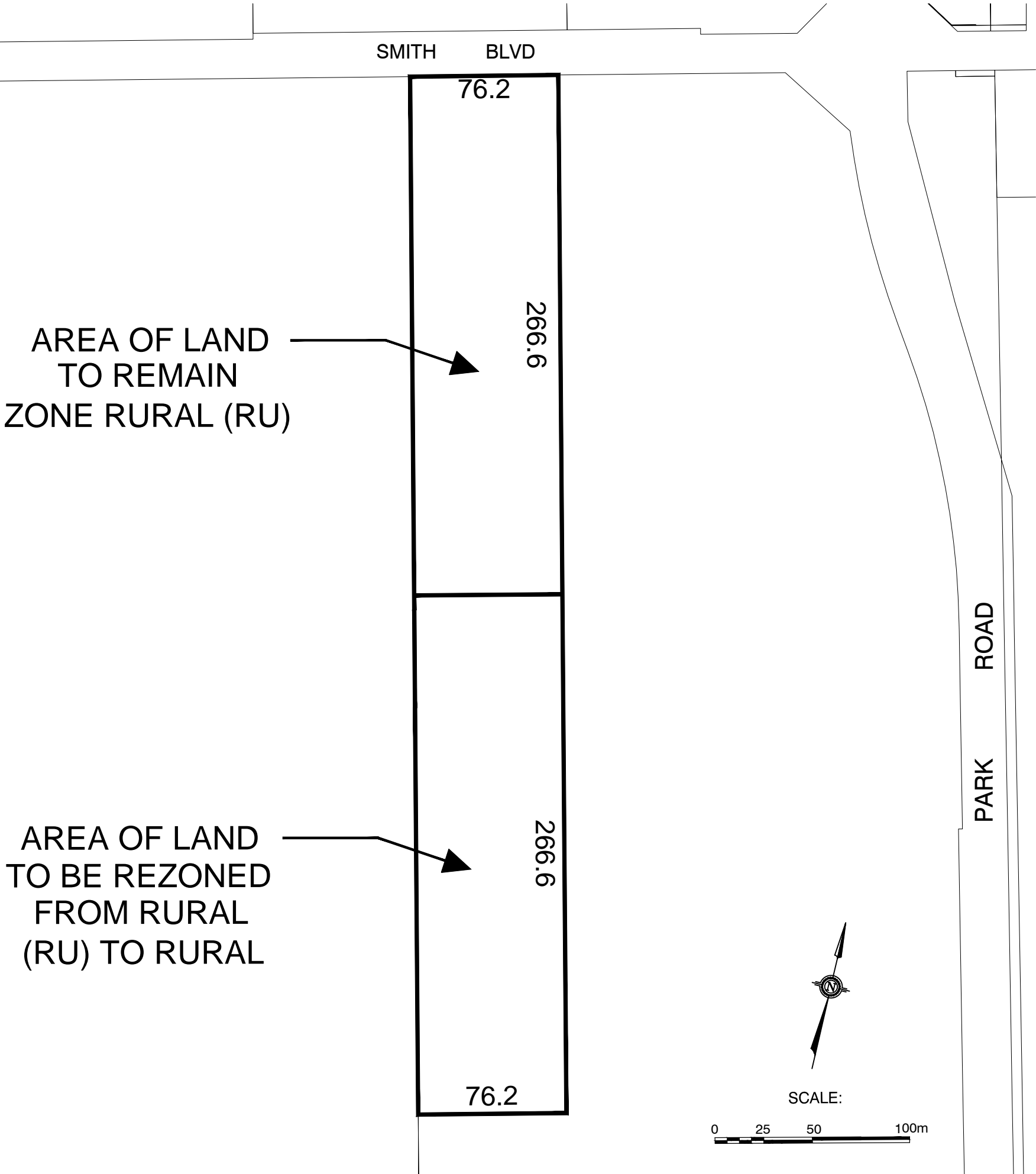


**BY-LAW NUMBER 500-2024-00XX (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500,  
AS AMENDED, OF THE CORPORATION OF THE TOWN OF GEORGINA**

PART OF LOT 6  
CONCESSION 3 (G)  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK  
*FORMERLY TOWNSHIP OF GEORGINA*  
*COUNTY OF YORK*

