THE CORPORATION OF THE TOWN OF GEORGINA

SPECIAL COUNCIL AGENDA

Wednesday, March 11, 2015
7:00 PM

1. CALL TO ORDER - MOMENT OF MEDITATION

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES

   7.1 Minutes of the Council Meeting held on February 10, 2015
   7.2 Minutes of the Council Meeting held on February 11, 2015
   7.3 Minutes of the Special Council Meeting held on February 18, 2015
   7.4 Minutes of the Council Meeting held on February 25, 2015

   (Advisement: Minutes to be distributed under separate cover)

8. SPEAKERS

9. DELEGATIONS/PETITIONS *None.*

10. PRESENTATIONS

11. DETERMINATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

12. PUBLIC MEETINGS

***IF MORE THAN ONE PUBLIC MEETING IS SCHEDULED FOR THE SAME TIME, THEY WILL BE DEALT WITH IN THE ORDER THAT THEY APPEAR ON THE AGENDA OR AS COUNCIL MAY DETERMINE.**

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

Pages 1-90 (7:30 p.m.)

i) Applications to Amend the Town's Official Plan (Keswick Secondary Plan), for Draft Plan of Subdivision Approval and to Amend Zoning By-law 500

Part of Lots 1 and 3, Concession 3 (NG) and Parts 1 and 2, Registered Plan 65R-28919
739034 Ontario Inc. (aka Oxford Homes)
AGENT: KLM Planning Partners Inc c/o Keith MacKinnon

Report No. PB-2015-0015

Recommendation(s):

1. **That Council receive Report PB-2015-0015 prepared by the Planning Division dated March 11, 2015 respecting applications for Official Plan amendment, draft plan of subdivision approval and to amend Zoning By-law 500 submitted by 739034 Ontario Inc. for lands described as Part of Lots 2 and 3, Concession 3 (NG), and Parts 1 and 2, Registered Plan 65R-28919.**

2. **That Council approve the Official Plan Amendment application submitted by 739034 Ontario Inc. to permit semi-detached dwelling units as a medium density housing form, and to permit a maximum density of 16.8 units per gross residential hectare for the proposed plan of subdivision.**

3. **That Council approve the application for approval of draft plan of subdivision (19T-14G03) submitted by 739034 Ontario Inc., in relation to the proposed plan prepared by KLM Planning Partners Inc., Drawing No. 14.2, dated December 4, 2014, attached as Attachment '6' to report PB-2014-0015, to permit 35 residential dwelling units.**

4. **That Council approve the Zoning By-law Amendment application submitted by 739034 Ontario Inc., to rezone lands described as Part of Lots 2 and 3, Concession 3 (NG), and Parts 1 and 2 on Registered Plan 65R-28919, in order to implement the proposed residential subdivision.**

5. **That Council pass by-laws to adopt the Official Plan Amendment and Zoning By-law Amendment, and that said Amendments contain the site specific policies and provisions, as described in report PB-2015-0015.**

6. **That pursuant to Section 34 (17) of the *Planning Act,* R.S.O. 1990, C.P. 13, as amended, in the event that minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.**

12. PUBLIC MEETINGS cont'd:

7. That following the issuance of the Clerk's Declaration or receipt of an Ontario Municipal Board decision on the by-law to adopt the Official Plan Amendment, Staff finalize the conditions of draft plan approval for Council's review and approval prior to the formal issuance of draft plan of subdivision approval.

8. That the Operations and Engineering Department review and report back to Council on the need to extend the special on-street parking permissions previously granted to Phases 1 – 7 of the South Keswick / Simcoe Landing community, as approved through By-law 2011-0131 (TR-1), to additional areas of the community.

(Advisement: Presentation by agent to be provided in conjunction with report)

Pages 91-157 (7:30 p.m.)

ii) Applications for Draft Plan of Subdivision Approval and to Amend Zoning By-law 500,
Grangemuir Developments Inc.; Wesrow Estates Inc., Camlane Holdings Inc., Carness Developments Inc., Strathgreen Estates Inc (c/o Metrus Development Inc.) (Metrus Phase 9)
Part Lots 2,3,4 and 5, Concession 3 (NG)
AGENT: KLM Planning Partners Inc. c/o Keith MacKinnon

Report No. PB-2015-0016

Recommendation(s):

1. That Council receive Report PB-2015-0016 prepared by HBR Planning Centre Inc. and submitted by the Planning Division, dated March 11, 2015, respecting applications for Draft Plan of Subdivision Approval and Zoning By-law 500 Amendment Approval, submitted by Metrus Development Inc. for lands described as Part Lots 2, 3, 4 and 5, Concession 3 (NG).

2. That Staff continue to work with the Applicants to refine the Plan to the satisfaction of all agencies and the Town, and report further to Council following the receipt and assessment of all public and agency comments, and the information provided by the Applicant to address the concerns, matters and issues identified in Report PB-2015-0016 and raised at the Public Meeting.

(Advisement: presentation by agent to be provided in conjunction with report)

b. STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

12. PUBLIC MEETINGS cont'd:

c. OTHER PUBLIC MEETINGS

Pages 158-178 (7:30 p.m.)

i) Application to Repeal By-law 2014-0062 and Adopt a Revised By-law
Revised Outdoor Solid-Fuel Combustion Appliances (OSFCAs) By-law

Report No. PB-2015-0017

Recommendation(s):

1. That Council receive Report No. PB-2015-0017 prepared by the Planning Division dated March 11, 2015 respecting a Revised Outdoor Solid-Fuel Combustion Appliances (OSFCAs) By-law.

2. That Council repeal By-law 2014-0062 ((REG-1) in its entirety and that the revised by-law, included as Attachment 3 to Report No. PB-2015-0017 be approved and adopted by Council.

13. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

13.1 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

13.2.1 Report from the Recreation and Culture Department:

13.2.1.1 Verbal Report from staff respecting The Link Construction Update and required approvals for Change Orders

(Advisement: Written memorandum may accompany report)

13.2.2 Reports from the Recreation and Culture Department:

Pages 179-186

13.2.2.1 Willow Wharf Parking Lot – Lease Renewal

Report No. RC-2015-0005

Recommendation(s):

1 That Council receive Report No. RC-2015-0005 prepared by the Recreation and Culture Department dated March 11, 2015 respecting Willow Wharf Parking Lot – Lease Renewal.

13.2 CONSIDERATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION cont'd

2 That Council authorize staff to extend the lease agreement between Angelo Stamboultzis and the Willow Wharf parking lot for a period of one year and renewable for a further one year on mutual consent.

Pages 187-193

13.2.2.2 Jackson's Point – Bonnie Boats
Pay and Display Agreement Renewal

Report No. RC-2015-0006

Recommendation(s):

1 That Council receive Report No. RC-2015-0006 prepared by the Recreation and Culture Department dated March 11, 2015 respecting the Jackson's Point – Bonnie Boats Pay and Display Agreement Renewal.

2 That the Mayor and Clerk be authorized to execute an agreement with Bonnie Boats Limited for the pay and display machine operation at Jackson's Point for a period of one year, renewable for a further one year on mutual consent.

14. RECONVENE TO COUNCIL FROM COUNCIL IN COMMITTEE

15. COUNCIL CONSIDERATION OF RECOMMENDATIONS FROM COUNCIL IN COMMITTEE

'That all reports on the Council in Committee agenda, with the exception of the reports that have been deferred, deleted, tabled or withdrawn be received by Council and the recommendations contained therein, as presented or amended, be adopted.'

16. COMMUNICATIONS

16.1 General Information Items *None.*

a) Committee of Adjustment Planning Matters

Pages 194-195

i) Under Review
ii) Recommendations

Pages 196-197

iii) Decisions

Page 198

b) All other matters

16.2 Disposition/Proclamations

Pages 199-214

16.2.1 Andrew Walasek, Manager, Municipal Engagement, Government Affairs, Canada Post Corporation, providing sample letters based on the customer survey feedback which will be distributed shortly, along with the Community Engagement Report for Georgina.

Pages 215-221

16.2.2 Correspondence from Anthony Usher, Planning Consultant, concerning Metrus Phase 9 Zoning By-law Amendment and Draft Plan of Subdivision, dated March 2, 2015 and September 8, 2014.

17. MOTIONS/NOTICES OF MOTION

18. REGIONAL BUSINESS

19. OTHER BUSINESS

20. BY-LAWS

Page 222

20.1 By-law Number 2015-0040 (PWO-3), being a by-law to authorize the Mayor and Clerk to endorse the Operational Plan on behalf of the owner of the Keswick-Sutton Water Distribution System for the Town of Georgina.

Pages 223-224

20.2 By-law Number 2015-0041 (CON-1), being a by-law authorizing the Mayor and Clerk to enter into an agreement between Bonnie Boats Limited and the Corporation of the Town of Georgina.

(Advisement: Refer to Report No. RC-2015-0005, Item No. 13.2.2.2 of this agenda)

Pages 225-226

20.3 By-law Number 2015-0042 (CON-1), being a by-law to extend the Lease Agreement with 526287 Ontario Ltd., Angelo Stamboultzis, and the Corporation of the Town of Georgina.

(Advisement: Refer to Report No. RC-2015-0006, Item No. 13.2.2.1 of this agenda)

Pages 227-234

20.4 By-law Number 2015-0043 (PL-2), being a by-law to adopt Amendment No. 128 to The Official Plan of the Town of Georgina, subject land described as Part of Lots 2 and 3, Concession 3 (NG), within the Simcoe Landing Community of the Keswick Secondary Plan, Oxford Homes.

(Advisement: Refer to Report No. PB-2015-0015, Item No. 12.a (i) of this agenda)

20. BY-LAWS cont'd

Pages 235-241

20.5 By-law Number 2015-0044 (REG-1), being a by-law to regulate outdoor solid-fuel combustion appliances and to prohibit the burning of certain materials and liquids in Outdoor Solid-Fuel Combustion Appliances and Indoor Woodburning Appliances in the Town of Georgina.

(Advisement: Refer to Report No. PB-2015-0015, Item No. 12.c (i) of this agenda)

Pages 242-244

20.6 By-law Number 2015-0045 (TA-1), being a by-law to adopt the 2015 Tax Levy Supported Budget for the Town of Georgina.

21. CLOSED SESSION

21.1 Motion to move into closed session of Council

I) CLOSED SESSION MINUTES:

(a) Closed Session Minutes – November 17, 2014
(b) Closed Session Minutes – December 15, 2014
(c) Closed Session Minutes – January 7, 2015
(d) Closed Session Minutes – January 14, 2015
(e) Closed Session Minutes – January 21, 2015
(f) Closed Session Minutes – January 28, 2015 (9:00 a.m.)
(g) Closed Session Minutes – January 28, 2015 (7:00 p.m.)

21.2 Motion to reconvene into open session of Council and report on matters discussed in closed session.

22. CONFIRMING BY-LAW

Pages 245-248

By-law No. 2015-0046 (COU-2), a by-law to confirm the proceedings of Council on March 11, 2015.

23. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2015-0015

FOR THE CONSIDERATION OF
COUNCIL
MARCH 11, 2015

SUBJECT: APPLICATIONS TO AMEND THE TOWN'S OFFICIAL PLAN (KESWICK SECONDARY PLAN), FOR DRAFT PLAN OF SUBDIVISION APPROVAL AND TO AMEND ZONING BY-LAW 500
PART OF LOTS 2 AND 3, CONCESSION 3 (NG);
AND PARTS 1 AND 2, REGISTERED PLAN 65R-28919
APPLICANT: 739034 ONTARIO INC. (a.k.a. OXFORD HOMES)

1. RECOMMENDATIONS:

1. That Council receive Report PB-2015-0015 prepared by the Planning Division dated March 11, 2015 respecting applications for Official Plan amendment, draft plan of subdivision approval and to amend Zoning By-law 500 submitted by 739034 Ontario Inc. for lands described as Part of Lots 2 and 3, Concession 3 (NG), and Parts 1 and 2, Registered Plan 65R-28919.

2. That Council approve the Official Plan Amendment application submitted by 739034 Ontario Inc. to permit semi-detached dwelling units as a medium density housing form, and to permit a maximum density of 16.8 units per gross residential hectare for the proposed plan of subdivision.

3. That Council approve the application for approval of draft plan of subdivision (19T-14G03) submitted by 739034 Ontario Inc., in relation to the proposed plan prepared by KLM Planning Partners Inc., Drawing No. 14.2, dated December 4, 2014, attached as Attachment '6' to report PB-2014-0015, to permit 35 residential dwelling units.

4. That Council approve the Zoning By-law Amendment application submitted by 739034 Ontario Inc., to rezone lands described as Part of Lots 2 and 3, Concession 3 (NG), and Parts 1 and 2 on Registered Plan 65R-28919, in order to implement the proposed residential subdivision.

5. That Council pass a by-law to adopt the Official Plan Amendment and a by-law to amend Zoning By-law No. 500, and that said Amendments contain the site specific policies and provisions, as described in report PB-2015-0015.

6. **That pursuant to Section 34 (17) of the *Planning Act,* R.S.O. 1990, C.P. 13, as amended, in the event that minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.**

7. **That following the issuance of the Clerk's Declaration or receipt of an Ontario Municipal Board decision on the by-law to adopt the Official Plan Amendment, Staff finalize the conditions of draft plan approval for Council's review and approval prior to the formal issuance of draft plan of subdivision approval.**

8. **That the Operations and Engineering Department review and report back to Council on the need to extend the special on-street parking permissions previously granted to Phases 1 – 7 of the South Keswick / Simcoe Landing community, as approved through By-law 2011-0131 (TR-1), to additional areas of the community.**

2. PURPOSE:

The purpose of this report is to present staff's review and recommendations on the applications for Official Plan Amendment, Draft Plan of Subdivision approval and Zoning By-law Amendment, in relation to a proposed 35 unit residential plan of subdivision, on lands located at the north/east corner of The Queensway South and Joe Dales Drive in Keswick.

3. BACKGROUND:

APPLICANT:	739034 Ontario Inc. (a.k.a. Oxford Homes)
CONSULTANT:	KLM Planning Partners Inc. c/o Keith MacKinnon
PROPERTY DESCRIPTION:	(Refer to Attachments '1' to '3') Part of Lots 2 and 3, Concession 3 (NG) Registered Plan 65R-28919, Parts 1 and 2 Roll No.: 142-905
FILE NUMBERS:	01.140 /19T-14G03 - Subdivision Application 02.184 - Official Plan Amendment Application 03. 1079 - Zoning Amendment Application

3.1 PROPOSAL:

On September 10, 2014, a public meeting was held respecting applications submitted by KLM Planning Partners Inc., on behalf of 739034 Ontario Inc. (a.k.a. Oxford Homes), for approval of a draft plan of subdivision and associated

amendment to Zoning By-law 500. A copy of the original draft plan of subdivision is included as Attachment '4'.

The original draft plan proposed 40 dwelling units with the following unit mix:

- 18 single detached dwelling lots at 13.7 m (45 ft) minimum frontage
- 7 single detached dwelling lots at 11.0 m (36 ft.) minimum frontage
- 6 semi-detached dwelling lots at 13.7 m (45 ft.) minimum frontage (12 units)
- 6 blocks, which are actually partial lots for single detached dwelling units requiring lands from the abutting parcel (3 of which are intended to be retained by this owner, and developed as 13.7 m (45 ft.) lots, while the other 3 are intended to be conveyed to the adjoining landowner and developed through the adjoining plan of subdivision)

The original plan also included Block 38, which will provide a landscaped buffer between The Queensway South and Street '1', and Block 39 which is intended for a road widening on the east side of The Queensway South.

The zoning amendment application is seeking to change the Rural (RU) zoning on the property to various Low Density Urban Residential zone categories (R1 and R2 zones), with site specific standards to implement the subdivision.

A copy of the Council Meeting minutes of September 10, 2014, and the resolution associated with same is attached as Attachment '5'. As noted in the minutes, Council deferred further consideration of the applications pending the receipt and assessment of public, internal departments and external agency comments, and staff's further evaluation of the applications.

Since the statutory public meeting, staff have had further meetings with the applicant and their consultant, to discuss issues previously raised such as density overage, unit mix, layout, and lot size.

As a result of these discussions, the applicant has submitted a revised draft plan of subdivision, dated December 4, 2014 and attached here as Attachment '6'. The revised draft plan of subdivision has reduced the overall unit count to 35 dwelling units, with the following unit mix:

- 18 single detached dwelling lots at 15.3 m (50 ft) minimum frontage
- 2 single detached dwelling lots at 13.7 m (45 ft) minimum frontage
- 6 semi-detached dwelling lots (12 units) at 15.0 m (49 ft) minimum frontage per lot (i.e. 7.5 m per unit)
- 6 blocks, which are actually partial lots for single detached dwelling units requiring lands from the abutting parcel (3 of which are intended to be retained by this owner, and developed as 13.7 m (45 ft.) lots, while the other 3 are intended to be conveyed to the adjoining landowner and developed through the adjoining plan of subdivision)

The original blocks providing a landscape buffer between The Queensway South and Street '1', and a road widening on the east side of The Queensway South, have remained in the plan (now Blocks 33 and 34 respectively).

With the revisions to the proposed subdivision plan, the applicant has also filed an associated application for Official Plan Amendment, which seeks to permit semi-detached dwelling units as a medium density residential housing form, and to permit an increase to the permitted maximum density to 16.8 units per gross residential hectare. A copy of the proposed official plan amendment is provided herein as Attachment '7'.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION:

In accordance with the requirements of the *Planning Act* R.S.O., 1990, c, P.13, as amended, a Notice of Application for the submitted Official Plan Amendment application, and advising of the submission of a revised plan of subdivision, was posted on the Town's website on December 22, 2014, and published in the December 25, 2014 edition of the Georgina Advocate. Notice of a Public Meeting was mailed to the prescribed bodies and persons on January 19, 2015, as well as to all individuals on record as "Interested Parties" from the original subdivision and zoning amendment applications considered before Council on September 10, 2014. The Notice of Public Meeting was also posted on the Town's website on January 19, 2015, and published in the January 22, 2015 edition of the Georgina Advocate. Also, Notice Signs were posted on the property on February 5, 2015.

As of the preparation of this report, no comments have been received from any of the circulated property owners, nor from any of the Interested Parties on record.

On September 8, 2014, staff received written correspondence from Anthony Usher, Planning Consultant, on behalf of the North Gwillimbury Forest Alliance (NGFA). The letter was addressed to the Deputy Clerk, and received by Council at the September 10th public meeting. A copy of the letter is provided herein as Attachment '8'. As noted in the subject line of the letter, Mr. Usher references both the applications of the adjoining landowners, being Camlane, Grangemuir, etc. (i.e. Metrus affiliates), and 739034 Ontario Inc. (i.e. this applicant). In the body of the letter, Mr. Usher indicates that he initially believed the 739034 lands to be part of the ownership of the Metrus affiliates, but has since clarified that this is not correct. In this regard, in paragraph 1 of page 2, Mr. Usher provided indication that he has no further comment on the 739034 applications at this time.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS:

All comments received from external agencies and internal staff departments on the three (3) applications have been consolidated below:

Administrative Services Department:

- Municipal Law Enforcement: No objection.
- Taxation and Revenue Division: No taxation issues; no objection.

Building Division:

- No objection; building permits are required prior to carrying out any construction or demolition.

Economic & Tourism Development Division:

- No objection

Fire and Emergency Services Department:

- Applications under review.

Development Engineering Division - Operations and Engineering Department:

- No objection to approval of subject applications. Detailed draft plan conditions will be provided in the near future. Noise Study not required by the Town, but may be requested by York Region as a condition of draft plan approval as subdivision abuts The Queensway South which is a Regional road. Although the on-street parking plan has not yet been submitted, given the limited number of lots in this development, this is not a concern (see Attachment '9').

Parks and Facilities Division – Operations and Engineering Department:

- Compensation for removed trees required (see Attachment '10')

Recreation and Culture Department:

- No objection. Park levy will be collected at the time of building permit issuance (see Attachment '11').

Southlake Regional Health Centre:

- No concerns/comment (see Attachment '12').

Ministry of Tourism, Culture and Sport:

- Ministry is satisfied that the conducted fieldwork and reporting methodology undertaken for the Stage 1-2 Archaeological Assessment of the property is consistent with their requirements and standards; no further fieldwork is required for the study area (see Attachment '13').

York Region:

- Application for Official Plan Amendment has been exempt from Regional Council approval (see Attachment '14'). Under separate cover (see Attachment '15'), the Region has indicated they have no objection to draft plan approval of the plan of subdivision subject to various conditions.

York Region District School Board:

- No comments received to date.

York Catholic District School Board:

- No objection to revised plan; as noted in original comments of July 29, 2014, the Board requests that sidewalks be provided on at least one side of all streets within the plan (see Attachment '16').

Rogers Cable:

- No objection (see Attachment '17')

Bell Canada:

- No objection. Correspondence dated August 13, 2014 outlines Bell Canada's requirements (see Attachment '18').

Hydro One:

- No concerns (see Attachment '19').

Enbridge Gas Distribution:

- No objection. Matters regarding gas main/pipe installations, easements (if necessary), meter installation, and utility designs will be addressed through the engineering design stage and construction, and be imposed through appropriate clauses within the Development Agreement (see Attachment '20').

Canada Post Corporation:

- No objection. Correspondence from Canada Post outlining their requirements / conditions of draft plan approval is included as Attachment '21'.

Lake Simcoe Region Conservation Authority (LSRCA):

- Official Plan Amendment – No concerns/requirements.
- Zoning Amendment – No concerns/requirements.
- Subdivision – No objection; although not all of the previous comments have been addressed, these matters can be addressed through conditions of draft plan approval (see Attachment '22').

5. ANALYSIS:

5.1 PROVINCIAL POLICY FRAMEWORK:

Pursuant to Section 3(5) of the *Planning Act*, a decision of the Council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS 2014) and shall conform with the Growth Plan for the Greater Golden Horseshoe (2006), the Greenbelt Plan (2006) and the Lake Simcoe Protection Plan (2009).

5.1.1 Provincial Policy Statement (PPS 2014):

The subject land is designated Settlement Area within the PPS (2014) and in accordance with the settlement area policies of Section 1.1.3, such areas are intended to be the focus of growth and development, and their vitality and regeneration shall be promoted. As discussed in Report PB-2014-0061, the policies of the PPS encourage development within settlement areas through the provision of densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available; minimize negative impacts to qir quality and climate change; promote energy efficiency, support active transportation and are are transit supportive

The housing policies of Section 1.4 promote the provision of an appropriate range and mix of housing types and densities required to meet projected requirements of both current and future residents, with the mandate for municipalities to maintain a minimum 10 year supply of designated and available lands for residential development through intensification and redevelopment; and, maintain servicing capacity to provide at least a 3 year supply of residential units available for residential development through intensification, redevelopment and in draft approved and registered subdivision plans.

Other policies within the PPS speak to matters regarding the provision and efficient use of appropriate municipal infrastructure, and the protection, improvement and restoration of natural heritage features and areas, including *significant*[1] features such as wetlands, woodlands, valleylands, etc.

