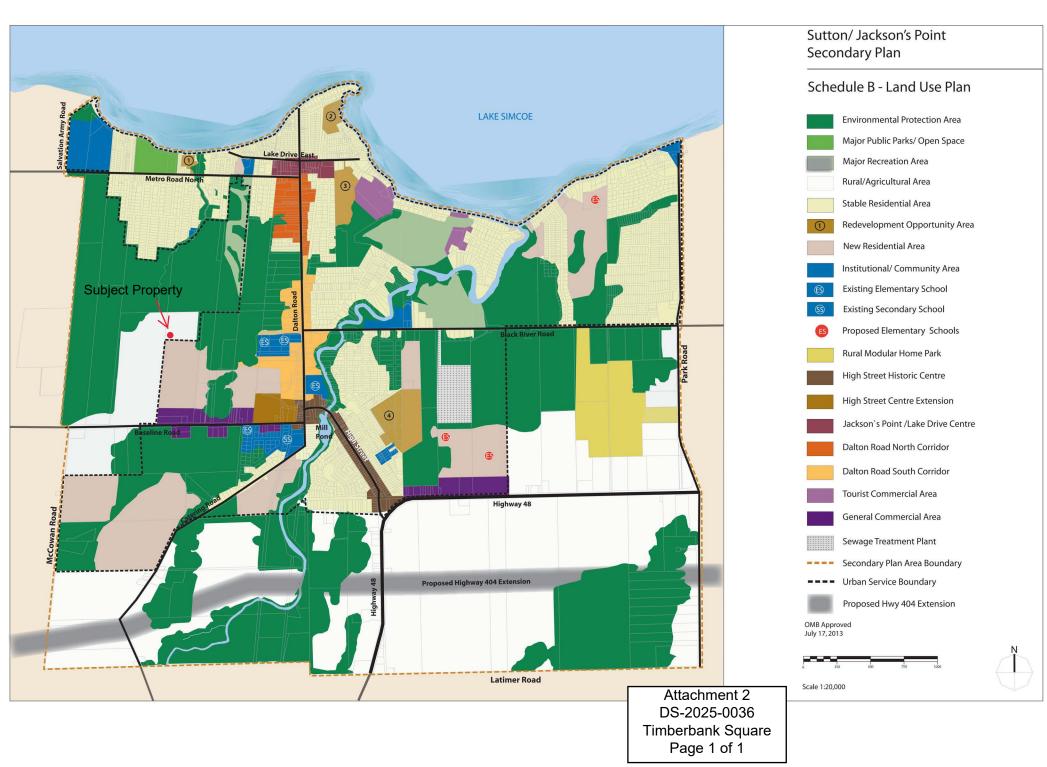
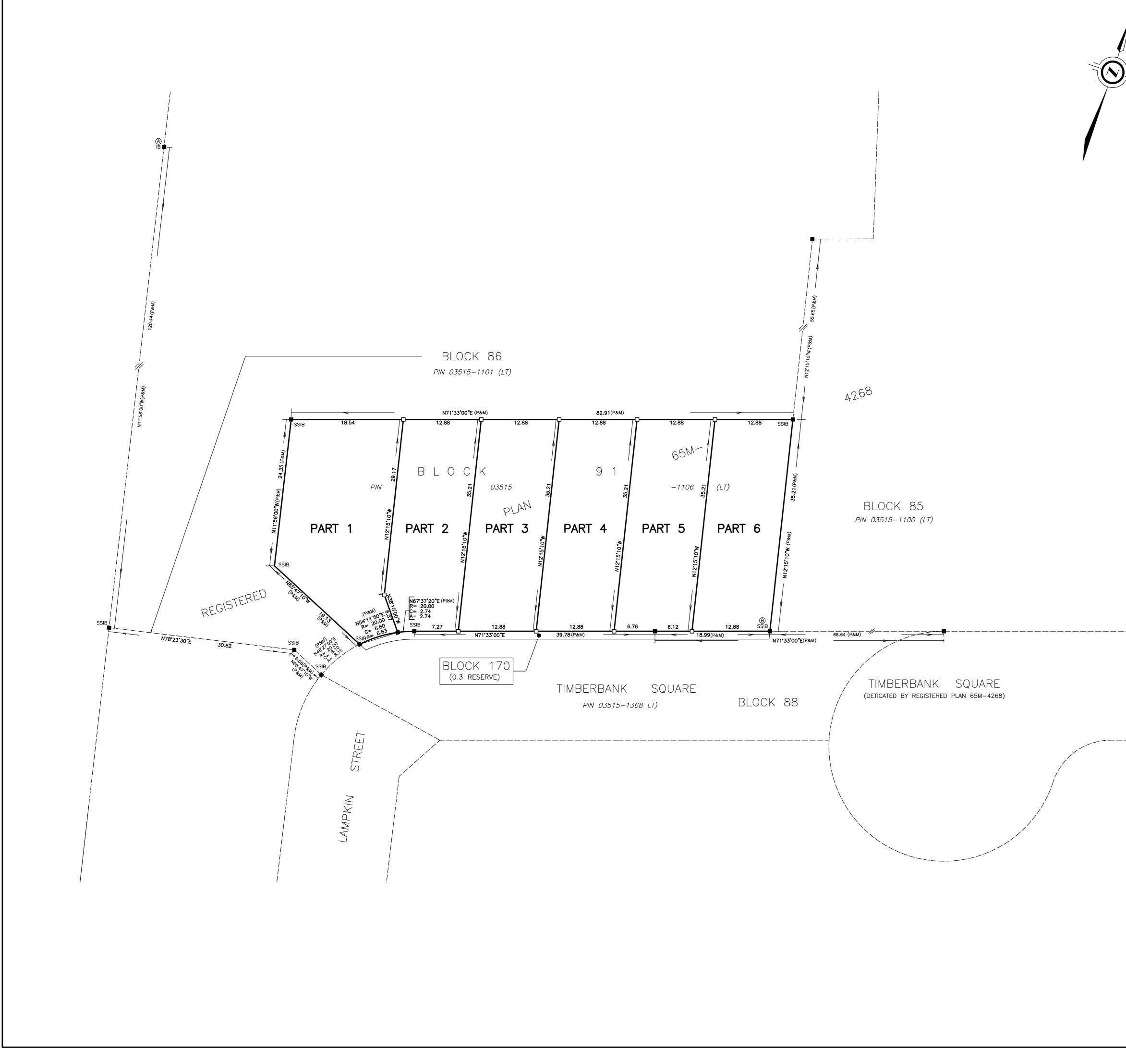