THIS IS SCHEDULE 'A' TO  
BY-LAW 500-2024\_\_\_\_(PL-5)  
PASSED THIS\_\_\_\_DAY  
OF\_\_\_\_2024

\_\_\_\_\_  
CLERK  
\_\_\_\_\_  
MAYOR



SCHEDULE 'A' TO BY-LAW 500-2024\_\_\_\_(PL-5)

Department/Agency	Date Received	Response
Community Services	April 15, 2025	We do not have a cricket pitch identified to be built on Town lands in the next 5 years. Unless direction is given through Council to bump a project like this forward. We would not be considering a new cricket pitch on Town lands for another 5 to 10 years.
Development Engineering	May 9, 2025	No objections.
Georgina Fire Department	May 14, 2025	Owner to maintain access for emergency vehicles to the cricket grounds in the case of an emergency.
Municipal Law	May 20, 2025	No comments.
Tax & Revenue	April 24, 2025	There are no tax concerns with this property.
Enbridge Gas	May 26, 2025	No objections.
Lake Simcoe Region Conservation Authority (LSRCA)	May 8, 2025	See attached.
Ministry of the Environment	April 14, 2025	No Concerns
Rogers	April 25, 2025	See attached.
York Region - Community Planning & Development Services	April 29, 2025	The Regional Municipality of York has completed its review of the above Zoning By-law (ZBA) application to permit a proposed cricket field for maximum of three years. Based on our review we have no comments.





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

May 8, 2025

**Municipal File No.: 03.1186**  
**LSRCA File No.: ZO-205266-041425**

**Jeff Healy**  
**Supervisor of Development Planning**  
**Development Services**  
**26557 Civic Centre Rd**  
**Keswick, ON L4P 3G1**

Dear Mr. Healy,

**Re: Application for Temporary Use Zoning By-law Amendment**  
**6675 Smith Boulevard**  
**Town of Georgina**  
**Owner: Balasundram and Suthanthi Prakash**  
**Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Gord Mahoney)**

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 purpose and effect of this application for Temporary Use Zoning By-law Amendment is to rezone a portion of the subject property from 'Rural (RU) Zone' to 'Site-Specific Rural (RU-XX) Zone' in order to accommodate a proposed cricket field for a maximum of three years.

**Documents Received and Reviewed by Staff**

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

- Notice of Complete Application (dated April 11, 2025)
- Cover Letter prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated July 22, 2024)
- Planning Justification Brief prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated July 10, 2024)
- Planning Justification Addendum prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated March 27, 2025)
- Draft Zoning By-law Amendment
- Site Plan Drawing prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.

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*.

We note that LSRCA planning staff provided pre-consultation comments to the Applicant/Municipality dated May 1, 2024 in advance of the receipt of the application.

### Recommendation

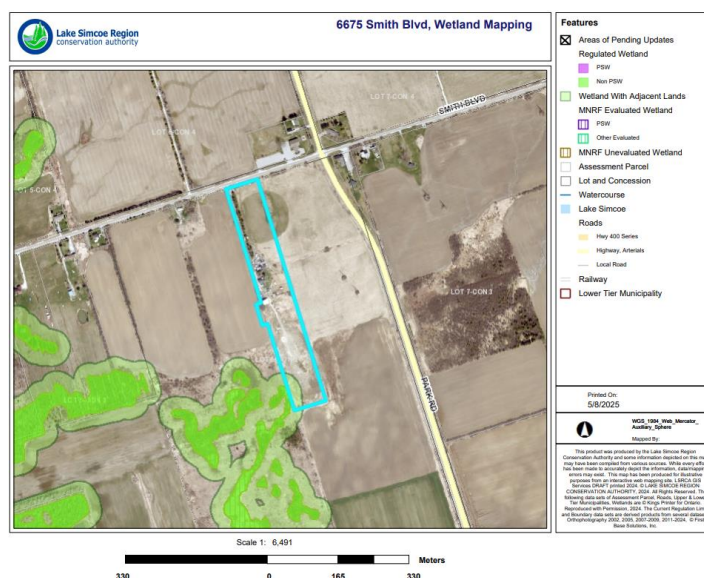
Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Temporary Use Zoning By-law Amendment.