Pursuant to the comments received from the LSRCA in their review of the Environmental Impact Study (June 2014), the Addendum thereto (September 2014), as well as the Tree Inventory and Preservation Plan (September 2014), the LSRCA are satisfied that the proposed development is consistent with the directives and policies within the PPS (2014), and that there are no *significant* features or areas to be protected or preserved.

[1] *Significant* refers to the PPS2014 definition as applied to features or areas identified as provincially significant, or pursuant to criteria as recommended by the Province, or by evaluation.

Town Staff are satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement (2014).

5.1.2 Places to Grow - The Growth Plan for the Greater Golden Horseshoe (2006; as amended):

The Growth Plan for the Greater Golden Horseshoe (GPGGH) provides the framework for implementing the Provincial vision for building stronger, prosperous communities by better managing growth[2]. The Plan provides guidance for decisions made by York Region and the Town in relation to a range of matters including: transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection, *"in the interest of promoting economic prosperity"*. The guiding principles of the Plan provide the basis for guiding decisions on how land is developed, resources are managed, and public dollars are invested, and include:

- *"Build compact, vibrant and complete communities;*
- *Plan and manage growth to support a strong and competitive economy;*
- *Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;*
- *Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;*
- *Provide for different approaches to managing growth that recognize the diversity of communities in the GGH;*
- *Promote collaboration among all sectors – government, private and non-profit, and residents to achieve the vision."*

The entirety of the Town of Georgina, including the subject lands, are identified within the GPGGH as lying within the *"Greenbelt Area"*, and as such, are subject to the policies of the Greenbelt Plan (2005). However, the lands are also within a *"designated greenfield area"* pursuant to the GPGGH, as the lands lie within a an area of Keswick, being a "settlement area", yet outside of the "built-up area"; meaning the lands are outside of the defined "built boundary" of the community.

Pursuant to the policies of Section 2.2.7.1 of the GPGGH, *"New development taking place in designated Greenfield areas"* is to be planned, designated, zoned and designed in a manner that:

- *"Contributes to creating complete communities;*
- *Creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;*
- *Provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; and,*

[2] P. 6, Sec. 1.1, para. 3, GPGGH 2006

- *Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling."*

Town Staff are satisfied that the proposed development conforms to the policies of the Growth Plan.

5.1.3 Greenbelt Plan (2005)

As outlined in report PB-2014-0061, the subject lands, being within the community of Keswick, are located within the Towns and Villages designation of the Protected Countryside of the Greenbelt Plan. In accordance with Section 3.4.2, residential development is permitted within Towns and Villages, and development within same is governed by municipal official plans and related programs or initiatives and are not subject to the policies of the Greenbelt Plan, save for the external connections[3] policies of Section 3.2.5. Based on Schedules '1' and '4', the subject land does not contain nor is in proximity to an external connection system therefore the policy does not apply to the subject land.

Both the LSRCA and Town Staff are satisfied that the proposed development conforms to the policies of the Greenbelt Plan.

5.1.4 Lake Simcoe Protection Plan (LSPP 2009):

The subject lands are located within the Lake Simcoe watershed and are therefore subject to the applicable policies of the Lake Simcoe Protection Plan. The proposed development is also considered to be 'Major Development' under the LSPP as the proposal is to create more than 4 lots.

A key objective of the Lake Simcoe Protection Plan (LSPP 2009) is to protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage and key hydrologic features and their functions. Measures to uphold the LSPP objectives are generally outlined through various studies or reports prepared by the applicant's consultants.

Both Town Engineering staff and LSRCA staff have undertaken their review of the submitted Functional Servicing Report (June 2014), and the Soil Investigation Report (July 2014), and find the documents are generally satisfactory in addressing matters related to erosion and sediment control, and stormwater management. The Conservation Authority has recommended the imposition of various conditions of draft plan approval in relation to these matters, while the

[3] *External Connections* are those connections between the Greenbelt's Natural System and the local, regional and broader scale natural heritage systems of southern Ontario. In the Town of Georgina context, the external connections would be the urban river valleys that run through existing or approved urban areas and connect the Greenbelt to Lake Simcoe.

Town's Engineering Manager has indicated that their respective conditions will be forthcoming. Once all conditions of draft plan approval are prepared, staff will incorporate same into a future report for Council's review and approval.

Both the LSRCA and Town Staff are satisfied that the proposed development conforms to the policies of the Lake Simcoe Protection Plan.

5.2 YORK REGION OFFICIAL PLAN (YROP 2010):

The York Region Official Plan designates the subject lands as Urban Area. The lands also abut The Queensway South, being a regional road with a planned street width of up to 36 metres.

Pursuant to the policies of Section 8.3.8 of the YROP, Regional staff have advised that the proposed amendment to the Keswick Secondary Plan has been deemed to be a matter of local significance, and does not adversely affect Regional planning policies or interests. Therefore the proposed Official Plan amendment has been exempted from approval by Regional Council (see Attachment '14').

With respect to municipal servicing for the proposed development, staff recognize that Section 7.3.15 of the YROP requires the development to be serviced with municipal water and wastewater treatment services. With the recent expansion of the Keswick Water Pollution Control Plant (commissioned in June 2013), the Plant capacity was increased from 33,000 to 41,000 persons equivalent capacity. To this end, the Region had previously indicated that they have no objection to the Town permitting registration of new units within the Keswick service area, provided we do not exceed the permitted plant capacity of 41,000 persons. A further increase in capacity to the full 49,000 persons equivalent is contingent upon the demonstration to the Ministry of Environment, through monitoring currently being undertaken until Q2 2015 (one year period from commissioning), that the plant has met and is capable of consistently meeting the Provincial effluent quality criteria.

Through prior Town Council direction, the increase in the Plant capacity by 8,000 persons to 41,000 persons interim capacity was divided such that 4,000 persons equivalent allocation was set aside for new residential development serviced by the Keswick WPCP (being primarily within the Keswick Secondary Plan Area), with another 4,000 persons equivalent set aside for the development of lands within the Keswick Business Park Secondary Plan area.

The Planning Division has reviewed current allocated capacity or otherwise assigned servicing allocation for residential projects to be serviced by the Keswick WPCP, and have determined that 1,355.4 persons equivalent of the 4,000 persons capacity remains available for assignment and use for development projects such as this. As the proposed development of 35 units will

only utilize 95.5 persons equivalent servicing capacity, staff are satisfied that adequate capacity exists to service the proposed subdivision within the current interim restriction on the Plant at 41,000 persons.

Once the interim monitoring of the WPCP is complete, staff anticipate receiving confirmation from York Region staff, with the anticipated release of additional servicing capacity to the full 49,000 persons equivalent.

Comments received from York Region regarding the proposed subdivision indicate no objection to draft plan approval, subject to various conditions of draft plan approval (see Attachment '15'). The Region has also noted in their comments that the owner will be required to enter into a "no pre-sales" agreement, which ensures against entering into any agreements of purchase and sale with end users for the subject lands until such time as servicing capacity has been allocated to the development. Notwithstanding the request for a "no pre-sales" agreement, Town staff feel it unnecessary because (i) sufficient capacity exists within the current WPCP, and (ii) a resolution by Town Council at the time of issuance of draft plan approval will formally transfer the servicing allocation to this development.

5.3 PROPOSED AMENDMENT TO THE KESWICK SECONDARY PLAN:

The subject lands are designated Neighbourhood Residential on Schedule F1: Keswick Land Use Plan of the Keswick Secondary Plan (KSP or 'Plan'), are within the Keswick Urban Service Area Boundary and form part of the South Keswick Development Area (see Attachment '23').

Pursuant to Section 9.1.3.9 c) of the Plan, in addition to the permitted low density residential uses, medium density residential uses are also permitted on the subject property. Low density residential uses include single detached, semi-detached and duplex dwelling units, whereas medium density uses include all forms of dwellings containing three or more dwelling units, such as tri-plex and four-plex buildings, street and block townhouses, and low-rise apartments.

The revised draft plan proposes 35 units in total, as 23 single detached and 12 semi-detached dwelling units. The proposed Official Plan Amendment seeks to recognize semi-detached dwelling units as a medium density housing form, and to permit a maximum density for the overall site of 16.8 upgrha.

Pursuant to Section 9.1.2.7 of the Secondary Plan, the density range for low density residential development shall not exceed 11.0 units per gross residential hectare (upgrha), unless otherwise specified elsewhere in the Plan. Notwithstanding Section 9.1.2.7, the specific policies for the South Keswick Development Area, being Section 9.1.3.8 (f) (iv), permit a maximum average density of 14.5 upgrha, with a further provision to permit the maximum to be increased to 16.6 upgrha through the incorporation of medium density forms of

housing. However, low density housing forms are required to maintain a maximum density of 14.5 upgrha.

Based on a gross residential area of 2.083 hectares ("ha"), should the owner only propose low density housing forms (i.e. singles, semi's), then the permitted maximum unit yield on the subject land is 30 dwelling units. However, should the owner propose a mix of low density housing forms and medium density housing forms (i.e. singles, semi's, townhouses, etc.) then the permitted maximum unit yield on the subject land is 34.6 units (rounded up to 35 units). The reduction from the original proposal of 40 to 35 dwelling units has reduced the overall proposed density from 19.2 upgrha to 16.8 upgrha.

The applicant's agent has indicated that semi-detached housing units are not a common housing form (only 144 semi-detached units of a total 2,236 units overall – inclusive of this application and Metrus Phases 1 - 9). As such, it is his opinion that providing these units on a single loaded road, fronting towards The Queensway, provides a housing typology that is not proposed within the Metrus Phase 9 plan, and thus the mix of housing types is enhanced, while providing some variety along The Queensway streetscape.

Staff concur with the applicant's agent and thus have no objection to the proposed Official Plan amendment to incorporate semi-detached dwelling units as a form of medium density housing within the subject development.

The applicant's proposed unit yield of 35 units over 2.083 ha equates to a density of 16.8ha. As noted above, applying a permitted density of 16.6 upgrha to the subject land would permit 34.6 units. In consideration of the above, staff also have no objections to the proposed Official Plan amendment to permit a maximum density of 16.8 upgrha (equating to 35 units) on the subject lands.

In summary, the purpose of the Official Plan Amendment is to essentially allow semi-detached units to be constructed in place of townhouse units, and to permit a very minor increase in the overall permitted density. In fact, it is reasonable to suggest that the flexibility provisions of Section 9.1.8.2 of the Secondary Plan respecting *Stated Measurements and Quantities*, would allow for the slight increase in density without an Official Plan Amendment.

Should Council approve the Amendment application, Staff will bring forth the by-law to adopt the Official Plan Amendment at a future Council meeting. Once final approval has been issued on the Amendment (i.e. Clerk's Declaration or OMB decision), staff will be in a position to move forward with bringing the report regarding the recommended conditions of draft plan approval before Council, and the formal issuance of Draft Plan Approval for the subdivision.

5.4 OTHER PLANNING CONSIDERATIONS:

Several matters relating to the review of the original plan which required further discussion and potential changes to the draft plan were outlined in the prior staff report PB-2014-0061. Staff are satisfied that these matters have been appropriately addressed, as described below:

5.4.1 Plan Layout/Design:

With the exception of proposed lots 20 – 26, which have direct frontage and proposed driveways onto the north side of Joe Dales Drive, the remainder of the proposed subdivision has no direct frontage onto an assumed public roadway (see Attachment '6'). As illustrated on the plan, proposed Street '1' will connect to the road network proposed through the adjoining subdivision (i.e. Metrus Ph. 9). The proposed streets within the adjoining subdivision will access Joe Dales Drive and The Queensway South, both of which are existing open/assumed roadways, owned and maintained by the Town and York Region respectively. In this regard, the amending zoning by-law will impose Holding (H) zoning provisions to ensure that no building permits can be issued for the dwelling units on those lots beyond those that front onto Joe Dales Drive until such time as the Town's Operations & Engineering Department has provided verification that access to remainder of the proposed subdivision is available through an adequately designed and constructed road network serving the adjoining lands (i.e. Metrus Ph. 9).

With respect to the provision of common facilities such as municipal services and public roads, the subject landowner, and the adjoining landowner(s) are prepared to enter into a cost share agreement addressing such matters. Appropriate conditions of draft plan approval will be applied to both the subject application, and to the adjoining subdivision (i.e. Metrus Ph. 9) to assure same.

With respect to the development of the partial/shared lots between the two subdivisions/landowners which are intended for joint residential development, Zoning By-law 500 does not allow a building or structure to straddle across the mutual lot lines of two lots or blocks which can be separately conveyed. Accordingly, the amending zoning by-law for the affected blocks on both subdivisions will impose Holding (H) zone provisions that will ensure the "H" zone will not be lifted until such time as the Town is satisfied that the blocks/part lots have been merged properly between the two plans. Furthermore, appropriate wording within the proposed Development Agreements (i.e. subdivision agreements) for both subdivisions will also be incorporated to ensure the part blocks are development for the residential lots as intended.

Staff had expressed concern respecting the desire to see better alignment between the interior side lot lines between lots backing onto each other within the proposed development, and more specifically the interior side lot lines between the lots on the north side of Joe Dales Drive and lots on the south side of Street '1'. In response, the applicant has amended the plan by widening the lots, thus reducing the number of lots adjoining each property, and thereby addressing the potential privacy issues. The original plan proposed 13.7 m frontage lots on the north side of Joe Dales Drive, which have now been increased to 16.4 m frontages; and, 14.0 m frontage lots on the south side of Street '1', which have now been increased to 15.9 m frontages. Staff are satisfied with these changes to the plan.

5.4.2 Zoning Standards for Proposed Lots:

The property is currently zoned Rural (RU), and the applicant is seeking approval to change the zone to Low Density Urban Residential (R1 and R2) with site specific provisions in relation to the proposed dwelling units, and to utilize the existing zone standards/categories implemented elsewhere within the "Simcoe Landing / South Keswick" community (i.e. 'R1-109 (WS)' and 'R2-14' zones) where appropriate.

The applicant is currently building a 115 unit plan of subdivision in the community of Sutton, on the south side of Black River Road. That subdivision contains 63 single detached dwellings and 52 townhouse dwelling units. The applicant has indicated that it is his intent to utilize similar house models within the proposed Keswick subdivision, and in particular, by joining two townhouse unit models to create a semi-detached dwelling (i.e. 2 end-units joined together to make 1 semi-detached dwelling). In the Sutton development, the end-unit townhouse dwellings have a minimum frontage of 7.5 metres, and a minimum lot area of 225 sq. m. pursuant to the approved 'R3-48' zone provisions.

On the original plan, staff had expressed concern with respect to the applicant's request for the semi-detached dwellings to have a minimum lot frontage of 13.7 m (i.e. 6.85 m per unit), and a minimum lot area of 202.5 sq. m. Pursuant to the standard 'R2' provisions of Zoning By-law 500, the minimum lot frontage for a semi-detached unit is 10 m for an interior unit and 13 m for a corner lot unit; and, the minimum lot area is 300 sq. m. for an interior unit lot, and 390 sq.m. for a corner lot unit. However, the Town has permitted reduced lot frontages and lot areas for semi-detached units in earlier phases of the community, south of Joe Dales Drive, through the 'R2-14' zoning. Pursuant to the 'R2-14' zone standards, the minimum lot frontage is 7.0 m. for an interior unit lot (8.2 m for a corner unit lot), and the minimum lot area is 210 sq.m. for an interior unit lot (245 sq. m. for a corner lot unit).

In consideration of staff's concerns, the applicant has revised the plan by increasing the proposed frontage of the semi-detached dwelling lots from 13.7 m to 15.0 m minimum (i.e. 7.5 m per interior unit). The corner unit on Lot 7 will have a frontage of 8.8 m., which is needed to accommodate the extra setback required between the side of the dwelling and the abutting street. Similarly, the resulting lot area calculations have increased from the initially requested minimum of 202.5 sq. m. to 210 sq. m. Staff are satisfied with the changes to the plan with respect to the increased lot sizes for the proposed semi-detached dwelling lots. The amending zoning by-law will be required to address same.

In addition to the above, the applicant has recently indicated that in order to accommodate their house model designs, they will also require relief from the 'R2-14' minimum rear yard setback requirements because of the parallelogram shaped lots (i.e. square/rectangular homes on parallelogram shaped lots). To illustrate the situation, he has provided a conceptual site plan for proposed Lot 6, which demonstrates that the southerly unit on a parallelogram shaped lot will not meet the minimum rear yard setback of 7.5 metres (see Attachment '24'). The current rear yard setback requirement within the 'R2-14' zone is 7.5 m., whereas to address the shape of the lots, a minimum rear yard setback requirement of 6.0 m. is requested. Staff have no concerns with this request.

With respect to utilization of the existing zone categories applicable within the community for the single detached dwelling lots, the existing 'R1-109 (WS)' zone provisions can be applied to the proposed lots having minimum frontages of 13.7 m and 15.3 m. However, for the proposed larger lots, which include those on the north side of Joe Dales Drive having frontages proposed at 16.4 m., and those on the east-west leg of Street '1' having frontages proposed between 15.6 m. and 15.9 m, the amending bylaw will need to incorporate an exception provision (i.e. a 'notwithstanding' clause) to ensure that the larger lot frontages and areas as shown on a proposed Schedule 'B' are applied to those specifically identified lots.

Similarly, with respect to the proposed semi-detached dwelling lots and the specific requirements noted above, the existing 'R2-14' zone provisions can be applied with an exception provision (i.e. a 'notwithstanding' clause) to address the larger lot frontages and smaller lot areas, and the reduced rear yard setback for same, and with a reference to another proposed Schedule 'B' to identify the specific lots affected.

5.4.3 <u>On-Street Parking:</u>

The applicant has submitted an on-street parking and sidewalk plan (see Attachment '25'), which illustrates 31 on-street parking spaces can be provided within the proposed subdivision. Staff note that the majority of

spaces are provided along the west side of the window-road travelling parallel to The Queensway South, and are not impeded by driveway locations. The remaining spaces are proposed on the south side of Street '1'. In having received the parking plan on January 30, 2015, the Town's Engineering Manager did not have an opportunity to review same prior to the preparation of this report, yet did indicate that he does not anticipate any concerns given the limited number of lots proposed within this development. Staff do anticipate further comments upon his completion of the review of the plan and will provide a verbal update on same at the Council Meeting of March 11, 2015.

As this Council may not be aware, on-street parking permissions within earlier phases of the "South Keswick / Simcoe Landing" community are subject to the provisions of By-law 2002-0046, being the Traffic By-law for the Town, as amended by By-law 2011-0131 (TR-1), which was enacted on December 12, 2011. The 2011 By-law is specific to the community and permits parallel on-street parking on alternate sides of specified roadways on alternate days, and overnight parking for a maximum of 24 hours, on the designated side of the street on those named streets within Phases 1 – 7 of the community. A copy of the By-law is attached hereto as Attachment '26'. While the By-law only applies to those specified streets within Phases 1 – 7, the matter was brought to Council's attention through the consideration of the Metrus plan for Phase 8 in October 2013, wherein staff sought Council's direction with respect to the extension of the special on-street parking permissions to the streets contained within the proposed Phase 8 development (now draft plan approved).

With the entire build-out of the Simcoe Landing community contemplating approximately 4,100 +/- homes, staff of the Planning Division remain of the opinion that the expansion of the special on-street parking permissions beyond the original 1,195 homes contained within Phases 1 - 7 requires further review and direction from Council. Should Council wish to extend the parking permissions to the new developments within the community, a further amendment to By-law 2002-0046 (TR-1) [as originally amended by By-law 2011-0131 (TR-1)] will be necessary.

Pursuant to Part 'G' of Resolution C-2013-0408 regarding the approval of the Phase 8 subdivision (see Attachment '27'), Council referred the matter to staff for further review. To this end, the appropriateness in extending the special on-street parking permissions to all developments within the community beyond Phase 7 is under review by staff of the Operations and Engineering Department, and will be brought back before Council at a future date for consideration. With the anticipated registration of Phase 8 this year, consideration of this matter in the near future is necessary.

5.4.4 Municipal Servicing:

Pursuant to Section 9.1.5 of the Keswick Secondary Plan, all new development will be serviced with municipal water and sanitary sewer facilities and the Town shall assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision at the time of draft plan approval by the Town. Furthermore, the Town shall only approve developments that can be allocated municipal servicing capacity, in conformity with all applicable Town and Region policies.

As discussed in Section 5.2 above, sufficient servicing capacity exists within the Keswick Water Pollution Control Plant to permit the development of the 35 unit residential plan of subdivision. Although an application was not submitted for servicing allocation through the 2012 Keswick Servicing Allocation Assignment Program, given the small size of the development, and that only 95.5 persons equivalent of servicing capacity is required for the project, and given that only 1,355.4 persons equivalent of unassigned allocation remains available before the next release of allocation for assignment, staff are of the opinion that it is not necessary to undertake another Servicing Allocation Assignment Program for the remaining capacity of the WPCP.

Approval of the actual transfer of servicing allocation to this development will be required through a condition of draft plan approval.

5.4.5 Environmental Impact Study, and Tree Inventory and Preservation Plan:

As discussed in the previous staff report, the applicant had submitted an Environmental Impact Study (EIS) report, prepared by Dillon Consulting (dated June 2014), which was under review by staff of the LSRCA and the Town. Since the applications were last before Council on September 10, 2014, the applicant has submitted an Addendum to the EIS report (dated September 2014), and the Tree Inventory and Preservation Plan report, also prepared by Dillon Consulting, and dated September 2014.

The consultant's reports indicate that a large portion of the site is disturbed due to past uses of the property and the wildlife observed is common to the urban environment and will likely continue to be documented on-site. Furthermore, the proposed development is recognized to require the removal of trees and vegetation that have minimal ecological function, and thus, will result in minimal habitat loss and minimal reduction of the natural cover in the area. The consultant further indicates that a restoration/compensation planting plan will be developed and an environmental monitoring plan is recommended during construction to monitor impacts to the natural environment and ensure mitigation measures are implemented.

The Lake Simcoe Region Conservation Authority has reviewed the EIS report (June 2014) and Addendum thereto (September 2014), and submitted their comments on same (see Attachment '21'). Pursuant to their comments of September 2014, LSRCA staff were awaiting further information following the completion of the final results of the breeding bird and breeding amphibians survey, as well as the completion of the vegetation and tree inventory. As noted in their later comments of January 2015, the Authority is now satisfied with the consultant's reports, and has indicated that they are satisfied with same, subject to the imposition of various conditions of draft plan approval related to such matters as minimizing impact during construction through appropriate mitigation measures, as well as restoration/enhancement opportunities for vegetation and wildlife impact, and compensation for vegetation loss.