SUTTON / JACKSON POINT SECONDARY PLAN - SCHEDULE B - LAND USE PLAN





			SCHEDULE		
	PART	ALL OF BLOCK	PLAN	ALL OF PIN	
	1 TO 6	91	65M-4268	PIN 03515-1106 (LT)	4
/					
Λ					
				PLAN OF SURVEY	OF
				BLOCK 91	PLAN 65M-4268
				TOWN OF GE	
				REGIONAL MUNICI	
				SCALE 1 : 300	
				5 0 5	10 20 metres
				WHEN PLOTTED AT A SCALE C	THIS PLAN IS 919mm IN WIDTH BY 610mm IN HEIGHT DF 1:300
				J.D. BARNES LIMITED	
				METRIC DISTANCES AND	COORDINATES SHOWN ON THIS PLAN ARE IN N BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
					NTEGRATION DATA
				OBSERVED REFERENCE POIN	ITS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). CURACY PER SECTION 14 (2) OF 0.REG 216/10.
				POINT ID	EASTING NORTHING
					629 252.09 4 907 326.84 629 380.78 4 907 243.00
					HEMSELVES, BE USED TO RE-ESTABLISH
					N ORP (A) AND ORP (B) IS 153.59 N 56°55'07" W
				NOTES	
					ERIVED FROM OBSERVED REFERENCE POINTS TWORK (RTN) OBSERVATIONS, UTM ZONE 17,
				NAD83 (CSRS) (2010.0).	
				ALL SET SSIB AND PB MONUM AND/OR PROXIMITY OF UNDER SECTION 11 (4) OF O.REG. 5	MENTS WERE USED DUE TO LACK OF OVERBURDEN RGROUND UTILITIES IN ACCORDANCE WITH 25/91.
					NTS WERE SET BY J.D. BARNES LIMITED, OLS, UNLESS
				<u>LEGEND</u>	
				DENOTES SURVEY N	MONUMENT FOUND MONUMENT SET) IRON BAR
				SSIB DENOTES SHORT ST IB DENOTES IRON BAR	TANDARD IRON BAR
				PB DENOTES PLASTIC E WIT DENOTES WITNESS M DENOTES MEASURED	
					ED PLAN 65M-4268

SURVEYOR'S CERTIFICATE

THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 THE SURVEY WAS COMPLETED ON

