





LOCATION MAP

Timberbank Square

Legend

-  Subject Property
-  Parcel Fabric

Subject
Property

Timberbank Square

Bamburg Street

Lampkin Street

John Link Avenue

Dr. George Burrows Parkway

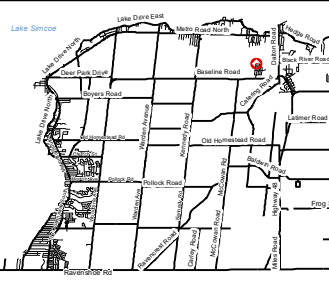
Wyndham Circle

Bramsey Street

Baseline Road

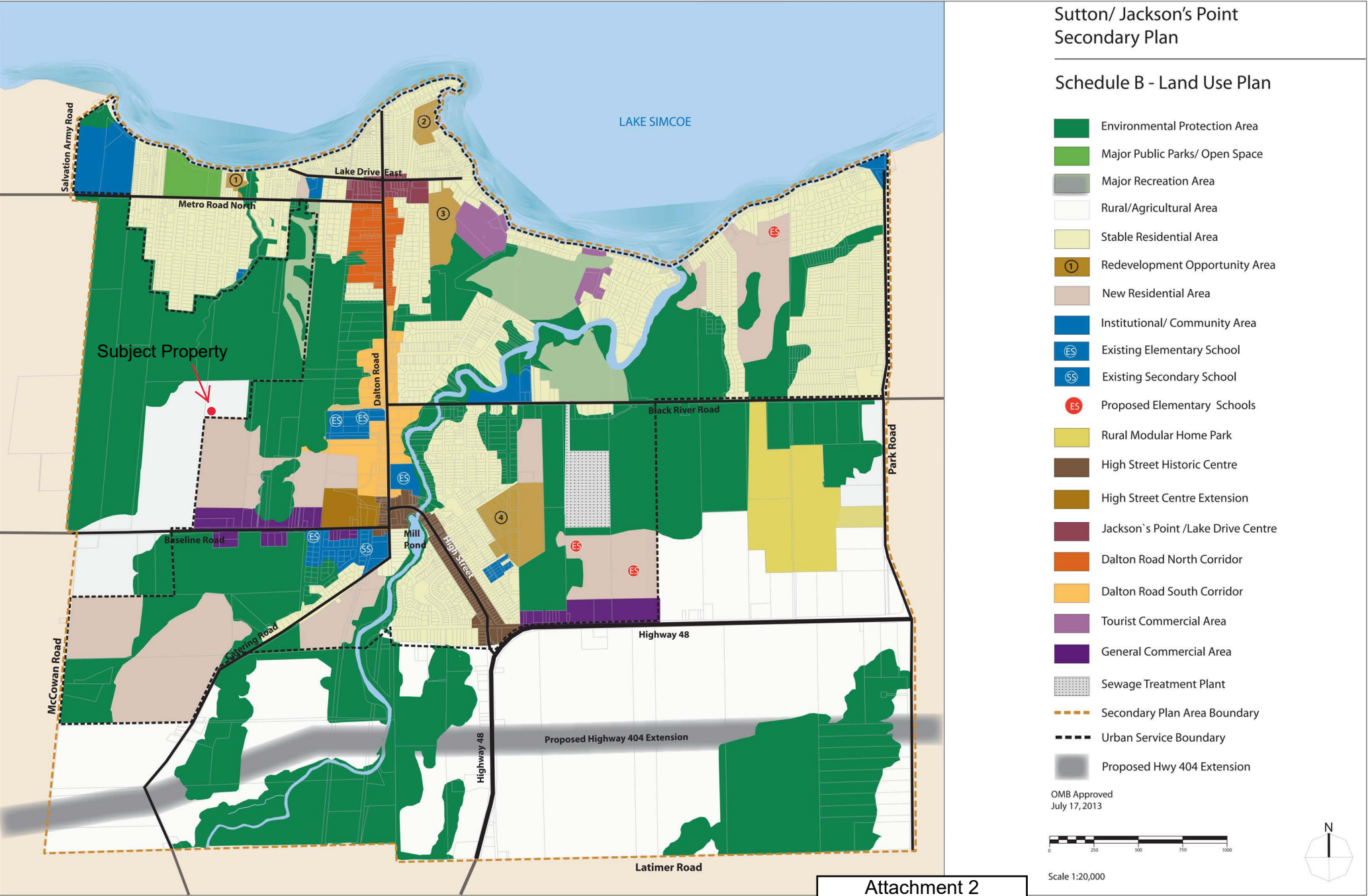
0 70 140 Meters

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

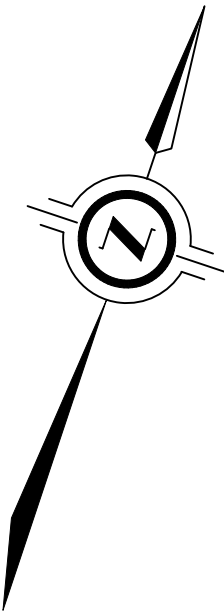


Town of Georgina
ITS- GIS Services
Created: May, 12, 2025

0 90 180 Meters



SCHEDULE			
PART	ALL OF BLOCK	PLAN	ALL OF PIN
1 TO 6	91	65M-4268	PIN 03515-1106 (LT)



PLAN OF SURVEY OF
BLOCK 91
REGISTERED PLAN 65M-4268
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 300
5 0 5 10 20 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 919mm IN WIDTH BY 610mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:300
J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	629 252.09	4 907 326.84
ORP (B)	629 380.78	4 907 243.00
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 153.59 N 56°55'07" W		

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17,
NAD83 (CSRS) (2010.0).
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.REG. 525/91.
ALL FOUND SURVEY MONUMENTS WERE SET BY J.D. BARNES LIMITED, OLS, UNLESS
NOTED OTHERWISE.