The requirements of Section 9.1.2.4 Tree *Conservation* of the Keswick Secondary Plan includes protection of trees during development, maximizing the number of trees that can be conserved or established on development sites. The Plan requires a Tree Preservation Plan prepared by a qualified professional in the field of ecology or forestry which identifies the present conditions of the site and shall make recommendations on tree preservation in conjunction with the development proposed. The loss shall be compensated by the developer with the replacement of trees in a location to be determined by the Town. The submitted Tree Inventory and Preservation Plan report has been reviewed by the LSRCA and Town staff. As noted in the LSRCA comments, staff have requested the imposition of a draft plan condition that requires the applicant to submit a landscape enhancement / compensation plan, prepared to the satisfaction of the Town and the LSRCA, to address the removal of the woodlot by naturalizing the areas adjacent to Lake Simcoe Public School and Thornlodge Park.

The Town's Parks and Facilities Division has also reviewed the Tree Inventory and Preservation Plan report, and has indicated that the Town will be required to be compensated at a 1:1 ratio, for the removal of eighteen (18) trees; and, at a ratio of 3:1 for the removal of two (2) trees, namely the White Spruce and Freemans Maple (see Attachment '10'). As also indicated, it is recognized that Dillon Consulting has recommended that Stand 18, consisting of five (5) trees located within The Queensway South right-of-way, can be preserved because these are set back from the proposed development. In this regard, the consultant has recommended tree protection measures for Stand 18. In consideration of their review, the Parks and Facilities staff have indicated that the applicant will be required to compensate the Town with 24 trees (i.e. 18 + 6). Furthermore, as indicated in the comments of the LSRCA, Town staff will work with the applicant with respect to the submission of a landscape enhancement / compensation plan, to be prepared to the satisfaction of both the LSRCA and the Town.

5.4.6 Urban Design and Architectural Design Guidelines:

The approved Urban Design Guidelines / Architectural Design Guidelines of 1999 (amended 2003) for the South Keswick Development Area (ie. the "South Keswick / Simcoe Landing" community), will also be applied to the subject development, and to the adjoining development for the Metrus Phase 9 project. Given the age of the approved documents, Town staff met with representatives of the two landowners, and the authoring architectural firm, *The MBTW Group & Watchorn Architect Inc.*, in late January 2015 and requested they undertake a review of the documents and to update same pursuant to current architectural design principles, initiatives and house designs, while keeping the community design complementary to the previous phases of development.

Appropriate conditions relating to the preparation and implementation of the guidelines will be incorporated with the conditions of draft plan approval for the subdivision. Once the updated guidelines/reports are received and reviewed to the satisfaction of Town staff, and if necessary reviewed by our Peer Review consultants, staff will bring these before Council for consideration and final approval.

5.4.7 Noise Impact Study:

In the previous staff report of September, 2014, staff had recommended that a Noise Study be undertaken with respect to the property fronting onto The Queensway South, being a Regional arterial roadway, and provided for review prior to staff reporting back to Council on the subject applications. However, upon further discussion on this matter with the Town's Engineering Manager, he has indicated that the requirement for same may be imposed as a condition of draft plan approval for the subdivision application (see Attachment '9').

Given the subdivision plan incorporates a road widening and a landscaped buffer within the design (approximately 10 m in width), staff do not anticipate any effects on the development layout.

Comments from York Region indicate that they would be satisfied with the applicant submitting a noise impact study report for review at the detailed engineering review stage, and have requested the imposition of conditions of draft plan approval in this regard (see Attachment 15, Conditions 19 to 23).

5.4.8 Street Names:

Pursuant to Town policy, Town Council shall assign street names where necessary for a new subdivision or condominium development. In this situation, proposed Street '1' is a continuous street between the subject

development and the proposed adjoining subdivision (i.e. Metrus Phase 9). In this regard, a condition of draft plan approval respecting the assignment of street names will be imposed on both applications. Town staff will work with both applicants on the name selection, in consultation with York Region and the Town's Fire Department, and will be bringing the matter back before Council through a separate report at the appropriate time.

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts to the Town stemming from this matter. However, a park levy in the form of 5% cash-in lieu of parkland payment and as well development charge fees at the prevailing rate will be required at the time of building permit issuance.

7. CONCLUSION:

The proposed plan of subdivision to permit a total of 35 dwelling units meets the Town's policies for the development of the South Keswick Development Area, is appropriate for the subject lands and represents good land use planning. The proposal is consistent with the Provincial Policy Statement, and conforms with the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Lake Simcoe Protection Plan.

In consideration of the above, staff recommend that Council approve the applications for Official Plan Amendment, plan of subdivision approval and Zoning By-law amendment, and adopt the recommendations as outlined in Section 1 herein. Should the applications be approved, staff will bring forth a by-law for Council adoption in relation to the Official Plan amendment in the near future. Upon issuance of the Clerk's Declaration or receipt of an Ontario Municipal Board decision on the by-law to adopt the Official Plan amendment, staff will then bring forth a subsequent report for Council's review and approval of the conditions of draft plan approval, and an amending Zoning By-law for adoption.

Prepared by:

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Manager of Planning

Recommended by:

Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Planning and Building

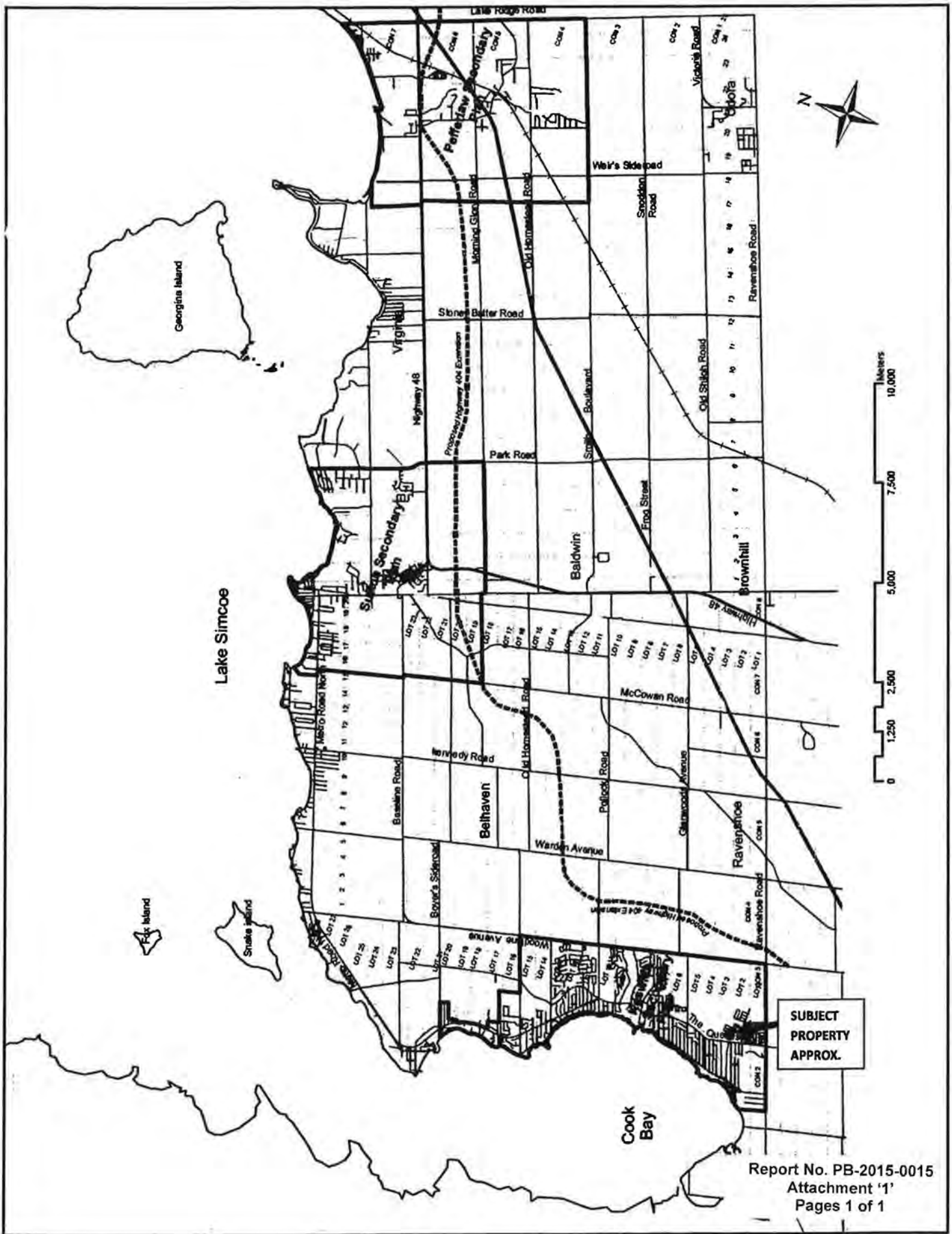
Approved by:

Winanne Grant, B.A. AMCT, CEMC
Chief Administrative Officer

6 February 2015

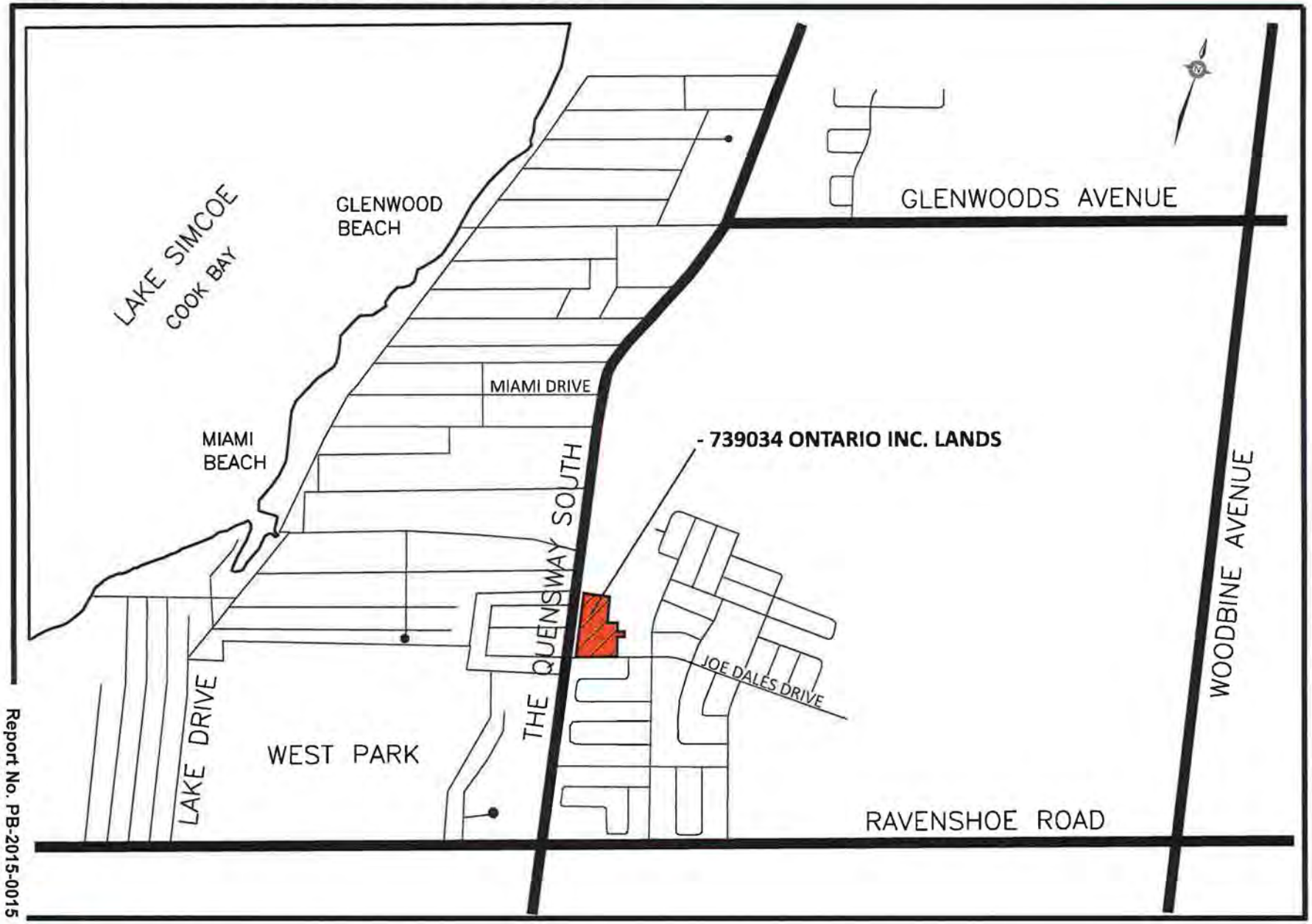
Attachment 1 *Context Map*
Attachment 2 *Key Map*
Attachment 3 *Aerial Photograph (Dillon Consulting; 17-Sept-14)*
Attachment 4 *Original Proposed Draft Plan (20-May-14)*
Attachment 5 *Council Meeting Minutes (10-Sept-14)*
Attachment 6 *Revised Draft Plan (04-Dec-14)*
Attachment 7 *Proposed Official Plan Amendment*
Attachment 8 *Anthony Usher Letter (8-Sept-14)*
Attachment 9 *O&E Dept. – Devlpt. Eng. Division (29-Jan-15)*
Attachment 10 *O&E Dept – Parks and Facilities Division (04-Feb-15)*
Attachment 11 *Recreation and Culture Dept. (22-Dec-14)*
Attachment 12 *Southlake Regional Health Centre (12-Jan-15)*
Attachment 13 *Ministry of Tourism, Culture and Sport (9-Sept-14)*
Attachment 14 *York Region (22-Jan-15)*
Attachment 15 *York Region (03-Feb-15)*
Attachment 16 *York Catholic District School Board (02-Feb-15; 29-July-14)*
Attachment 17 *Rogers Cable (12-Jan-15)*
Attachment 18 *Bell Canada (24-July-14; 13-Aug-14)*
Attachment 19 *Hydro One (22-Jan-15)*
Attachment 20 *Enbridge Gas (30-July-14; 08-Jan-15)*
Attachment 21 *Canada Post (31-July-14)*
Attachment 22 *LSRCA (08-Sept-14; 28-Jan-15)*
Attachment 23 *South Keswick Development Area Plan*
Attachment 24 *Proposed Site Plan – Lot 6 Semi-Detached Dwelling*
Attachment 25 *On-Street Parking and Pedestrian Circ'n. Plan (30-Jan-15)*
Attachment 26 *By-law 2011-0131 (TR-1) (12-Dec-11)*
Attachment 27 *Resolution C-2013-0408 (30-Oct-13)*

CONTEXT MAP



Report No. PB-2015-0015
Attachment '1'
Pages 1 of 1

739034 ONTARIO INC. KEY MAP



- 739034 ONTARIO INC. LANDS

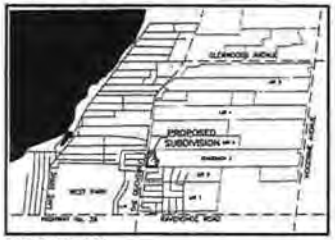
Report No. PB-2015-0015
Attachment '2'
Pages 1 of 1

DRIVE
THE QUEENSWAY SOUTH
VERLEY DRIVE
OULEVARD
JOE DALES DRIVE
DRIVE
Report No. PB-2015-0015
Attachment '3'
Pages 1 of 1
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 2 and 3, CONCESSION 3
TOWN OF GEORGINA
(GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY)
REGIONAL MUNICIPALITY OF YORK

SCALE 1:750

DRAFT PLAN T–



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN.
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY–LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

HOLDING JONES VANDERVEEN INC.

DATE – MAY 20, 2014

GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF GEORGINA FOR APPROVAL.

OWNER

739034 ONTARIO INC.

C/O
17,655 LESLIE STREET
UNIT 13
NEWMARKET, ONTARIO
L3Y 3E3

PAUL SUD
A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA TO BE SUBDIVIDED 2.023

	BLOCKS	LOTS			
DETACHED DWELLINGS					
LOTS 8–11 and 15–28		18			
MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=369.6sq.m.					
plus BLOCKS 33–37	5				
LOTS 1, 12–14 and 29–31		7			
MIN. LOT FRONTAGE=11.0m. MIN. LOT AREA=297.0sq.m.					
plus BLOCK 32	1		0.5	0.017	0.042
SEMI DETACHED DWELLINGS					
LOTS 2–7		6	12	0.250	0.618
MIN. LOT FRONTAGE=12.7m. MIN. LOT AREA=358.8sq.m.					
SUBTOTAL	6	31	40.0	1.414	3.494
BLOCK 38 – BUFFER	1			0.062	0.154
BLOCK 39 – ROAD WIDENING	1			0.102	0.252
STREET				0.445	1.100
18.0m WIDE TOTAL LENGTH= 1176 m. AREA=0.211Ha.					
17.0m WIDE TOTAL LENGTH= 1305m AREA=0.234Ha.					
TOTAL	8	31	40.0	2.023	5.000

NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No. P-2452
SCALE 1:750 MAY 20, 2014
(2452-DES3) X-REF: (2452MAS & 2452MTOPO)
DWG. No. - 14:1

KLM PLANNING PARTNERS INC.
84 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
Planning • Design • Development

ORIGINAL PROPOSED DRAFT PLAN
Dated: MAY 20, 2014

Report No. PB-2015-0015
Attachment '4'
Pages 1 of 1

Mayor Grossi inquired if there was anyone in attendance who wished to speak to any reports listed on the agenda; *None*.

8. DETERMINATION OF REPORTS ON THE CONSENT AGENDA REQUIRING SEPARATE DISCUSSION

Item No. 12.2.1.3	Report No. OED-2014-0043 entitled 'Subdivision Agreement – Simcoe Landing Phase 8, Camlane Holdings Inc. and Glengower Estates Inc.'
Item No. 12.2.2.1	Report No. PB-2014-0062 entitled 'Application to Amend Zoning By-law No. 500 to remove a Holding 'H' Symbol'

9. PUBLIC MEETING(S) UNDER THE PLANNING ACT OR OTHER LEGISLATION

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

(7:38 p.m.)

(i) Applications for Draft Plan of Subdivision Approval and to Amend Zoning By-law 500
739034 ONTARIO INC. (Oxford Homes)
Part of Lots 2 & 3, Concession 3 (NG), Registered Plan 6R-28919, Parts 1 & 2; 649 & 651 The Queensway South
AGENT: KLM Planning Partners Inc., c/o Keith MacKinnon

Report No. PB-2014-0061

Mayor Grossi explained the procedure for a public meeting at this time.

Keith MacKinnon, agent, addressed Council as follows;
•property known as the Draper parcel of land at the north-east corner of Joe Dales Drive and The Queensway;
•two existing dwellings on parcel are proposed to be removed;
•current owner purchased property this year and is applying for zoning by-law amendment and draft plan of subdivision to develop land with a total of 40 dwelling units consisting of single family dwellings and semi-detached dwellings;
•cost-share agreement being worked on with regard to servicing costs associated with providing services to the development, and the development of Blocks which are partial lots intended for joint residential development;
•proposed plan exceeds density requirement set out in the secondary plan but when combined with Phase 9 plan, the combined overall density proposed is 16.2 units per gross residential hectare which complies with the Secondary Plan;
•opportunity to develop the corner of Joe Dales Drive and The Queensway represents good planning;

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS cont'd

•strictly residential development, no intention of reverting back to a commercial development, and the previous commercial file applications have been requested to be closed;

Harold Lenters addressed Council as follows;
•requested interested parties leave their names and contact information on the sheet at the back of chambers to be notified of future meetings;
•Council approved zoning bylaw amendment in principle, but deferred adoption of the necessary documents until a site plan application is submitted and approved with regard to sight design, parking, impact to surrounding neighbourhood development;
•this area of Simcoe Landing subdivision was earmarked for development since 1996 when the first Keswick Secondary Plan was prepared and it is now at Phase 8, with Phase 7 completely sold out;
•supply is triggered by demand and an increase in demand in Georgina is imminent;
•it is not appropriate to transfer density requirements off of the Metrus lands onto another owner's lands in order for Metrus to move towards the density requirements;
•The Town has not previously permitted 6.85 m frontages per unit for demi-detached dwellings; the smaller frontage proposed is not supported due to potential on-street parking and snow storage issues. Staff needs to look at this more closely with regard to details;
•applicant should revise the draft plan to align the interior side lot lines between the lots on the north side of Joe Dales Drive and lots on the south side of Street '1`; this would result in wider lots, reducing the number of lots adjoining each property and thereby addressing the potential privacy issues, and would improve the lotting pattern on the draft plan of subdivision;
•environmental, urban and architectural design guidelines;
•Environmental Impact Study report is currently under review by the Lake Simcoe Region Conservation Authority;
•tree protection/restoration/compensation plan is forthcoming;
•there is sufficient municipal water and sewer servicing available for allocation to this development with the completion of the expansion of the Keswick Sewage Treatment Plant and the Effluent Outfall Expansion in the spring of 2013;
•sufficient road capacity will also be available with the opening of the Highway 404 extension to Woodbine Avenue/Ravenshoe Road in 2014;
•the developer has been requested to update the urban design and architectural guidelines;
•a density chart has been provided by KLM Planning indicating that the density is slightly above where the applicant needs to be

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS cont'd

Moved by Regional Councillor Wheeler, Seconded by Councillor Smockum

RESOLUTION NO. C-2014-0531

That correspondence from Anthony Usher, Planning Consultant, agent for the North Gwillimbury Forest Alliance (NGFA), with regard to zoning by-law amendments and draft plans of subdivision in South Keswick, be received.

Carried.

Michael Baskerville addressed Council as follows;
•construction of a sidewalk on the east side of The Queensway will be undertaken as part of these two phases in the subdivision up to the termination of the sidewalk at the south edge of the S&B Motors property;
•staff have been working with Metrus in an attempt to build the sidewalk in advance of the development. There is a willingness on Metrus`s part to build it now and the design is being worked on to satisfy all parties.

Moved by Councillor Davison, Seconded by Councillor Smockum

RESOLUTION NO. C-2014-0532

Harold L.

1. That Council receive Report PB-2014-0061 prepared by the Planning Division dated September 10, 2014 respecting applications for draft plan of subdivision approval and to amend Zoning By-law 500 submitted by 739034 Ontario Inc. for lands described as Part of Lots 2 and 3, Concession 3 (NG), Registered Plan 65R-28919, Parts 1 and 2, and currently municipally addressed 649 and 651 The Queensway South, Keswick.

2. That staff report further to Council following the receipt and assessment of public, internal departments and external agency comments and staff's evaluation of the applications and any matters raised at the statutory public meeting.

3. That Application Files 02.164 and 03.1027 for approval of Amendments to the Keswick Secondary Plan and Zoning By-law 500 be closed.

4. That staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:

   (i) Any person or public body that has requested to be notified of any future public meeting (s); and,

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS cont'd

(ii) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the draft plan of subdivision and or the approval or refusal of the requested amendment or passing of a by-law.

Carried.

(8:15 p.m.)

(ii) Applications for Draft Plan of Subdivision Approval and to Amend Zoning By-law 500
GRANGEMUIR Developments, WESROW Estates Inc., CAMLANE Holdings Inc., CARNESS Developments Inc., and STRATHGREEN Estates Inc. (c/o Metrus Development Inc.)
Part of Lots 2, 3, 4 and 5, Concession 3 (NG)
AGENT: KLM Planning Partners Inc., c/o Keith MacKinnon

Report No. PB-2014-0063

Mayor Grossi explained the procedure for a public meeting at this time.