DATED: DECEMBER 03, 2024 PLOT DATE: 12/23/2024 2:34 PM

MM/DD/YYYY MICHAEL J. GORMAN ONTARIO LAND SURVEYOR DATE THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX J.D. BARNES LIMITED SURVEYING GIS \sim LAND INFORMATION SPECIALISTS 140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3 T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com DRAWN BY: CHECKED BY: REFERENCE NO .: NR MJG 04-21-273-0

Attachment 3 DS-2025-0036 Timberbank Square Page 1 of 1

Summary of Submission Documents:

- Draft Zoning By-law, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Planning Justification Report, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.
- Draft R-Plan, prepared by J.D. Barnes Limited
- Traffic Brief, prepared by CGE Transportation Consulting
- Confirmation of Adequate Municipal Services, prepared by SKA Consulting Engineers
- Architectural Guidelines, prepared by John G. William Limited



Attachment 5 DS-2025-0036 Timberbank Square Page 1 of 2



Attachment 5 DS-2025-0036 Timberbank Square Page 2 of 2

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

BY-LAW NUMBER 500-2025-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, the Council of the Town of Georgina **ENACTS AS FOLLOWS**:

- That Map 6, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU-217 to `R1-XX(H)', on lands described as Block 91, Registered Plan 65M-4268 shown in heavy outline and designated 'R1-XX(H)' in Schedule 'A' attached hereto.
- That Section 7.5 SPECIAL PROVISIONS of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 7.5.XXX, the following:

"7.5.XXXPART OF LOT 15, CONCESSION 3 (N.G.)`R1-XX'E/S THE QUEENSWAY NORTH(Map 6)

a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), (i), (j), and (k) the following requirements shall apply on lands shown in heavy outline and designated `R1-XX(H)' in Schedule 'A' attached hereto:

Attachment 6 DS-2025-0036 Timberbank Square Page 1 of 5

Page 1 of 5 to By-law Number 500-2025-XXXX

Zone	R1-XX
Lot Frontage (Minimum)	12.5 metres
Lot Area (Minimum)	420 square metres
Front Yard (Minimum)	
To Attached Garage	6.0 metres
To Dwelling	7.0 metres
Rear Yard (Minimum)	7.0 metres
Interior Side Yard (Minimum)	1.2 metres and 0.6 metres on the other side, plus 0.5 metres for each additional or partial storey above the second (iii)
Lot Coverage (Maximum)	Not Applicable
Height (Maximum)	12 metres
Number of Single Family Dwellings Per Lot	1, but allowing for the basements of 6 dwellings to be constructed prior to the division of the land by part lot control exemption

- (i) Where there is a detached garage in the rear yard of a lot, the minimum interior side yard on the side providing access to a detached garage shall be 3.5 metres.
- (ii) Notwithstanding the provisions set forth above, while the 'H" Holding symbol is in place, no person shall within the lands zoned "R1-XX(H)" in Schedule 'A' attached hereto, use any lot or erect, alter or use any buildings or structures for any purpose, except for one model home which may be used as part of the sales program but may not be occupied until the (H) symbol is removed.

No erection, alteration or use of any building may be permitted on the lands zoned "R1-XX(H)" until a by-law is passed pursuant to Section 36 of the Planning Act, to remove the '(H)'Holding symbol from the lands zoned "R1-XX(H)" under the following circumstance:

• That the Director of Development Services has confirmed that adequate water and sanitary sewer capacity has been made available for the Subject Lands.

Page 2 of 5 to By-law Number 500-2025-XXXX

Attachment 6 DS-2025-0036 Timberbank Square Page 2 of 5

- b) Notwithstanding Sections 5.28 (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:
 - i) Every lot shall provide a garage.
 - ii) The minimum interior dimensions of a garage shall be 4.5 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 6 metres.
 - iii) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
 - iv) No attached garage shall project into the front yard more than 1 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level, or more than 2 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.
 - v) In the case of a dwelling with an attached garage, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.

Page 3 of 5 to By-law Number 500-2025-XXXX

Attachment 6 DS-2025-0036 Timberbank Square Page 3 of 5 d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.

This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and ENACTED this _____ day of _____, 2025.