LEGEND

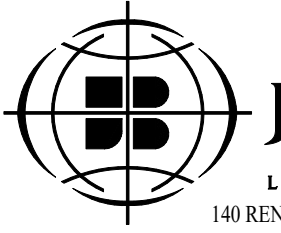
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
M	DENOTES	MEASURED
P	DENOTES	REGISTERED PLAN 65M-4268

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON

MM/DD/YYYY
DATE
MICHAEL J. GORMAN
ONTARIO LAND SURVEYOR

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

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX		
 J.D. BARNES LIMITED SURVEYING MAPPING GIS 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: NR	CHECKED BY: MJG	REFERENCE NO.: 04-21-273-01
DATED: DECEMBER 03, 2024 PLOT DATE: 12/23/2024 2:34 PM		

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





**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:**

1. 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.
2. 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.XXX	PART OF LOT 15, CONCESSION 3 (N.G.) E/S THE QUEENSWAY NORTH	'R1-XX' (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
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Zone	R1-XX
Lot Frontage (Minimum)	12.5 metres
Lot Area (Minimum)	420 square metres
Front Yard (Minimum) To Attached Garage To Dwelling	6.0 metres 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.

- 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.

- 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

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

Consolidated Comments for ZBA-2025-003 - Timberbank Square

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	May 6, 2025	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

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

1. 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

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 Knapp
Planner II

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

Date Received	Response
May 14, 2025	<p>RE: Opposition to Rezoning Application File No.: ZBA-2025-0003 Subject Property: N/S Timberbank Square Applicant: Ballymore Development (Sutton) Corporation</p> <p>Dear Mr. Healey,</p> <p>I am writing to express my firm opposition to the rezoning application submitted by Ballymore Development (Sutton) Corporation regarding the proposed change in land use designation from Rural to Low Density Urban Residential for the lands located on the north/south side of Timberbank Square.</p> <p>When choosing to purchase my retirement home in the Lakeside Meadows community, one of the most decisive factors was the natural setting and tranquility offered by the surrounding landscape, particularly the pond adjacent to Julia Munroe Park. This water feature, with its associated wildlife and serene atmosphere, has become an invaluable part of our daily lives. As an original homeowner in the area, I have taken great comfort in the peaceful environment, which is regularly enjoyed during evening walks, moments of quiet reflection, and community interactions with nature.</p> <p>The proposed development would directly obstruct our view of this natural feature, degrading the overall character and enjoyment of the space. More than just aesthetics, this proposal threatens the emotional and recreational well-being of numerous residents who have come to cherish the unique serenity the area provides. Beyond the environmental and lifestyle concerns, there are very real and pressing issues regarding traffic congestion and inadequate parking infrastructure. The southern portion of Lampkin Street already suffers from overcrowding, with vehicles frequently parked near corners and overhanging driveways, leading to reduced visibility and frequent near-miss incidents. The addition of new housing in an already strained area will only exacerbate these safety concerns.</p> <p>Moreover, our neighborhood is home to many young families, with children who bike, play, and walk freely through the community. Increased traffic, visitor parking, and construction activity pose a serious risk to the safety and accessibility of our streets, especially during the busy summer months when visitors already line Timberbank Square and Lampkin Street to enjoy the park, its water feature, basketball courts and our pond. The introduction of more obstacles, vehicular or structural, will undoubtedly diminish the personal and collective enjoyment of these community assets.</p> <p>While we recognize the importance of development in response to population growth, it must be balanced with thoughtful planning, environmental stewardship, and a deep respect for the communities already in place. In the strongest possible terms, I urge the Planning Department and Council to reject this rezoning proposal. The value of natural spaces, community well-being, and resident safety must not be sacrificed for short-term development gains.</p> <p>Thank you for your attention to this matter and for your continued commitment to ensuring that growth in our region respects both people, place, and community.</p> <p>Yours sincerely,</p>
May 12, 2025	<p>Hello,</p> <p>As a resident of Timberbank Square, I am writing to inform you that I do not support the By-law amendment relating to the above file no.</p> <p>Thank you and regards,</p>
May 11, 2025	<p>Hi Jeff</p> <p>I received the notice of this zoning application as I live on Timberbank Sq where the proposed development is to take place. I wanted to ask what determines if this gets approved or not and if, as a resident I get any input. I would be against this further development as it would cause significant disruption in the area for years to come an should have been built when the subdivision was first being constructed. I feel it is far too much disruption for a mere six units.</p> <p>Please advise how we can formally oppose this application if possible.</p> <p>Thank you</p>

May 21, 2025	<p>Hello,</p> <p>We must give consideration to the below:</p> <p>Species Act</p> <p>Bill 5, Protect Ontario by Unleashing our Economy Act, 2025 - Legislative Assembly of Ontario</p> <p>Species list</p> <p>O. Reg. 230/08 SPECIES AT RISK IN ONTARIO LIST ontario.ca</p> <p>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.</p> <p>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</p> <p>Thank you and regards,</p>