Keith MacKinnon, agent, addressed Council as follows;
•largest draft plan in Simcoe Landing community;
•931 total units to be constructed in phases;
•town-house dwellings to be adjacent to the Queensway;
•new elementary school is planned on the south side of the extension of Landing Drive and a park on the north side, with a second park at the easterly limit;
•three storm water management ponds;
•east-west grid with north-south collector roads;
•nearing final completion of Phase 7;
•density; when development stands alone, it has 16.1 units per gross residential hectare and when combined with the abutting parcel, the density increases to 16.2 units per gross residential hectare, still below the permitted maximum of 16.6 units per gross residential hectare;
•approximately 150 units per phase;
•application meets density requirement in the Keswick Secondary Plan and represents good land use planning;
•Metrus is a management company, not an owner. The ownership group related to Maple Lake Estates is different that the ownership group subject to this application;
•proposed land swap identified in Mr. Usher`s correspondence is not satisfactory to his client.

Harold Lenters addressed Council as follows;

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 2 and 3, CONCESSION 3
TOWN OF GEORGINA
(GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY)
REGIONAL MUNICIPALITY OF YORK

SCALE 1:750

DRAFT PLAN 19T-14G03

KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

HOLDING JONES VANDERKEN INC.

DATE May 20, 2014

GARY B. VANDERKEN
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF GEORGINA FOR APPROVAL.

OWNER

739034 ONTARIO INC.

C/O
17,885 LESLIE STREET
UNIT 13
NEWMARKET, ONTARIO
L3Y 3E3

PAUL SUD

SCHEDULE OF LAND USE

TOTAL AREA TO BE SUBDIVIDED 2.023

	BLOCKS	LOTS		
DETACHED DWELLINGS				
LOTS 9–26		18	0.815	2.014
LOTS 1 and 8		2	0.084	0.206
plus BLOCKS 27–32	6	3	0.236	0.583
SEMI DETACHED DWELLINGS				
LOTS 2–7		6 12	0.279	0.689
SUBTOTAL	6	26 35	1.414	3.494
BLOCK 33 – BUFFER	1		0.062	0.154
BLOCK 34 – ROAD WIDENING	1		0.102	0.252
STREET			0.445	1.100
18.0m WIDE				
17.0m WIDE				
TOTAL	8	26 35	2.023	5.000

NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No. P-2452
SCALE 1:750 DEC. 4, 2014
(2452-DES4) X-REF: (2452MAS & 2452MTOPO)
DWG. No. - 14:2

KLM PLANNING PARTNERS INC.
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
Planning • Design • Development

REVISED DRAFT PLAN
Dated: DECEMBER 4, 2014

Report No. PB-2015-0015
Attachment '6'
Pages 1 of 1

Certificate of Approval

AMENDMENT No._____
To the Keswick Secondary Plan of the
Town of Georgina Planning Area

This Amendment No. to the Official Plan of the Town of Georgina which was adopted by the Council of the Corporation of the Town of Georgina is hereby approved under Sections 17 and 21 of the Planning Act, R.S.O. 1990.

Date: _____ _____

DRAFT

AMENDMENT NO. TO THE KESWICK SECONDARY PLAN

TABLE OF CONTENTS

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2. By-law No. adopting Amendment No. 3

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3. Purpose 5
4. Location 5
5. Basis 5

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2. Changes to the Plan 6
3. Implementation 6
4. Interpretation 6

DRAFT

PART A – THE CERTIFICATION

AMENDMENT NO.

TO THE

OFFICIAL PLAN OF THE

TOWN OF GEORGINA PLANNING AREA

The attached explanatory text constituting Amendment No. to the Official Plan of the Town of Georgina, was adopted by the Council of the Corporation of the Town of Georgina by By-law No. pursuant of Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the day of 2015.

_____
Mayor

_____
Clerk

DRAFT

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2015-

BEING A BY-LAW TO ADOPT AMENDMENT NO. TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA.

The Council of the Corporation of the Town of Georgina, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. to the Official Plan of the Town of Georgina, constituting the attached explanatory text, is hereby adopted.

2. **THAT** the corporation of the Town of Georgina make application to the Regional Municipality of York for approval of said Amendment.

3. **THAT** the Clerk of the Corporation of the Town of Georgina is hereby authorized and directed to make such application on behalf of the Corporation and to execute under the Corporate Seal such documents as may be required for the above purposes.

By-law READ a first, Second and Third time and finally passed this day of 2015.

DRAFT

_____
Mayor

_____
Clerk

PART B – THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No.
To the Keswick Secondary Plan of the
Town of Georgina

Being an Amendment to the Keswick Secondary Plan of the Town of Georgina

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "PART C – The Amendment" comprising the attached explanatory text constitutes Amendment No. to the Keswick Secondary Plan of the Town of Georgina.

3. PURPOSE

The purpose of this amendment is to recognize semi-detached dwelling units as a medium density housing form and to increase the maximum permitted density from 14.5 units per gross residential hectare and 16.6 units per gross residential hectare to a maximum total density of 16.8 units per gross residential hectare across the entire parcel of land.

4. LOCATION

The lands are located on the east side of the Queensway, north of Joe Dales Drive, within the Simcoe Landing Community of the Keswick Secondary Plan.

5. BASIS

The amendment seeks to recognize semi-detached dwelling units as a medium density housing form and to increase the maximum permitted density from 14.5 units per gross residential hectare and 16.6 units per gross residential hectare to a maximum total density of 16.8 units per gross residential hectare within the Keswick Secondary Plan.

DRAFT

PART C – THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C – The Amendment", which consists of the changes to the Plan as set out in Section 2 below, constitutes Amendment No. to the Keswick Secondary Plan of the Town of Georgina.

2. CHANGES TO THE SECONDARY PLAN

1. Section 9.1.3.8.f). (iv) is amended by recognizing semi-detached dwelling units as a permitted use and to increase the maximum permitted density from 14.5 units per gross residential hectare and 16.6 units per gross residential hectare to a maximum total density of 16.8 units per gross residential hectare.

3. IMPLEMENTATION

The Official Plan Amendment will be implemented through the Zoning By-law and Registration By-law.

4. INTERPRETATION

The provisions set forth in the Town of Georgina regarding the interpretation of said Plan, shall apply.

DRAFT

TOWN OF GEORGINA
SEP 0 8 2014
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION
REFER | NOTED
Harold | Barbara
Velnet C
M&B
S. Buckerfield
K. McKinnon
W. Melborne
FILE # 01.140
01.139

Anthony Usher Planning Consultant
146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7
(416) 425-5964
auplan@bellnet.ca

September 8, 2014

Ms. Patricia Nash
Deputy Clerk
Town of Georgina
Keswick, Ontario
L4P 3G1

Dear Ms. Nash:

Re: Zoning Bylaw Amendments and Draft Plans of Subdivision, South Keswick
Your Files 03.1078, 03.1079, 01.139, and 01.140

I would like to provide Council and staff with comments on the above applications of Metrus Development Inc. and 739034 Ontario Inc., on behalf of my client the North Gwillimbury Forest Alliance (NGFA). As will be explained, my comments focus on the application by Metrus on behalf of its five affiliated landowners.

The proposed Metrus development is entirely within the South Keswick Development Area identified in the Keswick Secondary Plan. As well, the proposed draft plan conforms with the intent of the 2005 South Keswick Development Area Plan map.

However, I have one major concern about the Metrus applications - that they are premature and therefore, not in the public interest.

As the Town knows from previous correspondence from me as well as its own involvement in the matter:

- Confidential negotiations are currently taking place regarding a possible development approvals exchange, whereby the existing approvals at Maple Lake Estates would be replaced by equivalent approvals elsewhere in the Town. These negotiations involve Metrus, the Town, the Regional Municipality of York, the Province, Lake Simcoe Region Conservation Authority, and NGFA.

- As part of the Official Plan review process, I wrote the Town on March 20, 2014, May 29, 2014, and August 22, 2014 regarding candidate locations for these equivalent approvals. As noted in the most recent of these, "The only two plausible candidates at this point are lands owned by Maple Lake Estates Inc. between Deer Park Drive and Boyer's Sideroad, or additional density on lands owned by Metrus Development Inc. affiliates in South Keswick."

- These letters also make clear, and provide evidence in support of, my opinion that South Keswick would be the better option.

The above correspondence noted that Metrus affiliates currently own about 148.5 gross residential ha of undeveloped lands within the Residential Neighbourhood as shown on the 2005 South Keswick Development Area Plan land use plan map. This does not include subdivision plan 19T-10G02 (also known as Metrus Phase 8), nor the subject lands of the 739034 Ontario Inc. applications. Because the lands subject to the 739034 applications were excluded from the calculations in the above correspondence, and because they are not owned by Metrus affiliates (though I believed they were when I wrote those letters), we have no further comment on the 739034 applications at this time.

(Please note that there is an error in my previous correspondence regarding the 739034 subject lands. For some reason, both MPAC maps and the York Region GIS show those lands as part of a lot owned by a Metrus affiliate, rather than a separate lot, so the map attached to my March 20, 2014 letter is incorrect in showing those lands - "area B" - as Metrus lands. Where I indicated that Metrus affiliates own 148.5 ha of undeveloped land identified for Low Density Residential development, the correct figure is 151.2 ha. Where I indicated that Metrus affiliates are currently permitted to develop 2,153 low-density residential units on their undeveloped Residential Neighbourhood lands, at a density of 14.5 units per gross residential hectare, the correct figure is 2,192.)

The proposed Metrus subdivision occupies 66.5 ha. The subject lands include some areas that do not qualify as gross residential because they would be considered as natural features (blocks 897, 898, and 900), and some non-dwelling areas that are outside the Residential Neighbourhood and instead are within the Glenwoods Urban Centre (blocks 895, 899, and 906), according to the 2005 land use plan. With those areas deducted, the proposed subdivision would take up 55.1 ha (36.4%) of the undeveloped Metrus lands within the Residential Neighbourhood, and provide 931 dwellings, yielding a density of 16.9 units per gross residential hectare within the Residential Neighbourhood. (The applicant's cover letter, MacKinnon to Ross, June 27, 2014, indicates a density of 16.1 units per gross hectare, but it is not clear how the area base of 57.98 ha was derived.)

While Section 9.1.3.8(f)(iv) of the Keswick Secondary Plan says that density may be increased to 16.6 units per gross hectare through the incorporation of townhouses, "low density housing forms shall maintain a maximum density of 14.5 units per gross residential hectare". That means very little increase in overall permitted densities, unless townhouses assume a far higher proportion of total units than Metrus has ever contemplated. In this subdivision, Metrus is proposing that 94.7% of the units be low-density; if the same percentage of the area of gross residential blocks and streets is also attributed to the single-detached dwellings, then the overall permitted density can only increase to 14.8 units/ha (14.5 single-detached units/ha permitted in that part of the subdivision occupied or attributed to them, and 21.9 townhouse units/ha proposed in that part of the subdivision occupied or attributed to them).

I have no planning issue with higher density, but I must disagree with the applicant - in my opinion, an Official Plan amendment (to the South Keswick Secondary Plan) is required to enable the density proposed.

Although the proposed density is higher than what is currently permitted in South Keswick, approval of these applications would still adversely affect the potential to relocate development approvals from Maple Lake Estates. In my May 29, 2014 letter, I provided a relocation example of adding 625 semi-detached dwellings to what is currently permitted on the undeveloped Metrus lands, resulting in density increasing to 18.6 (versus 18.7, as indicated previously due to the above error) units per gross

hectare. With the present applications approved, Metrus would be left with 96.1 ha of undeveloped lands within the Residential Neighbourhood, and at 14.5 units per gross hectare, would currently be permitted 1,393 dwellings on the remainder lands. Adding 625 semi-detached dwellings would require a density of 21.0 units per gross hectare on the remainder lands.

While the proposed development reflects the 2005 South Keswick Development Area land use plan, it does not appear to acknowledge or reflect in any way the possibility of a development approvals exchange that would involve the subject lands, or the planning merits of such an exchange as outlined in my previous correspondence. As the applicant's cover letter says, "the layout of the proposed draft plan of subdivision is nearly identical to that of the Development Area Plan".

Therefore, in my opinion these applications are premature and not in the public interest, for the following reasons.

- As mentioned above, in my opinion an Official Plan amendment is required to permit the density proposed.

- Negotiations are currently under way that could involve altering the existing residential development policies for the subject lands. This is acknowledged in sections 4.2 and 4.16 of the Official Plan review Planning Directions Report of June 4, 2014, to the point of suggesting that special Official Plan policies to support a development approvals exchange may be appropriate. The possible outcomes of these discussions should not be foreclosed in any way, least of all by applications made by a party to those discussions.

- I have provided the Town with considerable documentation supporting the case for additional development approvals on lands owned by Metrus affiliates in South Keswick as the best option for a development approvals exchange. The commitment of 36% of the available lands, at a significantly lower density than that required to accommodate those additional approvals, could well shut the door on that option - and that should not happen at this time.

- These applications would also be premature with respect to the ongoing Official Plan review process itself. That process is specifically charged with considering the Maple Lake Estates development exchange issue.

- Finally, unless Metrus simply abandons its interests in Maple Lake Estates, one of the following must happen, sooner or later:

  - Metrus seeks to proceed under its existing development approvals - but it needs a servicing allocation from the Town, and a *Conservation Authorities Act* Section 28 permit from the Conservation Authority. The Authority is currently reviewing its watershed development policies.

  - Metrus seeks new planning approvals for the present site.

  - Agreement is reached on a development approvals exchange, which will then require new planning approvals, and possibly amendment of the Greenbelt Plan.

Needless to say, all of these possibilities involve substantial uncertainty, and it could turn out that none of them are achievable. However, the Town's population forecasts, embodied in the Regional Plan, include Maple Lake Estates (1,900 persons by 2031, according to the Planning Directions report). That population is part of the Town's obligation to accommodate its share of growth in the Greater Golden Horseshoe - appropriate policies for which are central to the ongoing Official Plan review. It remains uncertain whether, where, and how the ultimately-contemplated Maple Lake Estates population of 2,146 persons can ever be realized. Therefore, it would be premature for the Town to further foreclose options for doing so, on a site that is within a recognized settlement area *and* is not subject to significant environmental and natural heritage constraints.

Therefore, I recommend that Council not approve the proposed rezoning and draft plan of subdivision, at least until all the above issues of prematurity have been satisfactorily addressed, and the applications appropriately modified.

In accordance with Sections 34(18) and 51(37) of the *Planning Act*, please provide me with notice of Council's decisions.

Yours sincerely,

[original signed by]

Anthony Usher, MCIP, RPP

Velvet Ross

From: Michael Baskerville
Sent: January-29-15 9:30 AM
To: Velvet Ross
Cc: Dan Pisani; Darlene Folmeg; Steven Buckridan
Subject: 739034 Ontario Inc. (Oxford Homes) -- Application for: Secondary Plan Amendment, Amendment to the Zoning By-law and Application for Draft Plan Approval

I have now completed my review of the various documents supporting the above noted applications and find them generally acceptable. The documents include: the draft plan, Environmental Impact Study and Addendum, Soil Investigation Report, Phase One Environmental Site Assessment, Stage 1-2 Archeological Assessment and the Functional Servicing Report. It is noted that a noise assessment report and on street parking plan have not been submitted or reviewed by this division.

With respect to the noise study we have historically received one as a result of the request or imposition of the requirement as a draft plan condition by the Region of York where the development abuts their rights of way. This development does abut the Queensway and I would anticipate receipt of a report prior to house construction. This is typically adequate for our purposes and any conditions thereto are imposed via the subdivision agreement. This is acceptable.

The parking plan is again something we can review at a later date given the limited number of lots in this development.

Detailed draft plan conditions will address our development requirements respecting the design and construction of municipal infrastructure i.e. roads, water mains, sanitary and storm sewers. These will be provided in the near future.

Based on my review of the documents and plans received to date, the Department of Operations and Engineering has no objection to the approval of the subject applications at this time.

Regards

Mike

Michael E. Baskerville C.E.T., CMM
Engineering Manager
Operations and Engineering Department |Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1
T: 905- 476-4305 Ext 2225
F: 905- 476-6902
E: mbaskerville@georgina.ca
www.georgina.ca
www.gtti.ca

Velvet Ross

From: Velvet Ross
Sent: February-04-15 4:06 PM
To: Velvet Ross
Subject: FW: Tree Compensation Dillon Consulting 739034.xlsx
Attachments: Tree Compensation Dillon Consulting 739034.xlsx

From: Danny Hie <dhie@georgina.ca>
Sent: Wednesday, February 4, 2015 12:35 PM
To: Dan Murnaghan
Subject: Tree Compensation Dillon Consulting 739034.xlsx

Dan
Upon further review of the Tree Inventory and Preservation Plan from Dillon Consulting on the Oxford Homes Simcoe Landing site, I conclude stand 18 consisting of five(5) trees within the Queensway right of way can be preserved. I would also recommend that the Town of Georgina be compensated at a 1:1 ratio for the removal of eighteen(18) trees and 3:1 ratio for the removal of two (2) trees, Picea glauca (white spruce) and Acer Freemani (freemans maple).
If you require any further information I would be happy to so.

Thanks,
Dan

Danny Hie

Forestry Horticulture and Infrastructure Supervisor (Acting)
Town Of Georgina
Office-(905)722-6889
Mobile-(905)955-1451
dhie@georgina.ca

739034 Ontario Inc Compensation Plan

Common Name	Species	DBH	Quantity	Condition	Total	
1 to one						
Red Ash	Fraxinus pennsylvanica		37	1 Fair		Total of 18@ one to one- 18
Red Ash	Fraxinus pennsylvanica	41-42		1 Fair		
Red Ash	Fraxinus pennsylvanica	22-34-25		1 Fair		
Red Ash	Fraxinus pennsylvanica		61	1 Fair		
Red Ash	Fraxinus pennsylvanica	5,10,- TAG 7545 15,TAG 7546		Preserve		
Eastern Cottonwood	Populus delttoides		24	1 Fair to poor		
American Elm	Ulmus americana		64	1 Fair		
American Elm	Ulmus americana		10	1 Good		
American Elm	Ulmus americana		10	1 Good		
Manitoba Maple	Acer negundo		58	1 Good		
Manitoba Maple	Acer negundo	14,9,8		3 Fair		
Manitoba Maple	Acer negundo	Stand		5 Good		
Manitoba Maple	Acer negundo	17,22,14,12,		15 Fair to poor		
Manitoba Maple	Acer negundo	14,20,15,25,24,3,3,30,25,10,	2	21 Poor		
Manitoba Maple	Acer negundo	24,16,15,35,20,39,31,27+10	40+35	Fair		
Manitoba Maple	Acer negundo	8+14,8		2 Good		
Manitoba Maple	Acer negundo	12x14cm 20x10cm		32 Good		
Norway Maple	Acer platanoides		26	1 Good		
Corkscrew Willow	Salix matsudana	16+12+8		1 Good		
3 to one						
White Spruce	Picea glauca		28	1 Good		Total of six @ three to one-6
Freeman's Maple	Acer freemani		94	1 Fair		
4 to 1						
Sweet Cherry	Prunus avium	16,14,10		3 Good		
Sweet Cherry	Prunus avium		18	1 Good		
Sweet Cherry	Prunus avium	11,10,8		Poor		
Horsechestnut	Aesculus hippocastanum	9,11		Preserve		

Report No. PB-2015-0015
Attachment '10'
Pages 2 of 2

Anna Geniole

From: Velvet Ross
Sent: Monday, December 22, 2014 4:16 PM
To: Anna Geniole
Subject: FW: 739034 Ontario Inc. (ie. Oxford Homes)

Please print and place in file. Thanks.

Velvet L. Ross, MCIP, RPP
Manager of Planning | Planning & Building Dept. | Town of Georgina
26557 Civic Centre Road, Keswick, ON L4P 3G1
T: 905-476-4301 ext 2251
905-722-6516
705-437-2210
F: 905-476-4394
E: vross@georgina.ca
W: www.georgina.ca

From: Robin McDougall
Sent: December-22-14 2:21 PM
To: Velvet Ross
Subject: 739034 Ontario Inc. (ie. Oxford Homes)

Velvet,

Notice of Application for Official Plan Amendment and Re-Submission of Draft Plan of Subdivision

Recreation and Culture: No additional comments.

Thank you,

Robin McDougall, BA KINE, DPA
Director of Recreation and Culture
Recreation and Culture Department |Town of Georgina
T: 905-476-4301 ext 2236
905-722-6516
705-437-2210
E: rmcdougall@georgina.ca
www.georgina.ca
www.georginaroc.ca

SOUTHLAKE
REGIONAL HEALTH CENTRE

596 Davis Drive
Newmarket, Ontario
L3Y 2P9

Telephone: 905-895-4521
Main Fax: 905-830-5972
Administration Fax: 905-853-2220
Website: www.southlakeregional.org

TOWN OF GEORGINA
JAN 2 2 2015
PLANNING & BUILDING SERVICES
PLANNING DIVISION
REFER | NOTED
VR
cc KLM
FILE #

January 12, 2015

Ms. Velvet Ross
Manager of Planning
Town of Georgina – Planning Department
Georgina Civic Centre
26557 Civic Centre Road
R.R. #2 Keswick, ON
L4P 3G1

Re: Notice of Application for Official Plan Amendment (Keswick Secondary Plan) and Re-submission of Draft Plan of Subdivision (19T-14G03), Part Lots 2 & 3, Concession 3 (NG)
N/S Joe Dales Drive, E/S The Queensway South, Keswick
Applicant: 739034 Ontario Inc. (i.e. Oxford Homes)
Roll No: 142-905
Town Planning Files 01.140 (SUBD), 02.184 (OPA) and, 03.1079 (ZBA)

Dear Ms. Ross,

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 development is not unexpected. We have no response with regard to this Application.