Mayor, Margaret Quirk

Town Clerk, Rachel Dillabough

EXPLANATORY NOTE

Page 4 of 5 to By-law Number 500-2025-XXXX

Attachment 6 DS-2025-0036 Timberbank Square Page 4 of 5

- 1. The purpose of Zoning By-law Number 500-2025-XXXX, which amends Zoning By-law Number 500, is to rezone the subject lands from Rural (RU-217 to facilitate and implement the division of the subject lands into 6 single detached dwelling lots.
- 2. Zoning By-law Number 500-2025-XXXX will conform to the Sutton/Jackson's Point Secondary Plan.
- 3. A **Key Map** showing the location of the land to which By-law Number 500-2025-XXXX applies is shown below.

BY-LAW NUMBER 500-2025-XXXX WHICH AMENDS ZONING BY-LAW NO. 500 THE CORPORATION OF THE TOWN OF GEORGINA

KEY MAP TO BE INSERTED

Page 5 of 5 to By-law Number 500-2025-XXXX

Attachment 6 DS-2025-0036 Timberbank Square Page 5 of 5

Consolidated Commen	ts for ZBA-2025-003	- Timberbank Square
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Department/Agency	Date Received	Response
Community Services	May 1, 2025	The Parks Department would be looking for Cash in Lieu of parkland on this application.
Georgina Fire Department	May 5, 2025	 The Georgina Fire Department has no objections and provides the following comments: 1. All construction shall be in conformance with the Ontario Building Code (OBC). 2. Adequate water for firefighting shall be provided in accordance with the OBC. 3. We ask that the owner give consideration to the installation of residential fire sprinkler systems in the proposed development and encourage them to meet with Georgina Fire to discuss the benefits of this life safety feature. 4. Access throughout the subdivision shall remain clear and accessible for emergency vehicles during any and all construction.
Municipal Law	May 1, 2025	No Comments
Enbridge Gas	April 22, 2025	No objections.
Lake Simcoe Region Conservation Authority (LSRCA)	May 5, 2025	See attached.
Rogers	April 25, 2025	No comments or concerns.
York Catholic Separate District School Board		No comments or objections.
York Region - Community Planning & Development Services	May 6, 2025	York Region has reviewed the above noted Zoning By-law Amendment (ZBA), to permit the development of six residential lots created through Part Lot Control Exemption. Based on our review, we have no objections to the ZBA application subject to the following comments: Servicing Allocation: Prior to the approval of the application, the Town of Georgina shall confirm that adequate water supply and sewage capacity have been allocated for the subject site.
York Region District School Board	May 5, 2025	No objections.





Sent via e-mail: jhealey@georgina.ca

May 5, 2025

Municipal File No.: ZBA-2025-0003 LSRCA File No.: ZO-425612-032125

Mr. Jeff Healey Supervisor of Development Planning Development Services | Town of Georgina 26557 Civic Centre Road, Keswick, ON | L4P 3G1

Dear: Mr. Healey,

Re: Application for a Zoning By-law Amendment N/S Timberbank Square Block 91, Plan 65M-4268 Town of Georgina Applicant: Ballymore Development (Sutton) Corporation

LSRCA staff have received applications to amend the Zoning By-law to facilitate to permit six single detached dwelling units on the subject property. We note the creation of the six lots

The applicant is proposing to rezone a portion of the subject property from 'Site-Specific Rural (RU-217) Zone' under Town of Georgina Zoning By-law 500, as amended to 'Site-Specific Low Density Urban Residential (R1-XX(H)) Zone' to facilitate the proposed development on the subject lands.

We have noted that the applicant has also submitted a concurrent application for Part Lot Control Exemption, referenced under file PLC-2025-0001.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents:

- Planning Justification brief prepared by Micheal Smith, Planning Consultant dated March 17, 2025
- Original Draft Plan of Subdivision, December 2006
- Plan of Subdivision 65M-4268, July 2011
- Plan of Subdivision 65M-4439, January 2015
- Draft Reference Plan JD Barnes, December 2024
- Draft By-law and Schedule for the Zoning By-Law Amendment

Staff have reviewed these applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.1 of the Provincial

120 Bayview Parkway
Newmarket, Ontario L3Y 3W3
Member of Conservation Ontario

Attachment 7 DS-2025-0036 Timberbank Square Page 2 of 5

905.895.1281

905.853.5881

TF 1.800.465.0437

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Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. LSRCA are providing comments as per our MOU with the Town of Georgina and through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, LSRCA is providing 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

LSRCA has no objection to the proposed Zoning Bylaw Amendment.

Site Characteristics

Existing mapping indicates the following:

- The subject property is not regulated as per Ontario Regulation 41/24 of the Conservation Authorities Act and permit will be not required for the proposed development.
- The subject lands are within a Significant Groundwater Recharge Area (SGRA) and the application is required to be in accordance with Designated Policy 6.40 of the LSPP.