### Site Characteristics

The subject property is approximately 4.12 hectares (10.18 acres) in area and is located south of Smith Boulevard and west of Park Road within the Town of Georgina. The subject property is currently zoned 'Rural (RU) Zone' per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for lands adjacent to an unevaluated wetland. Please see a detailed regulatory map below.
- 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). Based on the information submitted as part of this application, the proposal is not located within hazardous lands and is therefore 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.

Ontario Regulation 41/24 applies to a portion of the subject property. In future, any development or site alteration proposed within the regulated portion will require a permit from the LSRCA.

### **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 applies to a portion of the subject site. A permit from the LSRCA is not required at this time;
3. The Applicant/Owner has paid the LSRCA review fee associated with Minor Zoning By-law Amendment.

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,



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

Attachment 7  
DS-2025-0035  
6675 Smith Blvd  
Page 4 of 6





**April 25, 2025**

Mr,  
Planning Department  
Town of Georgina,  
Ontario

Dear Jeff,

**Re:SITE PLAN AMENDMENT APPLICATION: 03.1186**  
**APPLICANT: Michael Smith Planning Consultants.**  
**LOCATION: 6675 SMITH BLVD.**

Rogers Communications ("**Rogers**") has reviewed the application for the above Site Plan and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

- (1) Prior to Site Plan approval, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Site Plan (collectively, the "**Communications Service Providers**"). Immediately following registration of the Site Plan , the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to Site Plan approval, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Site Plan, as well as the timing and phasing of installation.
- (3) If there are any conflicts with existing Rogers Communications facilities or easements, the owner shall be responsible for re-arrangements or relocation.

Should you require further information or have any questions, please do not hesitate to contact me at [Graham.McPherson@rci.rogers.com](mailto:Graham.McPherson@rci.rogers.com) or (705)-812-4528.

Yours truly,

Graham McPherson,  
System Planner,  
244 Newkirk Road

Richmond Hill ON L4C 3S5

CA

**Kim Harris**

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**From:**  
**Sent:** May 21, 2025 12:16 AM  
**To:** Jeff Healey  
**Cc:**  
**Subject:** Town File: 03.1186

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

So, we would like to send our support in favour of allowing the Prakash's to play cricket on their own property.

e've often heard them out playing, laughing, and cheering and it was great to hear in our community.

I don't know anything about the sport of cricket, but we are in 110% in support of anyone getting out of the house, office or whatever, joining together as Teams and interacting directly with others outside of the electronic world, and enjoying outdoor healthy activities at the same time. This family is very hardworking, respectful, and local business owners in our community and feel the Town should be doing everything they can to support them in this and not make it more difficult for them as it seems has been done to date.

Especially when the Town doesn't provide equivalent facilities for Cricket and this family is paying for this completely out of their own pockets and not at any expense to the Taxpayers. I know they have spent more than \$30,000 personally on this already and can't imagine the Town has spent much less with all the meetings and discussions, reviews, etc. on something I feel they should not have even stepped foot into to begin with. I believe the Town should be more in support of anyone doing outdoor activities and especially Team activities in this day and age of technology and social media, and even more so when it's done at no cost to Taxpayers **and** brings many others to our community who will in turn support local businesses while here participating.

Promoting physical and mental health should be all level of government's top priority, but it seems all that's been done so far is cause much undue metal and financial stress on this hardworking family who isn't asking the Town for anything and are willing the create a great environment for people to get out and enjoy some fun and social interaction at their own cost. In fact, I'd be in favour of instead of them spending thousands of more dollars to create this parking and cricket field, that the Town should offer them use of any of the Town owned properties that sit idle like the Egypt Hall ball diamond (if its large enough) that gets used a couple of times a year when we have the Camel Races and a few family events that rent the Hall or any of the other parks or parcels that sit empty most of the time amd we are paying to maintain. Or have the Town promote with the region to allow them to use any of school yards that sit



idle most of the summer. And since they are bringing money into the community they should be offered use of these facilities for free.

Thanks for your attention to this matter and please feel free to reach out should you require anything further in support of this issue. Again, we will try and join the meeting electronically and have asked all our neighbours to get out there and support them as well, but if there is anything else you can suggest we can do prior to the meeting please let us know, thanks Jeff.