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

Sincerely,

P. Clarry

Paul Clarry
Vice President, Facilities & Paramedical Services
Southlake Regional Health Centre

Ministry of Tourism, Culture and Sport

Culture Programs Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel.: (807) 475-1628
Email: Paige.Campbell@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes culturels
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Tél. : (807) 475-1628
Email: Paige.Campbell@ontario.ca

Ontario

Sep 9, 2014

Patricia A. Dibb (P156)
York North Archaeological Services

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "A STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT OF THE PROPOSED OXFORD HOMES DEVELOPMENT PLAN, LOCATED IN THE TOWN OF GEORGINA, PART LOTS 2 AND 3, CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY), COUNTY OF YORK, REGIONAL MUNICIPALITY OF YORK, ONTARIO. ", Dated Aug 14, 2014, Filed with MTCS Toronto Office on Sep 3, 2014, MTCS Project Information Form Number P156-0209-2014

Dear Ms. Dibb:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.[1] This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Figure 6 of the above titled report and recommends the following:

Based on the results of the Stage 1 Background Study and Stage 2 Property Assessment Survey, it is recommended by YNAS that no further fieldwork is required for the study area.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,
Paige Campbell
Archaeology Review Officer

cc. Archaeology Licensing Officer
PAUL SUD,OXFORD HOMES
BARBARA Mugabe,Planner Town of Georgian

[1]In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

TOWN OF GEORGINA
JAN 2 5 2015
PLANNING & BUILDING INNOVATION
PLANNING DIVISION
REFER | NOTED
FILE #

York Region

Corporate Services

January 22, 2015

Ms. Velvet Ross
Manager of Planning
Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1
Attention: Ms. Velvet Ross, Manager of Planning

RE: Request for Exemption from Regional Approval of Official Plan Amendment
739034 Ontario Inc. (Oxford Homes)
N/S Joe Dales Drive, E/S The Queensway South
Town of Georgina
Town Planning File: OP.14.006

This is in response to your request for exemption from Regional approval of the above noted captioned Official Plan Amendment application. The Official Plan Amendment application is required to permit the development of a plan of subdivision (19T-14G03) containing 35 dwelling units (23 single detached and 12 semi-detached).

The subject lands are designated Neighbourhood Residential in the Keswick Secondary Plan. A site specific Official Plan Amendment (OPA) is required to recognize semi-detached dwelling units as a medium density housing form and to permit a density of 16.8 units per gross residential hectare.

The subject lands are designated "Urban Area" in the York Region Official Plan. On January 15, 2015, this application was considered by the Regional Development Review Committee comprised of staff from various commenting Regional Departments. Based on our review and assessment, this proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan Policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Council. This allows the Amendment to come into effect following its adoption by the Town of Georgina and the expiration of the required appeal period.

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Tel: (905) 830-4444, 1-877-464-YORK (1-877-464-9675)
www.york.ca

Staff will be providing technical comments related to the revised draft plan of subdivision (19T-14G03) on matters including, but not limited to, road requirements, and vehicular access.

We respectfully request a copy of the Notice of Decision be forwarded to this office. Please contact Teema Kanji at 905-830-4444, ext. 71507 should you have any questions or require further information.

Sincerely,

Karen Whitney, MCIP, RPP
Director of Community Planning and
Development Services

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Tel: (905) 830-4444, 1-877-464-YORK (1-877-464-9675)
www.york.ca

York Region

Corporate Services

February 05, 2015

Mr. Harold Lenters
Director of Planning and Building
Town of Georgina
R.R. #2, 26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Velvet Ross, Manager of Planning

Re: Draft Plan of Subdivision 19T-14G03 - revision
Lots 2 & 3, Concession 3
649 The Queensway South
739034 Ontario Inc. (Oxford Homes)
Town of Georgina

The Regional Municipality of York has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2452, dated December 4, 2014, which is the second revision to the draft plan.

The subject land, which is 2.023 hectares in size, is located on the east side of The Queensway, north of Ravenshoe Road in the Town of Georgina. The draft plan will facilitate the development of 35 residential units (23 single detached and 12 semi-detached), and blocks for a street, road widening and buffer.

Based on our review, we offer the following comments.

Sanitary Sewage and Water Supply:
This development is within the Keswick Wastewater Service Area and will be serviced from Water Pressure District Keswick.

It is our understanding that this development does not have the required water and wastewater servicing allocation from the Town of Georgina. If the Town does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Projects as may be identified in future Master Plan Updates and/or studies.

In accordance with York Region's servicing protocol respecting draft plans receiving approval prior to servicing allocation being available, staff are requesting that all

residential lands be subject to various restrictions (i.e., Holding 'H' zone) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested schedule of conditions below. In addition, York Region requests that the Town of Georgina apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Based on the Functional Servicing Report prepared by Schaeffers Consulting Engineers that was submitted in support of the draft plan, the proposed development will be serviced through the Town of Georgina municipal system. While it is recognized that this development will be serviced by municipal systems, the applicant should be aware that any potential connections of new development to a Regional water and/or waterwater system requires Regional approval prior to construction.

Summary
York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Transportation Planning staff have reviewed the Traffic Impact Study prepared by R.J. Burnside & Associates Limited dated June, 2014 in support of the draft plan. Technical comments, dated September 23, 2014 and prepared by Regional Transportation Planning staff, are attached. Please refer to item 5 of the September 23, 2014 memo.

Should you have any questions regarding the above, please contact Michelle Moretti, MCIP, RPP, Planner at extension 71556 or by email at michelle.moretti@york.ca .

Yours truly,

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

Attachments (3) Schedule of Pre-Conditions
Schedule of Conditions
Transportation Technical Comments

Schedule of Pre-Conditions
19T-14G03
Lots 2 & 3, Concession 3
739034 Ontario Inc. (Oxford Homes)
Town of Georgina

Re: KLM Planning Partners Inc., Project No. P-2452, December 4, 2014

1. Prior to or concurrent with draft plan approval, the owner shall enter into an agreement with the Town of Georgina, which agreement shall be registered on title, committing the owner to:

   A. Not enter into any agreements of purchase and sale with end users* for the subject lands until such time as:

      a. i. The Council of the Town of Georgina has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

         ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the Town of Georgina allocation used for the subject development;

      OR

      b. The Town of Georgina approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;

      OR

      c. The Regional Commissioner of Environmental Services and the Town of Georgina confirm servicing capacity for this development by a suitable alternative method and the Town of Georgina allocates the capacity to this development.

      AND

   B. Not enter into any agreements of purchase and sale with non-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town of Georgina. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.

2. Prior to draft plan approval, the owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-14G03 or any phase thereof by the Town of Georgina, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

(*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

Schedule of Conditions
19T-14G03
Lots 2 & 3, Concession 3
739034 Ontario Inc. (Oxford Homes)
Town of Georgina

Re: KLM Planning Partners Inc., Project No. P-2452, December 4, 2014

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region.

2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Georgina for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.

3. Prior to final approval, the Owner shall agree in the subdivision agreement to save harmless the Town of Georgina and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.

5. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:

    - The Town of Georgina approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
    - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
    - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Georgina allocates the capacity to this development.

6. Prior to final approval, the Owner shall agree to provide a basic 36 metre right-of-way for this section of The Queensway South. As such, all municipal setbacks shall

be referenced from a point 18 metre from the centerline of construction of The Queensway South. Any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

7. Prior to final approval, the Owner shall agree to provide a comprehensive transportation assessment prior to final approval of any lands beyond Phase 9 of draft plan 19T-14G02 (Metrus Developments Inc.). The comprehensive transportation assessment shall include all units within the block surrounded by Glenwoods Avenue, Ravenshoe Road, Queensway South and Woodbine Avenue. The assessment shall determine the total number of units/percentage to full build out that can be accommodated within acceptable levels of service at Ravenshoe Road at Queensway South and the Ravenshoe Road at Woodbine Avenue intersections. The assessment shall also include staging/phasing plan for the implementation of major collector roads north-south (Ravenshoe Road to Glenwoods Avenue) and east-west (Queensway South to Woodbine Avenue). Further development beyond Phase 9 of draft plan 19T-14G02 in the area, without major collector roads may result in significant pressure on the Ravenshoe Road at Queensway South and the Ravenshoe Road at Woodbine Avenue intersections.

8. Prior to final approval, the Owner shall agree to provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as pedestrian/cycling facilities on the site to support active transportation. A drawing shall be provided to illustrate the locations of the pedestrian/cycling facilities and connections to adjacent developments and roadways.

9. Prior to final approval, the Owner shall agree to provide sufficient measures to support active transportation and public transit.

10. Prior to final approval, the Owner shall provide an updated Transportation Assessment report and Parking Study and Transportation Demand Management (TDM) plan to the satisfaction of York Region.

11. Prior to final approval and concurrent with the submission of the subdivision servicing application (Ministry of the Environment and Climate Change) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to the Community Planning and Development Services Branch, Attention: Manager, Development Approvals, that includes the following drawings:

    a. Plan and Profile for the York Region road and intersections;
    b. Grading and Servicing;
    c. Intersection/Road Improvements, including the recommendations of the Traffic Report;
    d. Construction Access Design;
    e. Utility and underground services Location Plans;

f. Signalization and Illumination Designs;
g. Line Painting;
h. Traffic Control/Management Plans;
i. Erosion and Siltation Control Plans;
j. Landscaping Plans, including tree preservation, relocation and removals;
k. Requirements of York Region Transit/Viva

12. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and the Ministry of the Environment and Climate Change forms together with any supporting information shall be submitted to the Regional Corporate Services Department, Community Planning and Development Services, Attention: Mrs. Eva Pulnicki, P.Eng.

13. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Corporate Services Department, and illustrated on the Engineering Drawings.

14. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

15. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Regional Corporate Services Department.

16. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department, that the Owner will provide the installation of visual screening between Street 1 and The Queensway South, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street 1. The Owner shall submit to the Regional Corporate Services Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

17. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Regional Corporate Services Department, outlining all requirements of the Regional Corporate Services Department.

18. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:

    a) All existing woody vegetation within the York Region road right of way,

b) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved,
c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within the York Region road right of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed and included in the subdivision agreement, they will require the approval of the Town and be supported by a Maintenance Agreement between the Town and the Region for Town maintenance of these features; any such Maintenance Agreement should indicate that where the area municipality does not maintain the feature to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

19. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Regional Corporate Services Department recommending noise attenuation features.

20. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Corporate Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Regional Corporate Services Department.

21. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Corporate Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment and Climate Change guidelines and the York Region Noise Policy.

22. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will

continue to increase, occasionally interfering with some activities of the building's occupants".

23. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Corporate Services Department, as follows:

    a) that no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;

    b) that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

    c) that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and

    d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.

24. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:

    a) a widening across the full frontage of the site where it abuts The Queensway South of sufficient width to provide a minimum of 18 metres from the centreline of construction of The Queensway South, and

    b) a 15 metre by 15 metre daylight triangle at the north east corner of Joe Dales Drive and The Queensway South, and

    c) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts The Queensway South and adjacent to the above noted widening(s), and

25. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.

26. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the

"Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

Prior to final approval, the Owner shall certify, in wording satisfactory to the Regional Corporate Services Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

27. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Corporate Services Department, to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.

28. The Owner shall agree, prior to the development approval of Lots 19 and 20, that direct vehicle access from Lots 19 and 20 to The Queensway South will not be permitted. Access must be obtained through the internal road network.

29. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department, that pedestrian access to The Queensway South shall be provided from Street 1.

30. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

31. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Corporate Services Department that the Owner will be responsible for

determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

32. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identifies all Transit requirements.

33. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway[s] listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadway[s] that have/will have transit services.

Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

- The Queensway
- Joe Dales Drive

34. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from internal roadways to the Regional roadway as follows:

- From Street "1" to The Queensway

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

35. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 34 above.

36. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned

and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT/Viva, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Joe Dales Drive (westbound)	The Queensway	NE Corner	YRT-1.02 or YRT-1.03	-

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

37. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.

38. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in condition 33. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.

39. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.

40. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Regional Corporate Services Department, Community Planning and Development Services Branch, outlining all requirements of the Community Planning and Development Services Branch.

41. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.

42. The Regional Corporate Services Department, Community Planning and Development Services Branch shall advise that Conditions 1 to 41 inclusive, have been satisfied.

Transportation and Community Planning Department
Transportation Planning
Fax No. 905-895-0191

MEMORANDUM

TO: Michelle Moretti, Community Planning Branch

FROM: Shahid Matloob/Mark Hanlon, Transportation Planning

DATE: September 23, 2014

RE: **Draft Plan of Subdivisions 19T-14G02 and 19T-14G03**
Lots 2, 3, 4 & 5, Concession 3 (NG)
Metrus Developments Inc. – Phase 9
Simcoe Landing Community
Town of Georgina

As requested, Transportation Planning staff have reviewed the above captioned draft plan of subdivision applications along with the Traffic Impact Study prepared by R.J. Burnside & Associates Limited dated June, 2014. The site is located east side of The Queensway South between Joe Dales Drive and Miami Drive, in the Town of Georgina. The following conditions/comments are provided:

Prior to final approval, the Owner shall agree to:

1. Provide a basic 36 metre right-of-way for this section of The Queensway South. As such, all municipal setbacks shall be referenced from a point 18 metre from the centerline of construction of The Queensway South. Any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

2. Provide a comprehensive transportation assessment prior to final approval of any lands beyond Phase 9. The comprehensive transportation assessment shall include all units within the block surrounded by Glenwoods Avenue, Ravenshoe Road, Queensway South and Woodbine Avenue. The assessment shall determine the total number of units/percentage to full build out that can be accommodated within acceptable levels of service at Ravenshoe Road at Queensway South and the Ravenshoe Road at Woodbine Avenue intersections. The assessment shall also include staging/phasing plan for the implementation of major collector roads north-south (Ravenshoe Road to Glenwoods Avenue) and east-west (Queensway South to Woodbine Avenue). Further development beyond Phase 9 in the area, without major collector roads may result in significant pressure on the Ravenshoe Road at Queensway South and the Ravenshoe Road at Woodbine Avenue intersections.

3. Provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as pedestrian/cycling facilities on the site to support active transportation. A drawing shall be provided to illustrate the locations of the pedestrian/cycling facilities and connections to adjacent developments and roadways.

4. Provide sufficient measures to support active transportation and public transit.

5. Address all transportation related comments, as detailed below, pertaining to the aforementioned Traffic Impact Study to the satisfaction of York Region:

   a) Section 3.3 - The Town of Georgina is currently updating their Official Plan. Based on preliminary population forecasts from the Town's Official Plan, the population within the Keswick Community will increase from approximately 29,100 in 2016 to 40,700 by 2031. As such the background growth rate shall be increased from 2% to 2.6%.

   b) Shared pedestrian/cycling access shall be provided to The Queensway South via Street 9 and Street 6.

   c) Peak hour factors shall be based on the actual turning movement counts at the intersections and applied to the whole intersection, unless an individual movement or approach has sharp peaking characteristics, in which case a PHF should be calculated and applied for each movement or approach.

   d) The TDM Plan to support active transportation for the proposed development shall also include but not limited to the following measures:

      i. A check list that identifies the programs/measures, associated costs, the applicant's responsibility and specific actions to carry out the TDM implementation;

      ii. A drawing shall be provided to illustrate the locations of the cycling facilities and connections to adjacent developments and roadways including the proposed locations of the bicycle racks;

      iii. Where appropriate, install adequate signage for pedestrians, including directions to nearest transit stops and terminals; and

      iv. Where appropriate, provide high quality pedestrian amenities such as benches and garbage receptacles.

Velvet Ross

From: Adam McDonald <Adam.McDonald@ycdsb.ca>
Sent: February-02-15 11:44 AM
To: Velvet Ross
Cc: Christine Hyde
Subject: Re: Plan of Subdivision - 739034 Ontario Inc (Town Files: 01.140 and 03.107

Hi Velvet,

This file (and all others within the Town) are handled by Christine Hyde, who is out of the office for the day. I just checked with Christine, who has confirmed that The Board has no additional comment to our July 29 letter for this application.

Adam

Regards,

Adam McDonald
Planning Services
York Catholic District School Board
(P) 905.713.1211 ext. 12379
(F) (905) 713-1269

YORK CATHOLIC DISTRICT SCHOOL BOARD

Planning Services Department

Circulation ID: 7787
YCDSB File: 19T-14G03

TO: Barbara Mugabe

FROM: Adam McDonald, GIS Analyst and Planner

EMAIL: bmugabe@georgina.ca

RE:

Plan Type:	Plan of Subdivision
Applicant:	739034 Ontario Inc. (Oxford Homes)
Address:	649 The Queensway South
Municipality	Georgina
Municipal File:	01.140 & 03.1079

In support of Active and Safe Routes to School, the Board requests that sidewalks be provided on at least one side of all streets within this plan. Sidewalks are important infrastructure in facilitating students (residents) walking to school, or to bus stop locations.

- [x] We have reviewed the proposal and have no additional comments or objections to its approval.
- [ ] Board staff request that an extension to the July 30, 2014 deadline be granted in order to fully evaluate this proposal. You can expect our comments by: _____
- [ ] We have reviewed the proposal and have the following concerns (see attached)
- [ ] We have reviewed the proposal and our previous comments to the Town, dated _____ are still vaild.

Signature

Tuesday, July 29, 2014
Date

905.713.1211 Ext:12379
Adam.McDonald@ycdsb.ca

ROGERS

January 12, 2015

Town of Georgina
26557 Civic Centre Rd
Keswick, Ontario
L4P 3G1

Attention: **Velvet Ross**

Re: **File No.:** **01.140, 02.184, 03.1079**
Applicant: **739034 Ontario Inc. (Oxford Homes)**
Location: **Joe Dales Dr & The Queensway S**
Roll#: **142-905**

Thank you for your letter. Rogers Cable 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 me at 905-780-7018.

Sincerely,

Lily Apa
Planning Coordinator
lily.apa@rci.rogers.com

Bell

Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

TOWN OF GEORGINA
AUG 05 2014
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION
REFER | NOTED
Barbara
FILE # 01.140
03.1079

July 24, 2014

Town of Georgina
Planning Department
26557 Civic Centre
Keswick, Ontario
L4P 3G1

Attention: Barbara Mugabe

Dear Sir/Madam:

RE: Draft Plan of Subdivision
649 The Queensway S.
Your File No: 19T-14G03
Bell File No: 50283

Thank you for your letter of July 15, 2014 requesting comments on the above-referenced application.

The Draft Plan of Subdivision has been internally circulated to our engineering staff for detailed review and to determine Bell's specific requirements.

Please be advised that Bell Canada will be issuing comments upon completion of a detailed review of the application(s).

Should you have any questions please contact Sushannah Spataro at 416-296-6214.

Yours truly

R. Giles

for Lina Raffoul,
Manager - Development & Municipal Services, ON

Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

Bell

August 13, 2014

Town of Georgina
Planning and Building Department
26557 Civic Centre Road, R.R. #2
Georgina, Ontario
L4P 3G1

Attention: Barbara Mugabe

RE: Draft Plan of Subdivision
649 The Queensway S.
Your File No: 19T-14G03
Bell File No: 50283

Further to our comments of July 24, 2014 Bell Canada is pleased to provide the following additional comments.

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide ommunication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. We have no conditions/objections to the above application as submitted.

Should you have any questions please contact Sushannah Spataro at 416-296-6214.

Yours truly

Lina Raffoul,
Manager – Development & Municipal Services, ON

Velvet Ross

From: MacLean.Tallis@HydroOne.com
Sent: January-22-15 2:21 PM
To: Velvet Ross
Subject: 19T-14G03

Draft Plan of Subdivision No. 19T-14G03

We have reviewed the documents concerning the above noted "REVISED" Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237

Report No. PB-2015-0015
Attachment '19'
Pages 1 of 1

ENBRIDGE

ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road
North York, ON M2J 1P8

Mailing Address
P.O. Box 650
Scarborough, ON M1K 5E3

July 30th, 2014

BARBARA MUGABE, MCIP, RPP
PLANNER
TOWN OF GEORGINA
PLANNING DEPARTMENT
26557 CIVIC CENTRE RD
R.R. 2
KESWICK, ON L4P 3G1

Dear Barbara Mugabe:

RE: PROPOSED DRAFT PLAN OF SUBDIVISION and
PROPOSED AMENDMENTS TO ZONING BY-LAW 500
739034 ONTARIO INC. (OXFORD HOMES)
FORMER DRAPER LANDS
PART OF LOTS 2 & 3, CONCESSION 3 (NG)
REG. PLAN 65R-28919, PARTS 1 AND 2
649 THE QUEENSWAY S
TOWN OF GEORGINA
FILE NO.: 19T-14G03, 03-1079, ROLL # 142-905

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for 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 phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Regards,

Nikki DeGroot
Municipal Advisor | GD SA&D, Long Range Plng
TEL: 416-758-4754
municipalnotices@enbridge.com
www.enbridgegas.com

Integrity. Safety. Respect.

ND: rv

File
01.140

ENBRIDGE

Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

January 8, 2015

Velvet L. Ross, MCIP, RPP
Manager of Planning
Town of Georgina
Planning Department
26557 Civic Centre Rd RR 2
Keswick, ON L4P 3G1

Dear Velvet L. Ross,

Re: Official Plan Amendment (Keswick Secondary Plan) and
Re-Submission of Draft Plan of Subdivision
Part Lots 2 & 3, Concession 3 (NG)
N/S Joe Dales Drive, E/S The Queensway South, Keswick
739034 Ontario Inc. (i.e. Oxford Homes)
Town of Keswick
File No.: 19T-14G03 (01.140 (SUBD), 02.184 (OPA) and 03.1079 (ZBA))

Enbridge Gas Distribution has no changes to the previously identified conditions for this revised application(s).

Sincerely,

[redacted]
Municipal Advisor
Distribution Planning & Records

ND/se

CANADA POST / POSTES CANADA
From anywhere... to anyone / De partout... jusqu'à vous

July 31, 2014

TOWN OF GEORGINA
26557 CIVIC CENTRE ROAD
KESWICK ON L4P 3G1

Attention: Barbara Mugabe - Planner

Re: NOTICE OF APPLICATIONS
PROPOSED DRAFT PLAN OF SUBDIVISION (19T-14G03) AND
PROPOSED AMENDMENT TO ZONING BY-LAW 500
739034 ONTARIO INC. (OXFORD HOMES)
PART OF LOTS 2, 3, 4 & 5, CONCESSION 3 NG)
REG. PLAN 65R-28919, PARTS 1 & 2
649 THE QUEENSWAY S
ROLL#: 143-905

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.

- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.

- Any required walkway across the boulevard, as per municipal standards.

- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough On M1P 5A1
416-751-0160 Ext 2019
patrick.brown@canadapost.ca

Lake Simcoe Region
conservation authority

A Watershed for Life

SEP 08 2014
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION
REFER | NOTED
Barbara
W. Melbourne
K. McKinnon
MEB
FILE # 01.140

Sent by E-mail: bmugabe@georgina.ca

September 8, 2014

File No.: 01.140 & 03.1079
IMS No.: PZOA490 & PSDC592C2

Ms. Barbara Mugabe, MCIP, RPP
Town of Georgina
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Mugabe:

Re: Notice of Application and Public Meeting – Proposed Draft Plan of Subdivision (19T-14G03) and Zoning By-law Amendment
739034 Ontario Inc. (Oxford Homes)
649 The Queensway South, Keswick
Part of Lots 2 & 3, Concession 3 (NG), Reg. Plan 65R-28919, Parts 1 & 2 (Roll No. 142-905)
Town of Georgina, Regional Municipality of York

Thank you for consulting the Lake Simcoe Region Conservation Authority (LSRCA) with regard to the above noted applications. Based on the information provided, we understand the purpose and effect of these applications is to rezone the subject site to permit the development of a residential subdivision consisting of 40 dwelling units (28 single detached and 12 semi-detached).