Delegated Responsibility and Statutory Comments

 LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.1 of the Provincial Policy Statement. Section 5.1 of the PPS relating to natural hazards generally directs development away from hazardous lands adjacent to rivers and streams and prohibits development and site alteration within the floodway.

The applications are consistent with Section 5.1 of the PPS as the proposed development limits are free from any natural hazards.

Advisory Comments

- 2. LSRCA is reviewing the application through our responsibilities as a service provider to Town of Georgina to provide plan review services related to watershed planning, stormwater management and hydrogeology through a MOU as well as through our role as a public body, pursuant to the Planning Act.
- 3. The proposed development meets the definition of "Major Development" as provided by the Lake Simcoe Protection Plan, accordingly, Designated Policies 4.8 and 6.40 of the Lake Simcoe Protection Plan will apply to this proposal. The subject lands are also within a Significant Groundwater Recharge Area (SGRA).
- 4. In July 2011, Plan of Subdivision 65M-4268 was registered. Block 91 on that plan was intended as a future development block, a remnant from the original draft plan. Subsequently, Block 91 was serviced with six service connections in anticipation of the future development of the block. It would appear t the "future development" block has been accounted for in the subdivision design related to stormwater and water balance assessment. We recommend that the applicant confirm

Attachment 7 DS-2025-0036 Timberbank Square Page 3 of 5 the same OR provide and updated functional servicing report and water balance assessment in support the proposed development.

Summary

Given the above comments, the LSRCA has no objections to the proposed Zoning Bylaw Amendment.

Please inform this office of any decision made by the municipality regarding this application. Should you have any questions, please contact the undersigned.

Sincerely,

amy Krapp

Amy Knapp Planner II

Attachment 7 DS-2025-0036 Timberbank Square Page 4 of 5

April 25, 2025

Town of Georgina, 26557 Civic Centre Road, Keswick, ON L3R 9W3

Re: File No.: ZBA-2025-0003 & PLC-2025-0001. Applicant: Michael Smith Planning Consultants. Location: Baseline Road.

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the Town of Georgina.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Should you have any questions or require further information, please do not hesitate to contact York Outside Plant Engineering.

Sincerely,

York Outside Plant Engineering 244 Newkirk Rd. Richmond Hill, ON L4C 3S5 yorkcirculations@rci.rogers.com

> Attachment 7 DS-2025-0036 Timberbank Square Page 5 of 5

Upter televated Network May 14, 2025 FC: Opposition to Rezoning Application File No.: 28A-2025-0003 Subject Property, NJS Timberbank Square Applicant: Ballymore Development (Sutton) Corporation Dear Min Healey, Lam writing to express my tim opposition to the resoning application submitted by Ballymore Development (Sutton) Corporation regarding the proposed change in land use designation Trom Borat to Low Deversity (Urban Residential for the lands located on the north/south side of Timberbank Square. When choosing to purchase my retrement home in the Lakelde Meadows community, one of the most decisi Battoring and tranquility offered by the surrounding indickapa, particularity the pand agates to Julk Murone Park. This water feature, with its associates factores at the subscription in the pace. the proposed development would directly obstruct our view of thin atrual feature, degrading the overal character and enjoyment of the space. More than just assetthetics, this proposal transents the emotional and encegating of numerous residents wheak cone to cherist the unique evenity the asset provides. Beyond the environmental and lifestyle concerns, there are very real and pressing issues regarding traffic constitute on the exerced with wholes flequare work works and constitute. The southern portion of them shores to pay utartified wholes flequare workshores dovershores for development is understore. The sate these safety concerns. More cover, our neighborhood is home to many young framely suffic strained area willonly exacerbate these safety concerns. More conu				
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Page 1 of 2		Thank you		
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May 21, 2025 Hello,

We must give consideration to the below:
Species Act
Bill 5, Protect Ontario by Unleashing our Economy Act, 2025 - Legislative Assembly of Ontario
Species list
O. Reg. 230/08 SPECIES AT RISK IN ONTARIO LIST ontario.ca
Along with the above Act and the potential affected species, other concerns are parking (i.e, possibility that the applicant starts with x6 single detached and then later a
minor-variances to change to duplex / legal apartments / condos) and noise related.
This space has been utilized as an open space for ten+ years The space should remain open space for not only the species, and environment but, for families and kids
Thank you and regards,