Context

Subsection 3(6) of the Planning Act states that comments or submissions provided by an agency of the government such as the Conservation Authority shall be consistent with the Provincial Policy Statement and shall conform to the provincial plans. On this basis, the LSRCA has reviewed these applications including the Planning Analysis Letter, Environmental Impact Study, Soil Investigation Report and the Functional Servicing Plan in the context of the following:

- Consistency with the Provincial Policy Statement (PPS)
- Conformity with the Greenbelt Plan
- Conformity with the Lake Simcoe Protection Plan (LSPP)
- Conformity with Ontario Regulation 179/06

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Newmarket, Ontario L3Y 4X1
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Fax: 905.853.5881

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Provincial Plans and Regulation

Based on existing mapping, the property is located within the Towns and Villages (Keswick) designation of the Protected Countryside as per the Greenbelt Plan. The subject site is located in the Lake Simcoe watershed and is therefore subject to the applicable policies of the Lake Simcoe Protection Plan (LSPP). We note this application is considered to be 'Major Development' under the LSPP as the proposal is to create more than 4 lots. The subject property is located outside the area currently governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*. As such, we note a permit will not be required from this office for any proposed development, including site alteration, associated with the application.

Based on our review of the applicable information provided in support of these applications, we offer the following comments:

Zoning By-Law Amendment

It is our understanding this application is proposing to rezone the subject land from the current Rural (RU) zone to a Low Density Urban Residential Zone (R2) and site-specific Low Density Urban Residential Zones (R1-109 (WS) and R-137 (WS)). Based on our review, the LSRCA has no further requirements as they relate to this Zoning By-law Amendment application.

Draft Plan of Subdivision Application

Stormwater Management (Functional Servicing Report, Schaeffers Consulting Engineers, June 2014)

1. The 1996 South Keswick Development Subwatershed Plan is to be updated to assess current and future land use conditions in order to demonstrate that the proposed and future development will not increase downstream flooding and erosion within Glenville Creek. The associated hydrology modelling should also include an assessment with current Town of Georgina and LSRCA IDF curves and design storm distributions (i.e. 4 hour Chicago & 12 hour SCS Type II). The referenced Functional Servicing Report (FSR) for the Chamlane Holdings Phase 9 is to also be revised accordingly.

2. Additional information is also required within the Oxford Homes FSR to specify the quality, quantity and erosion control provided by the proposed external Stormwater Management (SWM) facility. Excerpts from the Chamlane Holdings Phase 9 FSR are to be included to ensure that the Oxford Homes FSR is a stand alone report.

3. Additional information is required within the report to specify the quality, quantity and erosion control provided by the existing external SWM facility. Please demonstrate that the proposed site storm drainage (minor & major) conforms to the design of the existing SWM facility. A comparison should be provided within the report to compare the proposed drainage/impervious area to the approved design drainage/impervious area for the SWM facility.

4. The Phosphorous Loading calculations are to be revised so that the SWM facility provides a Phosphorus reduction of 63%. Please update accordingly.

5. Please delineate the 100 year and Regional Flood line on all drawings and figures for all watercourses where applicable.

6. Please demonstrate that the permanent pool elevation for the proposed SWM facilities is above the adjacent watercourse 100 year water levels.

Natural Heritage (Environmental Impact Study, Dillion Consulting, June 2014)

7. Please update the EIS to include the final survey results of the breeding birds and breeding amphibians.

8. Please provide the Tree Inventory and Preservation Plan for review. With respect to the required mitigation/compensation for the proposed tree loss, we note that there are opportunities in the nearby park/school at the current terminus of Joe Dales Drive for tree planting in natural areas to existing enhanced features. These areas can be provided to the Applicant, if required. As such, a Landscape Enhancement Plan will also be required. We note that these matters can be addressed through conditions of Draft Plan of Subdivision Approval.

9. SWM is discussed in Section 6.3 of the report and discusses the treatment of surface flows to be conveyed to the SWM infrastructure to the north and southeast of the site. Landscape plans should be provided if the infrastructure includes SWM ponds. The landscape plans should meet the standards of the LSRCA SWM Technical Guidelines (April, 2013).

10. Please provide the vegetation inventory collected as part of the summer botanical surveys to identify any Species at Risk, and/or Regionally or Locally Rare species.

11. With respect to species protected under the *Endangered Species Act*, the local Ministry of Natural Resources should be contacted for an initial screening to confirm species in the area. Please provide a copy of this correspondence upon receipt.

Water Balance - (Functional Servicing Report, Schaeffers Consulting Engineers, June 2014 and Soil Investigation Report, Soil Engineers Ltd., July 2014)

12. The water balance calculations meet the requirements of the LSPP. However, it should be noted that at the Detailed Design stage, additional information will be needed regarding the design of specific mitigation measures (e.g. infiltration galleries) as noted within the report. In addition, any changes to the site plan will need to be reflected in an updated water balance. We believe this requirement can be addressed through conditions of Draft Plan of Subdivision Approval.

Please provide a covering letter with the next submission clearly summarizing in detail how each of the above-mentioned comments have been addressed. All drawings are to be folded, and both reports and drawings are to be signed and stamped by the applicable Professional. Upon receipt of the information mentioned above, we will continue our review of these applications and provide further comment.

If you have questions with regard to the above, please do not hesitate to contact the undersigned or the following Technical Staff:

Phil Thase – SWM/ Engineering
Shauna Fernandes – Natural Heritage
Shelly Cuddy –Water Balance

Please reference to the above file numbers in future correspondence.

Sincerely,

Sara Brockman, MCIP, RPP
Development Planner

SB/ph

c: LSRCA Review Team

Lake Simcoe Region
conservation authority

A Watershed for Life

Sent by E-mail: vross@georgina.ca

January 28, 2015

File No.: 01.140, 02.184 & 03.1079
IMS No.: PZOA490, POFG149 & PSDC592C5

Ms. Velvet Ross, MCIP, RPP
Manager of Planning
Town of Georgina
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Ross:

Re: Notice of Application for Official Plan Amendment and Notice of Statutory Public Meeting – Resubmission of Proposed Draft Plan of Subdivision (19T-14G03) and Zoning By-law Amendment
739034 Ontario Inc. (Oxford Homes)
649 The Queensway South, Keswick
Part of Lots 2 & 3, Concession 3 (NG), Reg. Plan 65R-28919, Parts 1 & 2 (Roll No. 142-905)
Town of Georgina, Regional Municipality of York

Thank you for consulting the Lake Simcoe Region Conservation Authority (LSRCA) with regard to the above noted applications. We note this letter is further to our correspondence dated September 8, 2014. The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the following information recently provided:

- Proposed Official Plan Amendment;
- Updated Draft Plan of Subdivision reducing the number of proposed dwelling units from 40 to 35; and,
- Environmental Impact Study Addendum and Tree Inventory and Preservation Plan, Dillon Consulting, September 2014.

Based on our review, we offer the following comments:

Official Plan Amendment

We understand the purpose of this application is to re-designate the site to a site-specific designation which allows for semi-detached units and an increased density from that currently permitted in the Keswick Secondary Plan. Based on our review, the LSRCA has no further requirements as they relate to this Official Plan Amendment application.

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Newmarket, Ontario L3Y 4X1
Tel: 905.895.1281 1.800.465.0437
Fax: 905.853.5881

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Zoning By-Law Amendment

We note the comments outlined in our letter dated September 8, 2014 regarding the Zoning By-law Amendment are still valid. Please note we have no further requirements as they relate to this Zoning By-law Amendment application.

Draft Plan of Subdivision Application

While we recognize that not all of our previous comments have been addressed, we note that these outstanding matters can be addressed through conditions of draft plan approval. As such, we recommend that the following conditions be included as part of any draft approval of this plan of subdivision:

1. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority (LSRCA):
    a. A detailed Stormwater Management Report in conformity with the designated stormwater management policies of the Lake Simcoe Protection Plan (LSPP) (DP-4.8 – 4.11) and the LSRCA Technical Guidelines for Stormwater Management Plan and an updated Functional Servicing Report addressing the comments outlined in the LSRCA letter dated September 8, 2014;
    b. A detailed Erosion/Sedimentation Control Plan;
    c. A detailed Grading and Drainage Plan;
    d. An updated Water Balance as per Designated Policy 4.8 of the LSPP which supports, among other matters, the mitigation measures (e.g. infiltration galleries) outlined in the Functional Servicing Report prepared by Schaeffers Consulting Engineers (June 2014) and Soil Investigation Report, Soil Engineers Ltd. (July 2014);
    e. A Phosphorous Budget in accordance with Designated Policy 4.8 of the LSPP; and,
    f. A detailed Rainscaping Report demonstrating the means to maximize the use of Low Impact Development (LID) measures consistent with Policy 1.6.6.7. of the Provincial Policy Statement (2014).

2. That prior to final plan approval or the creation of any impervious surfaces, the Owner shall provide written confirmation that the downstream Stormwater Management Facilities have been designed and constructed to the satisfaction of the Town and the LSRCA.

3. That prior to final plan approval, a Landscape Enhancement/ Compensation Plan be prepared to the satisfaction of the Town and the LSRCA to address the removal of the woodlot by naturalizing the areas adjacent to Lake Simcoe Public School and Thornlodge Park.

4. That the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans, reports, and studies as approved by the LSRCA.

5. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and studies as approved by the LSRCA.

6. That the Owner shall agree in the Subdivision Agreement that prior to any major site alteration or grading, proper erosion and sediment control measures must be put in place in accordance with the approved Erosion and Sedimentation Control Plan and Grading Plan.

7. That the Owner shall agree in the Subdivision Agreement that prior to the creation of any impervious surface such as roads and buildings, stormwater management facilities, including the identified downstream ditch improvements must be put in place in accordance with the approved plans.

8. That the Owner shall agree in the Subdivision Agreement to monitor, inspect and maintain the stormwater management works on a periodic basis in accordance with 4.10 & 4.11 – DP of the LSPP.

9. That the Owner shall agree in the Subdivision Agreement to ensure the following measures are implemented in accordance with 4.20-DP of the Lake Simcoe Protection Plan:
    a) Keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;
    b) Removal of vegetation shall not occur more than 30 days prior to grading and construction;
    c) Put in place structures to control and convey run-off;
    d) Minimize sediment that is eroded offsite during construction;
    e) Seed exposed soils once construction is complete and seasonal conditions permit; and,
    f) Ensure erosion and sediment controls are implemented effectively.

10. That the Owner shall agree in the Subdivision Agreement to grant any easements required for stormwater management purposes to the Town.

11. That prior to final plan approval, the Owner shall pay all the required development fees to the Conservation Authority in accordance with the LSRCA's Fees Policy under the Conservation Authorities Act.

Notes of Draft Approval

The LSRCA shall require the following prior to the issuance of a clearance letter:

1. *A copy of the executed subdivision agreement;*
2. *A copy of the draft M-Plan; and'*
3. *A letter from the Developer's Planning Consultant outlining how each of the conditions of draft plan approval has been met to the satisfaction of the Conservation Authority.*

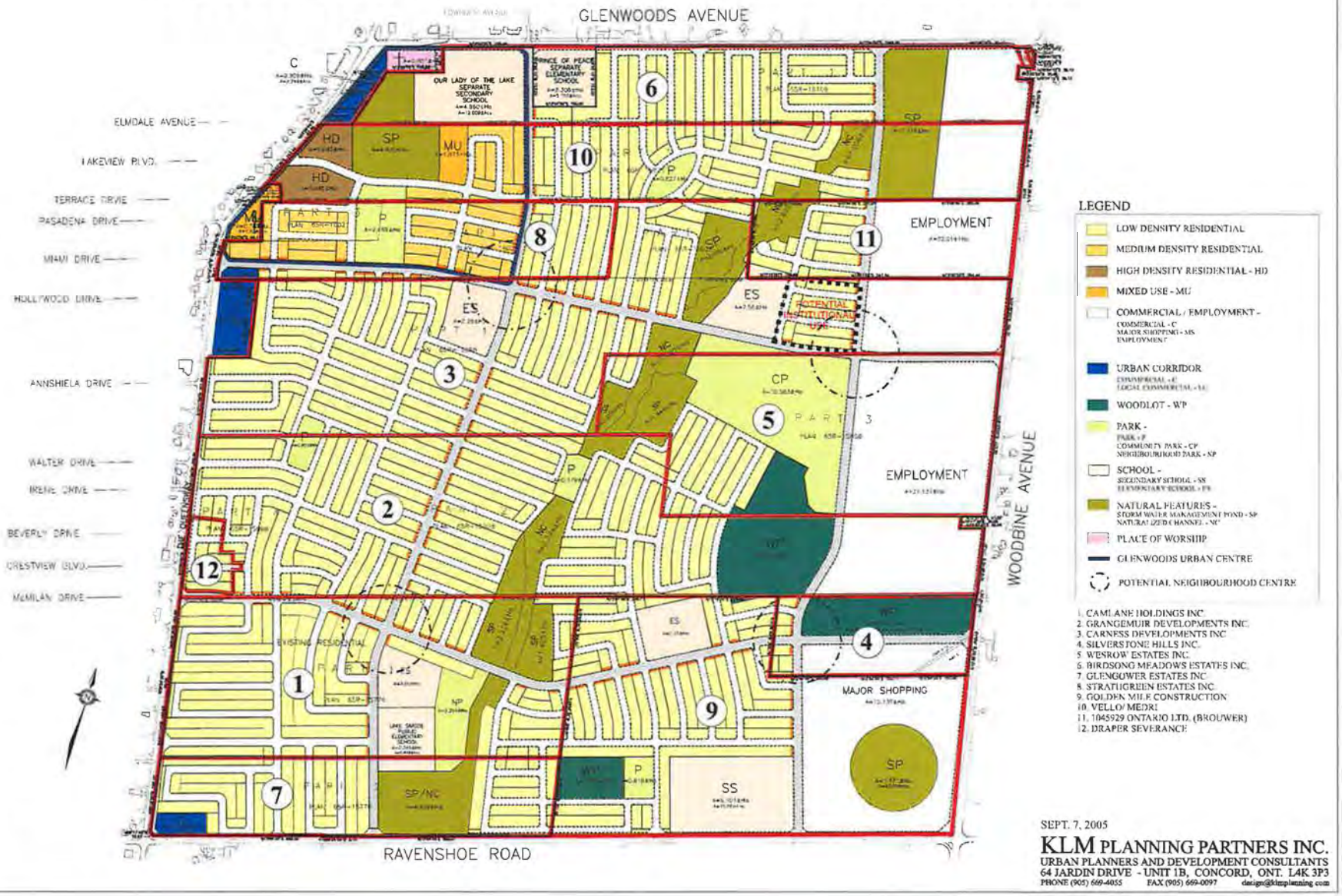
Sincerely,

Sara Brockman, MCIP, RPP
Development Planner

SB/ph

c: Mr. Paul Sud (Owner), Oxford Homes, e-mail: psud4885@rogers.com
Mr. Keith MacKinnon (Agent), KLM Planning, e-mail: kmackinnon@klmplanning.com
LSRCA Review Team

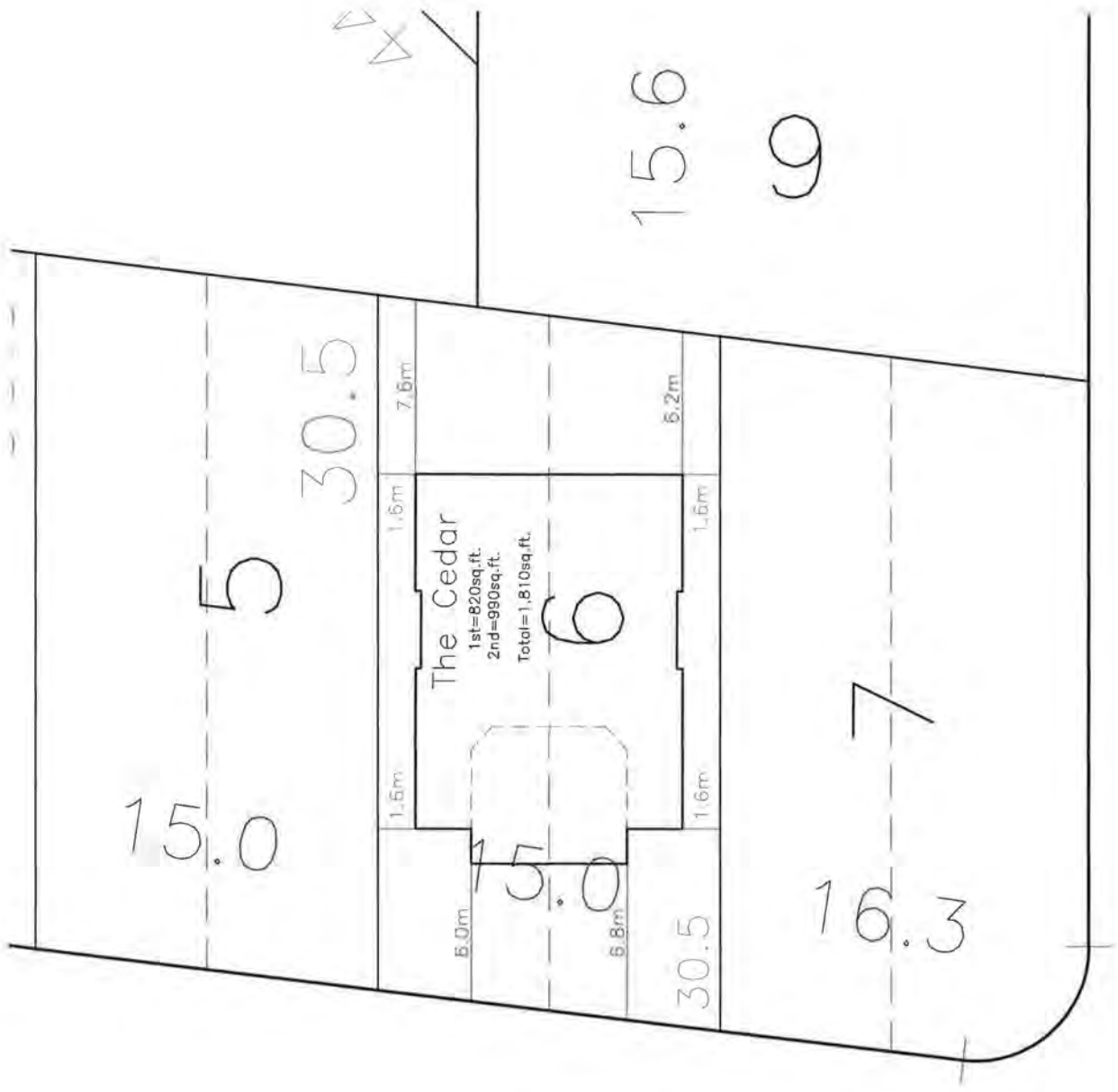
SOUTH KESWICK DEVELOPMENT AREA PLAN



SEPT. 7, 2005

KLM PLANNING PARTNERS INC.
URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 669-4055 FAX (905) 669-0097 design@klmplanning.com

Report No. PB-2015-0015
Attachment '23'
Pages 1 of 1



Report No. PB-2015-0015
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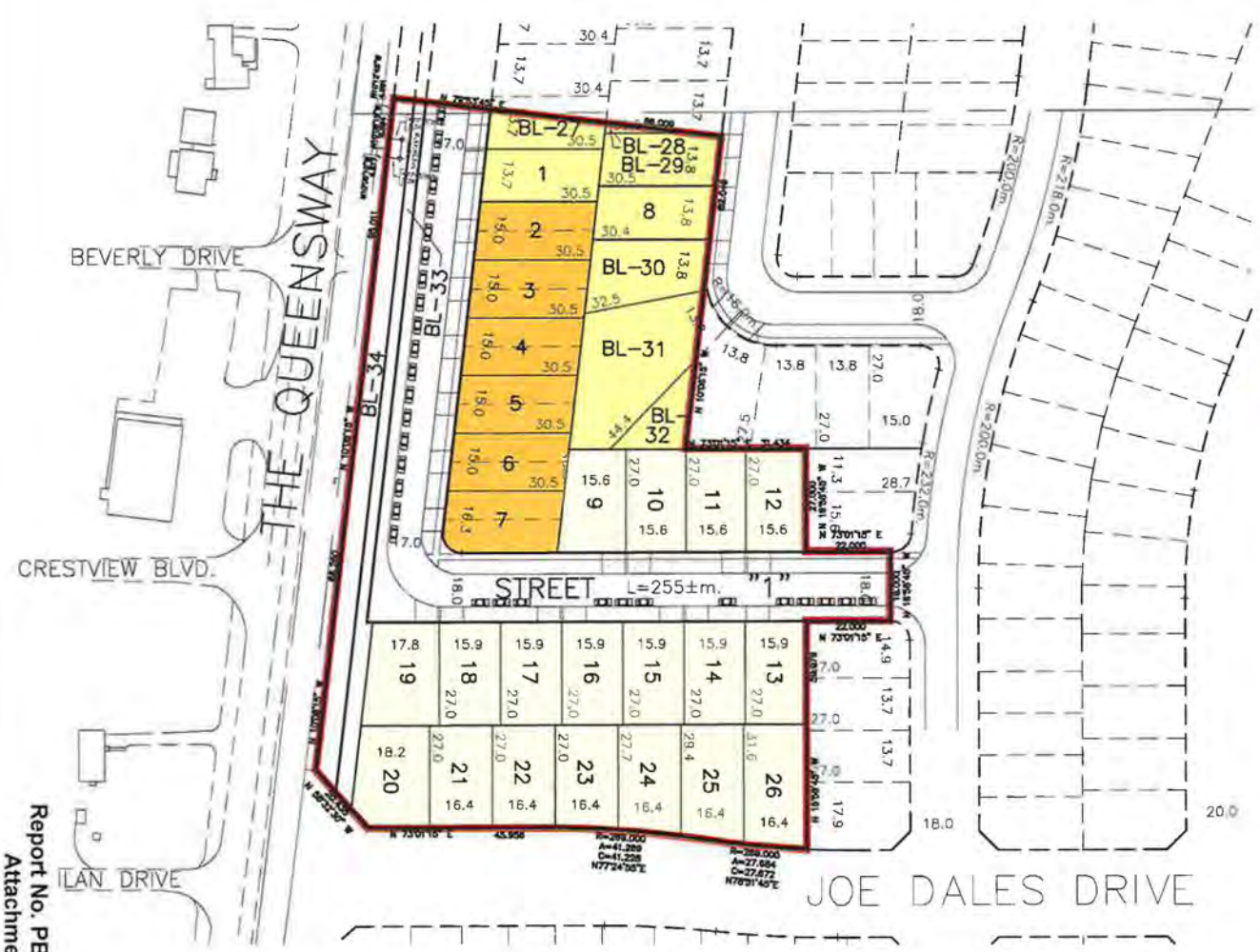
Pages 1 of 1

OXFORD HOMES

ON STREET PARKING AND PEDESTRIAN CIRCULATION PLAN



DESIGN 4

	FULL LOTS	PART LOTS	TOTAL
15.3m MIN. SINGLE DETACHED	18 UNITS	0 UNITS	18 UNITS
13.7m MIN. SINGLE DETACHED	2 UNITS	3 UNITS	5 UNITS
15.0m SEMI DETACHED	12 UNITS	0 UNITS	12 UNITS
	TOTAL = 32 UNITS	3 UNITS	35 UNITS

ROAD LENGTH = 254.2m

TOTAL STREET PARKING = 31 SPACES

1:1000
JAN 30, 2015

KLM
PLANNING PARTNERS INC.
Planning • Design • Development
84 JARDIN DRIVE - UNIT 1B, CONCORD, ONT, L4K 3P3
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Report No. PB-2015-0015
Attachment '25'
Pages 1 of 1

Bylaw bl-2011-0131

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

BY-LAW NUMBER 2011-0131 (TR-1)

BEING A BY-LAW TO AMEND BY-LAW NO. 2002-0046 (TR-1) TO REGULATE TRAFFIC AND CONTROL THE PARKING OF VEHICLES IN THE TOWN OF GEORGINA

WHEREAS the Council of the Town of Georgina deems it necessary to amend the Traffic and Parking By-law to accommodate parking enforcement changes in the Simcoe Landing Subdivision.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA ENACTS AS FOLLOWS:

1. THAT Section 1.0 DEFINITIONS be amended by adding the following:

   (kk) "restricted vehicle" means a vehicle having attached thereto a truck or delivery body, buses, school buses, tractors used for hauling purposes, mobile homes, tow trucks, dump trucks, trucks with more than two (2) axles, recreational vehicles and trailers of any kind.

2. THAT a new section be added as follows:

   3.8 RESTRICTED VEHICLES

   No person shall park a restricted vehicle on any highway in the Simcoe Landing subdivision.

3. THAT Section 3.2 be amended as follows:

   (a) No person shall park any vehicle on any highway:
   (v) for a period longer than 3 hours
   (Simcoe Landing subdivision exempt)

4. THAT the following streets be added to Schedule III NO PARKING, prohibiting parking on opposite sides of the streets on alternate days:

   Bache Avenue, Bostock Drive, Brecken Drive, Brookhurst Avenue, Carness Crescent, Crittenden Drive, Glasgow Crescent, Grangemuir Drive, Havenwood Trail, Hirst Avenue, Ian Drive, Joe Dales Drive, Laurendale Avenue, Lundigan Drive, Paulgrave Avenue, Reddenhurst Crescent, Silverstone Crescent, Strathgreen Lane, Terrell

Avenue, Thornlodge Drive, Truscott Avenue & Violet Avenue.

READ a first, second and third time and finally passed this 12th day of December, 2011

Robert Grossi, Mayor

Roland Chenier, Town Clerk

BY-LAW 2002-0046 (TR-1)
SCHEDULE III

NO PARKING

COLUMN 1 - HIGHWAY	COLUMN 2 - SIDE	COLUMN 3 - BETWEEN	COLUMN 4 - PROHIBITED TIMES OR DAYS
Bache Avenue	Even house numbers	Entire Street	9am on odd days to 9am on even days
	Odd house numbers	Entire Street	9am on even days to 9am on odd days
Bostock Drive	"	"	"
Brecken Drive	"	"	"
Brookhurst Avenue	"	"	"
Carness Crescent	"	"	"
Crittenden Drive	"	"	"
Glasgow Crescent	"	"	"
Grangemuir Drive	"	"	"
Havenwood Trail	"	"	"
Hirst Avenue	"	"	"
Ian Drive	"	"	"
Joe Dales Drive	"	"	"
Laurendale Avenue	"	"	"
Lundigan Drive	"	"	"
Paulgrave Avenue	"	"	"
Reddenhurst Crescent	"	"	"
Silverstone Crescent	"	"	"
Strathgreen Lane	"	"	"
Terrell Avenue	"	"	"
Thornlodge Drive	"	"	"
Truscott Avenue	"	"	"
Violet Avenue	"	"	"

Resolution c-2013-0408

Moved by Councillor Davison, Seconded by Councillor Craig

RESOLUTION NO. C-2013-0408

A. That Report PB-2013-0105 prepared by the Planning Division dated October 30, 2013 respecting revised applications for Draft Plan of Subdivision and Zoning By-law 500 amendment approvals, submitted by Metrus Development Inc. for lands described as Part of Lots 1 and 2, Concession 3 (NG) be received.

B. That the revised application for approval of Draft Plan of Subdivision (19T-10G02) submitted by Metrus Development Inc., prepared by KLM Planning Partners Inc., drawing No. 12:3 dated May 08, 2012, attached as Schedule '5' to Report PB-2013-0105 be approved.

C. That the revised zoning by-law amendment application submitted by Metrus Development Inc. to rezone lands described as Part of Lots 1 and 2, Concession 3 (NG), from Rural (RU) to low density Urban Residential (R1-109), (R1-110), (R1-137) and site specific Open Space (OS) in order to implement the proposed residential development, be approved.

D. That staff finalize the conditions of draft approval for Council's review and approval prior to the formal issuance of draft plan of subdivision approval.

E. That the amending Zoning By-law contain the site specific provisions, as described in Report PB-2013-0105.

F. That pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, c.p. 13, as amended, in the event that minor revisions are necessary respecting the proposed amending zoning by-law, further notice shall not be required.

G. That the potential extension of the special on-street parking permissions to Phase 8, as contained within By-law 2011-0131 (TR-1) attached hereto as Schedule '7', be referred to staff.

H. That the owner shall agree to the incorporation of a warning clause within the subdivision agreement to include an appropriate clause in the offers of purchase and sale indicating that an access door from the garage to the house with the required stairs and/or landing may impede the parking of a second vehicle in the garage.

Carried.

Report No. PB-2015-0015
Attachment '27'
Pages 1 of 1

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2015-0016

FOR THE CONSIDERATION OF COUNCIL MARCH 11, 2015

SUBJECT: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION APPROVAL AND TO AMEND ZONING BY-LAW 500
PART LOTS 2, 3, 4 AND 5 CONCESSION 3 (NG)
APPLICANT: GRANGEMUIR DEVELOPMENTS INC.; WESROW ESTATES INC., CAMLANE HOLDINGS INC., CARNESS DEVELOPMENTS INC., STRATHGREEN ESTATES INC. (c/o METRUS DEVELOPMENT INC.)(METRUS PHASE 9)

1. RECOMMENDATIONS:

1. **That Council receive Report PB-2015-0016 prepared by HBR Planning Centre Inc. and submitted by the Planning Division, dated March 11, 2015, respecting applications for Draft Plan of Subdivision Approval and Zoning By-law 500 Amendment Approval, submitted by Metrus Development Inc. for lands described as Part Lots 2, 3, 4 and 5, Concession 3 (NG).**

2. **That Staff continue to work with the Applicants to refine the Plan to the satisfaction of all agencies and the Town, and report further to Council following the receipt and assessment of all public and agency comments, and the information provided by the Applicant to address the concerns, matters and issues identified in Report PB-2015-0016 and raised at the Public Meeting.**

2. PURPOSE:

The purpose of this report is to present a revised draft plan of subdivision, submitted by Metrus Development Inc.. In addition, this report outlines the Town Department, external agency, and public comments received to date on the revised draft plan of subdivision, and presents Staff's review and recommendations. [1]

[1] Due to the Planning Division staffing shortage at the time of preparation of this report, HBR Planning Centre Inc. was retained to assist in undertaking the review of the subject applications, and have prepared this report on same. HBR Planning Centre will be presenting their analysis and this report to Council at the March 11, 2015 Council Meeting.

3. BACKGROUND:

APPLICANT/ OWNER: Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Strathgreen Estates Inc., and Camlane Holdings Inc.
c/o Metrus Development Inc.

CONSULTANT: KLM Planning Partners Inc.
c/o Keith MacKinnon

DESCRIPTION: Part Lots 2, 3, 4, and 5 Concession 3 (NG)
Roll Nos. 143-150, 142-90001, 142-85001, 142-775, and 142-677
(Refer to Attachments '1' and '2')

FILE NUMBERS: 01.139 (19T-14G02) – Subdivision Application
03. 1078 – Zoning By-law Amendment Application

3.1 ORIGINAL PROPOSAL:

On September 10, 2014, a Public Meeting was held respecting the applications submitted by Metrus Development Inc., for approval of a draft plan of subdivision and an amendment to Zoning By-law 500. The applications were to permit a 931 unit residential plan of subdivision consisting of 49 townhouse units at 7.5 m (25 ft.) minimum lot frontage; 650 single detached lots at 13.7 m (45 ft.) minimum frontage; 229 single detached dwelling lots at 11.0 m (36 ft.) minimum frontage; as well as an elementary school site, parkland, stormwater management facilities and other open space lands. A copy of the original proposed draft plan of subdivision for the 931 units is included as Attachment '3'.

The Zoning By-law Amendment application proposed to change the Rural (RU) zoning on the subject lands to the following existing residential zones: Low Density Urban Residential [R1-137(WS)], Low Density Urban Residential [(R1-109 (WS)] and Medium Density Urban Residential [R3-45 (WS)]. An Institutional (I) zone is proposed for the Elementary School block and an Open Space (OS) zone is proposed for the stormwater management facilities, municipal parkland, buffer area and the channel.

Staff previously expressed concerns that the proposed density of development may not conform to the policies of the Keswick Secondary Plan, and had requested that further details respecting compliance with the density provisions of the Keswick Secondary Plan be provided by the Applicant's Planning Consultant, KLM Planning Partners.

Since the September 10, 2014 statutory Public Meeting, Staff have had further discussions with the applicant and their consultant on the issue of density. As a result of these discussions, the applicant has revised the draft plan of subdivision. Other issues raised related to the methodology for addressing the proposed part lots which are intended for joint residential development with the abutting plan of subdivision, (see Attachment '18'), being 19T-14G03 owned by 739034 Ontario Inc. (Oxford Homes), and the recommendation of a review and update of the Urban Design Guidelines and Architectural Design Guidelines for the proposed subdivision and South Keswick Development Area. These matters will be addressed later in this report.

A copy of the Council Meeting minutes of the September 10, 2014 Public Meeting, and the resolution associated with same is attached as Attachment '15'.

3.2. REVISED DRAFT PLAN:

The revised plan of Subdivision dated November 28, 2014 reduces the total number of units proposed from 931 to 862 units, a difference of 69 units. The revised plan incorporates the following:

- 49 Townhouse dwelling units at 7.5 metre minimum lot frontage;
- 93 Single detached dwelling lots at 11.0 metre minimum lot frontage plus 1 part blocks (Block 819);
- 107 Single detached dwelling lots at 12.2 metre minimum lot frontage;
- 352 Single detached dwelling lots at 13.7 metre minimum lot frontage plus 5 part blocks (Blocks 820-824);
- 217 Single detached dwelling lots at 15.3 metre minimum lot frontage; and
- 41 Single detached dwelling lots at 18.3 metre minimum lot frontage.

As result of comments received from the York Region District School Board, the size of the proposed elementary school site has been increased from 2.28 hectares to 2.489 hectares. The street pattern has been revised slightly to remove a small portion of the former "Street 17", resulting in a minor reduction of the total area of roads from 17.95 ha to 17.84 ha. (See Attachment '4')

Plan Comparison
Original (May 30, 2014) and Revised (November 28, 2014)

UNIT TYPE	ORIGINAL PLAN	REVISED PLAN	CHANGE
18.3 m Single	0 units	41 units	+41 units
15.3 m Single	0 units	217 units	+217 units
13.7 m Single	650 units +2.5 part lots	352 units+2.5 part lots	-298 units
12.2 m Single	0 units	107 units	+107 units
11.0 m Single	229 units +0.5 part lot	93 units +0.5 part lot	-136 units
7.5 m Twnhs	49 units	49 units	--
Elementary School	2.279 ha	2.489 ha	+0.21 ha
Park	3.125 ha	3.125 ha	--
Stormwater Facility	5.871 ha	5.871 ha	--
Channel	2.698 ha	2.698 ha	--
Buffers	0.143 ha	0.143 ha	--
Roads and widening	18.724 ha	18.611 ha	-0.113 ha

The revised plan of subdivision also proposes 6 blocks (Blocks 819 to 824 inclusive), which are actually partial lots. It is intended that these blocks will be merged with Blocks on the adjoining subdivision to form single detached dwelling lots. Three of the lots created will be retained by Metrus Development Inc., and developed as 13.7 m (45 ft.) lots, while the other 3 part lots are intended to be conveyed to Oxford Homes and developed as part of the adjoining plan of subdivision. The issue of part lots is discussed further in Section 5.5 of this report.

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION:

Pursuant to Town procedure, a notice advising of the submission of a revised draft plan was circulated to all relevant agencies and internal departments for comment, and posted on the Town's website, on January 7, 2015. The notice was also posted in the January 15th edition of the Georgina Advocate. In addition, the notice was also mailed to all individuals on record as "Interested Parties" from the original application circulation, and from the public meeting of September 10, 2014.

As of the preparation of this report, no comments have been received from any of the circulated Interested Parties on record.

On September 8, 2014, staff received written correspondence from Anthony Usher, Planning Consultant, on behalf of the North Gwillimbury Forest Alliance (NGFA). The letter was addressed to the Deputy Clerk, and received by Council at the September 10, 2014 public meeting.

At the Public Meeting held on September 10, 2014, Mr. Usher addressed Council on behalf of the NGFA and expressed his comments and concerns regarding the proposed development. As noted in the Council Meeting minutes, Mr. Usher indicated concern about the existing density of the proposed development and that the approval of the subject lands could restrain the current land swap negotiations related to the Maple Lake Estates development approvals for the property located north of Deer Park Drive (See Attachment '15'). It was his request that the density permitted by the Maple Lake Estates approval should be transferred to these lands, in order to protect the Maple Lake Estate lands from future development.

Subsequent to the statutory public meeting, David Bronskill, of Goodmans law office, the solicitors for Maple Lake Estates, advised in a letter dated September 30th, 2014, (See Attachment '16') that Metrus Development Inc. is a land management company, which does not retain ownership over any lands. He confirmed that the Maple Lake lands and the lands in South Keswick (Phase 9 lands) are in separate ownerships and therefore there is no opportunity to "exchange" development approvals between the two projects.

With respect to Mr. Usher's request to consider a density transfer from the Maple Lake Estates lands to the subject lands (i.e. Phase 9), one must recognize that the South Keswick Secondary Plan Area was previously subject to a growth management assessment and analysis which determined the appropriate densities for the Secondary Plan Area. This Secondary Plan designated the subject lands for Residential development. The revised plan of subdivision conforms to the policies of the Secondary Plan, and therefore it is not appropriate to defer consideration of the plan of subdivision, or its approval, based on the existing Secondary Plan Area policies.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS:

At the time of writing of this report, not all Town departments/external agencies circulated the revised plan of subdivision had provided comments. Where these agencies had previously responded to the circulation on the prior Phase 9 plan of subdivision, and their comments were included in the previous Staff Report, the date of their previous response has been noted, but their comments have not been attached. Agency/Department comments received on the revised plan of subdivision have been attached to this report.

Administrative Services Department:

- Municipal Law Enforcement: No comments or concerns. (July 24, 2014)
- Tax Division: No taxation issues. Correspondence dated January 10, 2015. (See Attachment '6')

Economic & Tourism Development Division:

- No objection (See Attachment '6')

Building Division:

- No objection. Building permits are required prior to construction or demolition of existing buildings and structures. Staff note that there is a remnant dwelling structure and possibly associated buildings / structures on the subject land. The applicant is advised that the structures will be required to be demolished to the satisfaction of the Building Division prior to the issuance of any building permits for the subdivision development. (July 15, 2014)

Fire and Emergency Services Department:

- No objections, subject to subject to the Conditions outlined in their comments dated February 9th, 2015. (See Attachment '6', page 2).

Operations and Engineering Department:

- The Operations and Engineering Department is undertaking a detailed review, and further discussions are to occur between the applicant and staff at LSRCA. Detailed comments will be provided upon completion of their review.

Recreation and Culture Department:

- The Recreation and Culture Department is undertaking a detailed review, and has requested additional information from the applicant with respect to the amount of total parkland being contemplated within the South Keswick Development Area, to ensure that the parkland being dedicated for Phase 9 meets the Town's requirements.

Lake Simcoe Region Conservation Authority (LSRCA):

- Recommending deferral of draft plan approval pending satisfactory demonstration that there will be no increase in downstream flooding or erosion resulting from the development, that adequate protection be provided to the western watercourse, and that additional information and updated engineering drawings be submitted, as identified in their letters dated February 5, 2015 and February 13, 2015. (See Attachment '7')

York Region:

- No objection to draft plan approval of the plan of subdivision, subject to the Schedule of Pre-Conditions and Schedule of Conditions attached to their comments, and addressing the Technical comments of Regional Transportation Planning staff on the Traffic Impact Study prepared by R.J. Burnside & Associates Limited dated June, 2014 in support of the draft plan. (See Attachment '8')

York Region District School Board:

- Draft Conditions of Approval previously received in correspondence dated October 8th, 2014. (See Attachment '9')

York Catholic District School Board:

- Requested that sidewalks be provided on at least one side of all streets within the Plan to facilitate walking to school. No additional comments or objections. (Original comments issued July 29, 2014, and reconfirmed February 3, 2015. (See Attachment '10')

Rogers Cable:

- No objection and no requirements. Correspondence dated January 26, 2015. (See Attachment '11').

Bell Canada:

- No objection. Correspondence dated August 13, 2014 outlines Bell Canada's requirements.

Enbridge Gas Distribution Inc.:

- No objection. Correspondence dated January 30, 2015 outlines Enbridge Gas Distribution's requirements and conditions of approval. (See Attachment '12').

Hydro One:

- No objection. Correspondence dated January 21, 2015. (See Attachment '13').

South Lake Regional Health Centre:

- No comments received to date.

Canada Post Corporation:

- No objection. Correspondence dated February 16, 2015, outlines requested conditions of draft approval for Canada Post Corporation.(see Attachment '14')

Ministry of Tourism, Culture and Sport:

- Correspondence of October 9, 2015 provides partial clearance for the proposed development, and recommends further surface collection and Stage 3 Site Specific investigation for Sprague Cabin Site (BbGu-28);see Attachment '20'.

5. ANALYSIS:

5.1 SCALE OF THE PROPOSED DEVELOPMENT:

As indicated in the Keswick Secondary Plan, the completion of the Highway 404 expansion to Ravenshoe Road will enhance the community's accessibility and attractiveness as a place to live. Therefore, it is appropriate for a supply of serviced, development ready lands to be available to meet the housing needs of the Town.

5.2 DENSITY:

Section 9.1.3.8.f (iv) of the Keswick Secondary Plan states that the maximum average density within the South Keswick Development Area ("SKDAP") shall be 14.5 units per gross residential hectare ("upgrha"). The policy provides for an increase to the maximum average density from 14.5 upgrha to 16.6 upgrha through the incorporation of medium density forms of housing. However, the low density housing forms are to maintain a maximum density of 14.5 upgrha. As the proposed plan of subdivision incorporates medium density development in the form of townhouse dwellings, the permitted maximum average density is 16.6 upgrha, but the low density component must still comply with the 14.5 upgrha maximum density for the low density housing forms.

While the total site area is 66.548 hectares, the total gross residential land is only 57.836 hectares. The proposed 862 units, in the revised plan, which includes townhouses, would result in an overall density of approximately 14.9 units per gross residential hectare (upgrha) which is less than the permitted overall density of 16.6 upgrha. As outlined above, where medium density housing forms are incorporated into the development, the low density component must comply with an average maximum permitted density of 14.5 upgrha. The total gross residential land for the low density component of the development is 56.726 hectares. Based on the proposed 813 units of low density single family detached homes, the resulting density is approximately 14.3 upgrha. Accordingly, the revised draft plan of subdivision for Phase 9, complies with the density provisions of the South Keswick Development Area.

A revised density calculation submitted by KLM Planning Partners Inc. for both developed and undeveloped residential lands within the SKDAP, identifies the existing densities of the other Metrus lands, being those constructed and occupied within Phases 1 – 7, and the approved Phase 8 draft plan. It also provides estimates for the other lands within the Development Area, including the lands owned by 739034 Ontario Inc (being considered under separate report at tonight's meeting), as well as the remaining lands, owned not only by Metrus affiliates, but also by other landowners (See Attachment '17').

Based on their calculations, the densities of all of the Phases, with the exception of Phase 1 and the proposed Phase 9 subdivision, (i.e., Phases 2 to 8), have been developed at a density that exceeds the maximum permitted density average of 14.5 units per gross residential hectare ("upgrha") or 16.6 upgrha, where medium density forms of housing have been incorporated into the development. Based on the information provided, by KLM Planning Partners, it is proposed that the remaining undeveloped residential lands (excluding the Phase 9 lands) will be developed with a mix of single detached and townhouse dwelling units and have an overall density of 16.2 upgrha density, which would comply with the density provisions of the South Keswick Development Area Plan. After adjusting the KLM Planning Partners' density calculations to exclude the Oxford Homes lands, it appears that the Metrus residential lands within the South Keswick Development Area Plan, at full build out, will have an overall density of approximately 16.6 upgrha, which would meet the permitted density provisions of the Secondary Plan. Staff will review any future development applications to ensure compliance with the density provisions of the Secondary Plan is maintained.

5.3 SERVICING ALLOCATION:

Pursuant to Section 9.1.5 of the Keswick Secondary Plan, all new development will be serviced with municipal water and sanitary sewer facilities, and the Town shall assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision at the time of draft plan approval by the Town. And further, the Town shall only approve developments that can be allocated municipal servicing capacity, in conformity with all applicable Town and Region policies.

With the expansion of the Keswick Water Pollution Control Plant (commissioned in June 2013), the Region had no objection to the Town permitting registration of new units within the Keswick service area provided we do not exceed an interim plant capacity of 41,000 persons.

Based on discussions with York Region, regarding the Interim Capacity Restriction on the Keswick Water Pollution Control Plant at 41,000 persons, it has been determined by Staff that Final Plan approval can only be granted for 488 of the 862 residential units proposed by this subdivision. This would leave 374 residential units that cannot be registered until the required capacity and allocation comes available. Registration of these 374 residential units would not be permitted until such time as the interim restriction on available allocation is lifted. This would occur when it has been successfully demonstrated, through monitoring, that the Sewage Treatment Plant is meeting the effluent criteria, as established under the approved Environmental Assessment for the Plant expansion, and the next increase to full capacity, to service the full 49,000 persons, can be accommodated. It is anticipated that the monitoring process will be completed in the second quarter of 2015.

York Region has indicated that they would have no concerns with the Town issuing Draft Plan Approval for the entire Subdivision application (862 residential units) provided that Owners enter into a "No Pre-sales Agreement" with the Town, for the 374 residential units that cannot be registered. This "No Pre-sales Agreement" would be required prior to the issuance of draft approval. Generally, once lands are draft approved, the proposed Lots can be offered for sale. However, the requirement for a No Pre-Sales Agreement ensures that no lot is sold until servicing allocation has been assigned to the development. Accordingly, the execution of such an agreement will be required prior to the issuance of the Conditions of Draft Approval.

York Region has also requested that all lands that cannot be serviced at this time be placed in a "Holding Zone", to ensure that water and wastewater servicing are available prior to occupancy. The Holding Zone would only be lifted once the Region had confirmed servicing was available, and the Town had assigned allocation to the affected lots.

As Council may be aware, the Town has adopted an Allocation Assignment Program to address the assignment of municipal servicing allocation for developments serviced by the Keswick and Sutton/Jackson's Point water pollution control plants. In the past, the Town has utilized this program primarily in situations where the supply of allocation was much less than the demand (i.e. limited amount of allocation capacity available to service new development proposals). As noted above, the water pollution control plant in Keswick has been expanded to accommodate an ultimate capacity of 49,000 persons. As such, there will be additional capacity available in the future for new growth initiatives in the community. Therefore, it does not appear necessary to continue with the Allocation Assignment Program. In this regard, staff are intending to bring a separate report to Council in the future with respect to whether there is a need to continue with the program in relation to the allocation assignment beyond the current interim capacity restriction at 41,000 persons.

5.4 ZONING BY-LAW 500:

The subject land is zoned Rural (RU) on Map 2 to Schedule 'A' of Zoning By-law 500. The applicant is seeking to amend the Zoning By-law by changing the RU zone to Low Density Urban Residential Zones R1-109 (WS) – Minimum 13.7 m lot frontage (singles detached); R1-110 (WS) – Minimum 12.2 m lot frontage (single detached); and R1-137 (WS) – Minimum 11.0 m lot frontage (single detached). In addition, the proposed 15.3 metre and 18.3 metre frontage lots will also be zoned R1-109 (WS). However, a special provision will be included in the Zoning By-law that will require the greater lot frontages proposed. Specifically, for the 15.3 metre lots a minimum lot frontage of 15.3 metres (16.5 metres for corner lots) and a minimum lot area of 410 sq. m (430 sq.m. for corner lots) will be required, and for the 18.3 metre lots, a minimum lot frontage of 18.3 metres (19.5 metres for corner lots) and the minimum lot area of 490 sq.m. (510 sq.m.

for corner lots) will be required. All other zoning provisions of the R1-109 (WS) zone would apply to the 15.3 metre and 18.3 metre lots with the exception of required parking spaces.

Currently, within the R1-109 (WS) Zone a minimum of three (3) parking spaces per dwelling unit are required. Given the larger lot frontages of the 15.3 metre and 18.3 metre lots and recognizing the issues regarding on-street parking in previous phases of the subdivision, Staff will be requiring that 4 parking spaces per dwelling unit (2 spaces in the garage and 2 spaces in the driveway) be imposed on the 15.3 metre and 18.3 metre lots.

It is proposed that both those portions of the Plan of Subdivision that are subject to servicing constraints and the proposed Part Lots will be placed in a "Holding Zone". Special provisions will ensure that the "Holding Zone" is not lifted on the lands subject to servicing constraints, until such time as allocation is available, and is not lifted from the Part Lots, until the Part Lots have been properly conveyed and merged in title, to the satisfaction of the Town.

The Zones proposed, with the exception of the provisions regarding the 15.3 metre and 18.3 metre lots, have been used previously in prior phases of the subdivision. It is proposed that the Townhouse Blocks will be zoned R3-45 (WS), a Medium Density Residential zone, while an Institutional ('I') zone is proposed for the Elementary School Block. An Open Space (OS) zone is proposed for the stormwater management facilities, channel and municipal parkland.

5.5 PART LOTS

As noted previously, the revised plan proposes 6 blocks, which are actually partial lots for single detached dwelling units. It is intended that these blocks will be merged with the adjoining subdivision being 19T-14G03 owned by 739034 Ontario Inc. (Oxford Homes), and that 3 of the lots created will be retained by Metrus Development Inc., while the other 3 part lots are intended to be conveyed to Oxford Homes and developed as part of the adjoining plan of subdivision.

Zoning By-law 500 does not allow a building or structure to straddle across the mutual lot lines of two lots or blocks which can be separately conveyed. Accordingly, holding provisions should be incorporated into the proposed Zoning By-law Amendment for the lands that will ensure that the "Holding" category is not lifted until the part lots have been properly merged together with the respective blocks in the adjacent Oxford Homes subdivision, for the purposes of constructing dwellings in accordance with the provisions of the By-law.

In addition, should the plan be draft approved, the draft conditions of that approval should contain provisions that identify the proposed part lots, and incorporate wording in to the subdivision agreement that sets out the specific

mechanisms, such as restrictions on title, that will be implemented to ensure that the part blocks are developed as whole residential lots as intended.

5.6 SUBDIVISION DESIGN / LAYOUT:

Based on the proposed draft plan of subdivision, only 5.7% of the residential units proposed are townhouses. The majority of residential units (94.3%) are single detached dwellings. The small number of townhouse units, primarily along window streets is not expected to result in significant parking issues, as was experienced in prior phases of the subdivision, where townhouse blocks faced each other. In terms of on-street parking, KLM Planning Partners Inc. has submitted an updated On-Street Parking and Pedestrian Circulation Plan for Phase 9 lands (See Attachment '19'). The plan shows that a total of 870 on-street parking spaces can be provided to service the plan of subdivision. This plan has been circulated to the Operations and Engineering Department for review and comment.

On a separate but related matter, on-street Parking in previous Phases of the subdivision are subject to the provisions of By-law 2002-0046 (TR-1) as amended by By-law 2011-0131 (TR-1), which permits parallel on-street parking on alternate sides of the roadway on alternate days and overnight parking for a maximum of 24 hours, on the designated side of the streets within Phases 1 – 7 of the community. While the By-law only applies to those specified streets within Phases 1 – 7, the matter was brought to Council's attention through the consideration of the Metrus Plan for Phase 8 in October 2013, wherein staff sought Council's direction with respect to the extension of the special on-street parking permissions to the streets contained within the proposed Phase 8 development (now draft plan approved). Pursuant to Council's approval of the Phase 8 subdivision, the matter was referred to staff for further review. To this end, the appropriateness of extending the special on-street parking permissions to all developments within the community beyond Phase 7 is under review by staff of the Operations and Engineering Department, and will be brought back before Council at a future date for consideration. Should Council wish to extend these special parking provisions to Phase 9, an amendment to Schedule III, of By-law 2002-0046 (TR-1) will be necessary to add the proposed street names for Phase 9.

With respect to the parkland dedication, the applicants are proposing two park blocks of 0.656 ha and 2.469 ha for a total conveyance of 3.125 ha of parkland. The parkland locations in proximity to an intermittent stream and stormwater management facilities will provide greater connectivity and functionality of these elements. It is also noted that the school block is proposed within a short walking distance to the proposed parkland. As previously noted, the proposed location and amount of parkland is still under review by the Recreation and Culture Department.

With respect to the provision of common facilities such as municipal services and public roads, KLM Planning Partners Inc., has advised that both Metrus and Oxford Homes are proposing to enter into a private landowner cost-sharing agreement, which will deal with these matters. Appropriate conditions of draft plan approval will be applied to both the subject application, and to the adjoining subdivision (i.e. 739034 Ontario Inc. /Oxford Homes) to ensure same.

5.7 NATURAL ENVIRONMENT:

The Natural Features found on the property are two centrally located ponds, two mapped watercourses at the perimeter of the property, two meadow/meadow marsh areas, two treed areas, one shrubbed area, and landscape trees/hedgerows. Due to the proximity of natural features located both on and adjacent to the subject lands, an Environmental Impact Study Addendum ("EIS") report, dated January 2015, has been submitted and is currently under review. This Addendum report is in response to the September 9, 2014 comments of the Lake Simcoe Region Conservation Authority on the preliminary EIS report. The Conservation Authority have had several meetings with the applicant and advised that there are still outstanding environmental issues to be resolved related to downstream flooding and erosion, and with respect to matters pertaining to the protection of the western watercourse on the lands.

Further, the applicant has prepared a stormwater management plan. The Operations and Engineering Department will include environmental monitoring and stormwater management requirements in their conditions of draft plan of subdivision approval.

Section 9.1.2.4, Tree *Conservation,* of the Keswick Secondary Plan includes protection of trees during development, and maximizing the number of trees that can be conserved or established on development sites. The Secondary Plan requires that a Tree Preservation Plan, prepared by a qualified professional in the field of ecology or forestry, identify the present conditions of the site and make recommendations on tree preservation, in conjunction with the development proposed. Any loss of trees shall be compensated by the developer with the replacement of trees in a location to be determined by the Town. A Tree Inventory and Preservation Plan, dated January 2015, has been submitted. The report indicates that a total of 23 tree stands which consist of 4,909 trees were inventoried on the subject property. Of these, it is proposed that 22 stands consisting of 4,869 trees will be removed. Only 1 tree stand of 40 trees located at the perimeter of the development is proposed to be preserved. The applicant is proposing that the 22 stands of trees to be removed will be compensated by installing landscape and restoration plantings to be detailed in a Landscape Plan to be submitted during the Site Plan Application stage. The Tree Inventory report is currently under review by the Town's Parks and Facilities Division staff, and the matter of tree removal and appropriate compensation will be examined in further detail, as part of that review.

5.8 URBAN DESIGN GUIDELINES AND ARCHITECTURAL GUIDELINES:

During the pre-consultation meeting held to review a preliminary development proposal, the applicant indicated that it is their intention to implement the existing approved urban design guidelines / architectural design guidelines for the SKDA, which were previously applied to Phases 1-8 of the Simcoe Landing Community. This is in reference to: The Urban Design Guidelines dated January 1999 prepared by MBTW, the Simcoe Landing Community Architectural Design Guidelines dated January 1999 prepared by Watchorn Architect Inc., and the Addendum dated August 2003 prepared by Watchorn Architect Inc. dealing only with updates to the guidelines in relation to streetscapes, main entranceways, porches, verandas, materials and colors and design guidelines for houses with integral front garages.

In view of the scale of development proposed, Staff are of the opinion that this is an appropriate time to review the Guidelines and look at the possibility of incorporating some new ideas or house designs. As discussed in a previous staff report on the Oxford Homes' proposed development, Planning staff are recommending a review and update of the urban design guidelines and architectural design guidelines. Staff met with representatives of the landowner and the adjoining Oxford Homes development proposal, and the authoring architectural firm, *The MBTW Group & Watchorn Architect Inc.,* in January 2015 and requested they undertake a review of the documents and to update same. Appropriate conditions relating to the preparation and implementation of the guidelines will be incorporated with the conditions of draft plan approval for the subdivisions.

5.9 HERITAGE CONSERVATION AND ARCHAEOLOGICAL ASSESSMENT:

Pursuant to Section 2.6 of the Provincial Policy Statement (2014), the *Ontario Heritage Act*, as amended, and Section 9.1.2.3 of the Keswick Secondary Plan, development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. The applicant submitted a Stage 1-2 Archaeological Report which was forwarded to the Ministry of Tourism, Culture and Sports for their review. In a letter dated October 9th, 2014 they issued a partial clearance for the subdivision (see Attachment '20'). The Sprague Cabin Site (BbGu-28) was recommended for second surface collection and a Stage 3 Site Specific investigation be undertaken to determine the extent of the site and its cultural significance, value of interest. This report was prepared by the applicant and submitted to the Ministry for review on December 5, 2014. No comments on the review of the Report have been received yet. Should their clearance not be received prior to any approval of the proposed plan of subdivision, the requirement for the Ministry's clearance will be included as a condition of draft plan approval.

5.10 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT:

As noted in the prior report from the September 10th public meeting, the applicant's Phase I Environmental Site Assessment (ESA) report is still under review by staff of the Operations and Engineering Department, and the Lake Simcoe Region Conservation Authority. The report indicates that there are no structures on the site, however, Staff is aware of a remnant dwelling structure which Metrus acknowledged during the pre-consultation meeting. Further, Drawing 1 of the report highlights an area on the site as '*Former G. Draper Farm Structures and Waste Debris*'. The report indicates that an intermittent creek or drainage channel traverses a portion of the east side of the site in a north-south orientation however, no watercourses, ditches and site drainage were observed at the time the ESA was undertaken. A dug well has been identified on the west-central area of the site. It is also indicated that there is no requirement for a Phase II ESA as there are no other issues that may present potential environmental concerns. The following recommendations have been made:

- During future development activities, limited chemical testing may be required to assist in determining disposal options for the existing file piles and excess soils generated by the future earthwork on site.

- Residential debris encountered on-site should be segregated for disposal at a licensed waste disposal facility.

- The water well and monitoring wells on the site should be decommissioned by a licensed well contractor.

Should it be determined through staff's review that appropriate conditions of draft plan approval are warranted to address the ESA, these will be brought forth through a subsequent report to Council.

5.11 NOISE IMPACT STUDY:

Development is proposed along The Queensway South, which is a Regional arterial roadway. During the pre-consultation meeting, York Region required the applicant to submit a Noise Study report for review at the detailed engineering review stage. However, from Town staff's perspective, such information should be known prior to draft plan approval, as it may affect the subdivision design, particularly in relation to the proposed "window" streets. In view of this, the applicant was required to submit a Noise Study prior to the preparation of this report to Council. A Preliminary Environmental Analysis Report, prepared by Jade Acoustics, and dated February 4, 2015, has been submitted to the Town. The report recommends various mitigative measures, including 2.5 metre acoustic fence on top of a berm, for certain properties abutting The Queensway South, and 4.5 metre acoustical fence for lots backing on to the Home Hardware site. The report is currently under review by Staff.

6. BUDGET:

There are no financial concerns or budgetary impacts to the Town stemming from this matter. Development charge fees at the prevailing rate will be required at the time of building permit issuance.

7. CONCLUSION:

Staff will prepare a subsequent report to Council at such time as all Town Departments and outside agencies have completed their assessment of the applicant's development proposal, and provided recommended conditions of Draft Approval, and after the Applicant has addressed all of the issues raised in this report, and any concerns received from Council and members of the public.

Prepared by:

Howard Friedman, MCIP, RPP
HBR Planning Centre Inc.

Reviewed by:

Velvet L. Ross, MCIP, RPP
Manager of Planning

Recommended by

Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Planning and Building

Approved by:

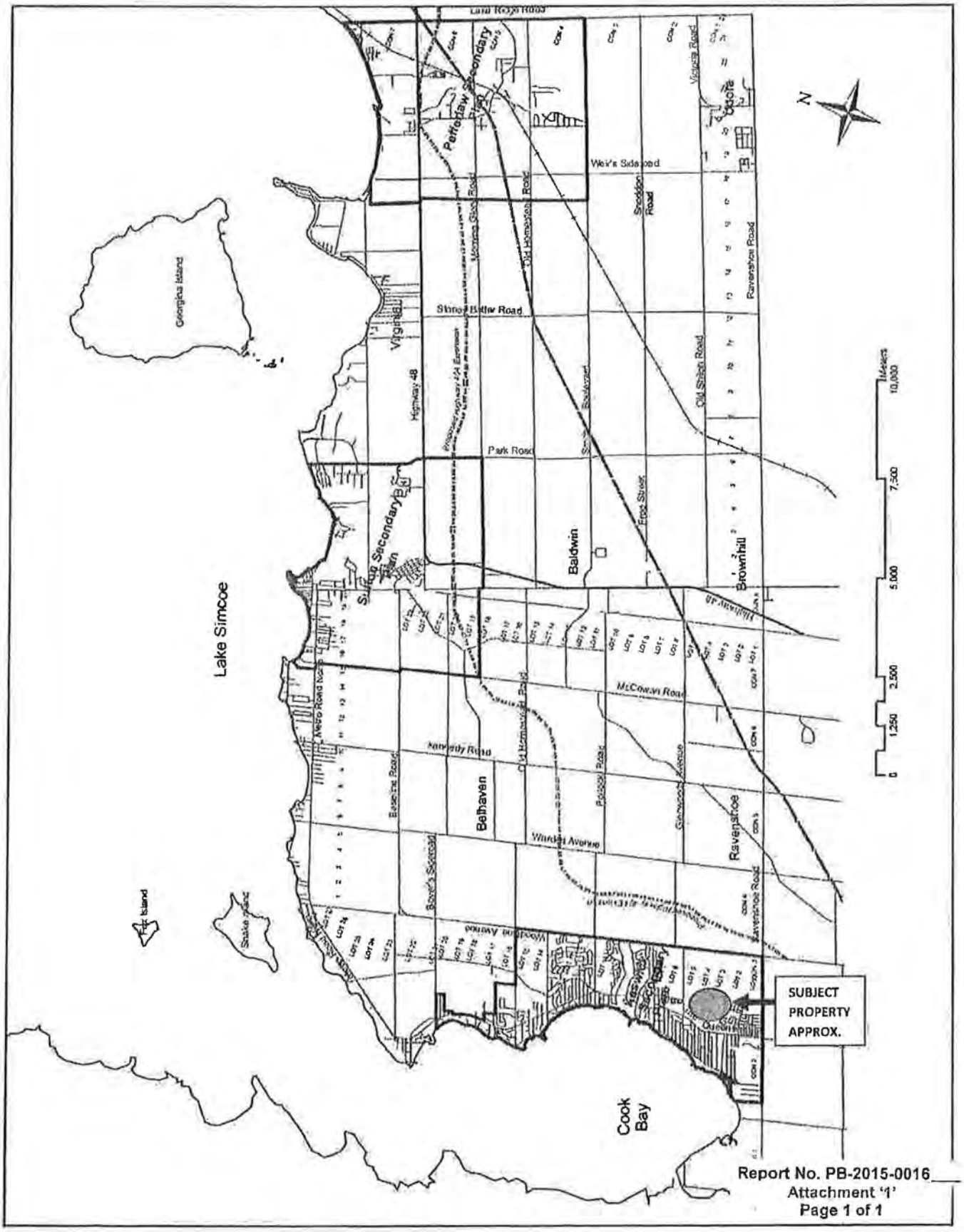
Winanne Grant, B.A. AMCT, CEMC
Chief Administrative Officer

11 March 2015

Attachment 1 *Context Map*
Attachment 2 *Key Map and Plan showing Ownerships of lands*
Attachment 3 *Original Proposed Draft Plan of Subdivision*
Attachment 4 *Revised Draft Plan of Subdivision*
Attachment 5 *Phasing of Subdivision*
Attachment 6 *Economic & Tourism Development Division, Tax Division Comments and comments of the Georgina Fire Department*
Attachment 7 *Lake Simcoe Region Conservation Authority Comments*
Attachment 8 *Region of York Comments*
Attachment 9 *York Region District School Board Comments*
Attachment 10 *York Catholic School Board Comments*
Attachment 11 *Rogers Cable Comments*
Attachment 12 *Enbridge Comments*
Attachment 13 *Hydro One Comments*
Attachment 14 *Canada Post Comments*
Attachment 15 *Minutes of September 10, 2014 Public Meeting*

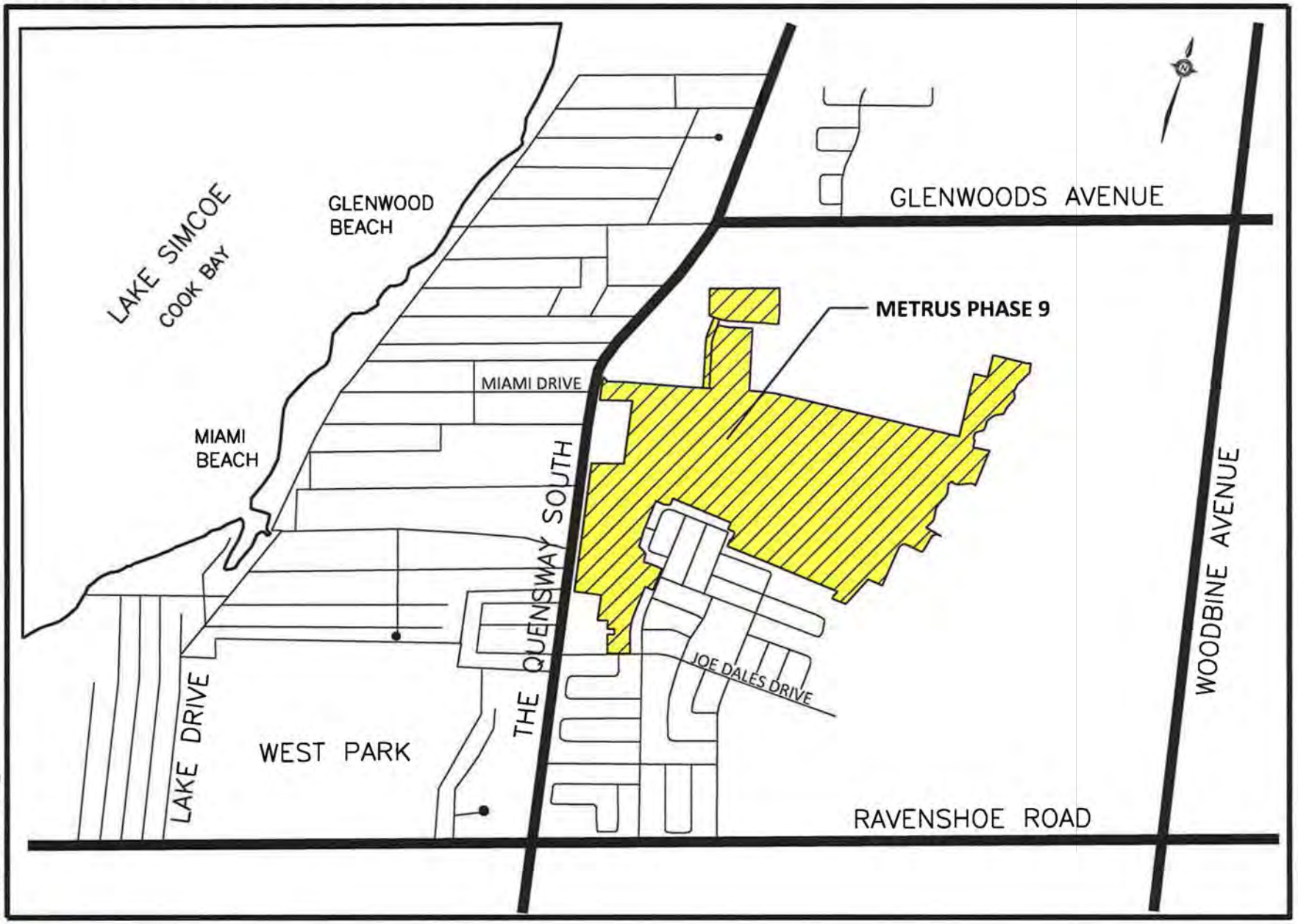
Attachment 16 Letter from David Bronskill of Goodmans Law Firm
Attachment 17 SKDAP Density Chart
Attachment 18 Oxford Homes Draft Plan of Subdivision
Attachment 19 Revised On-street Parking Plan
Attachment 20 Ministry of Tourism, Culture and Sport Comments

CONTEXT MAP



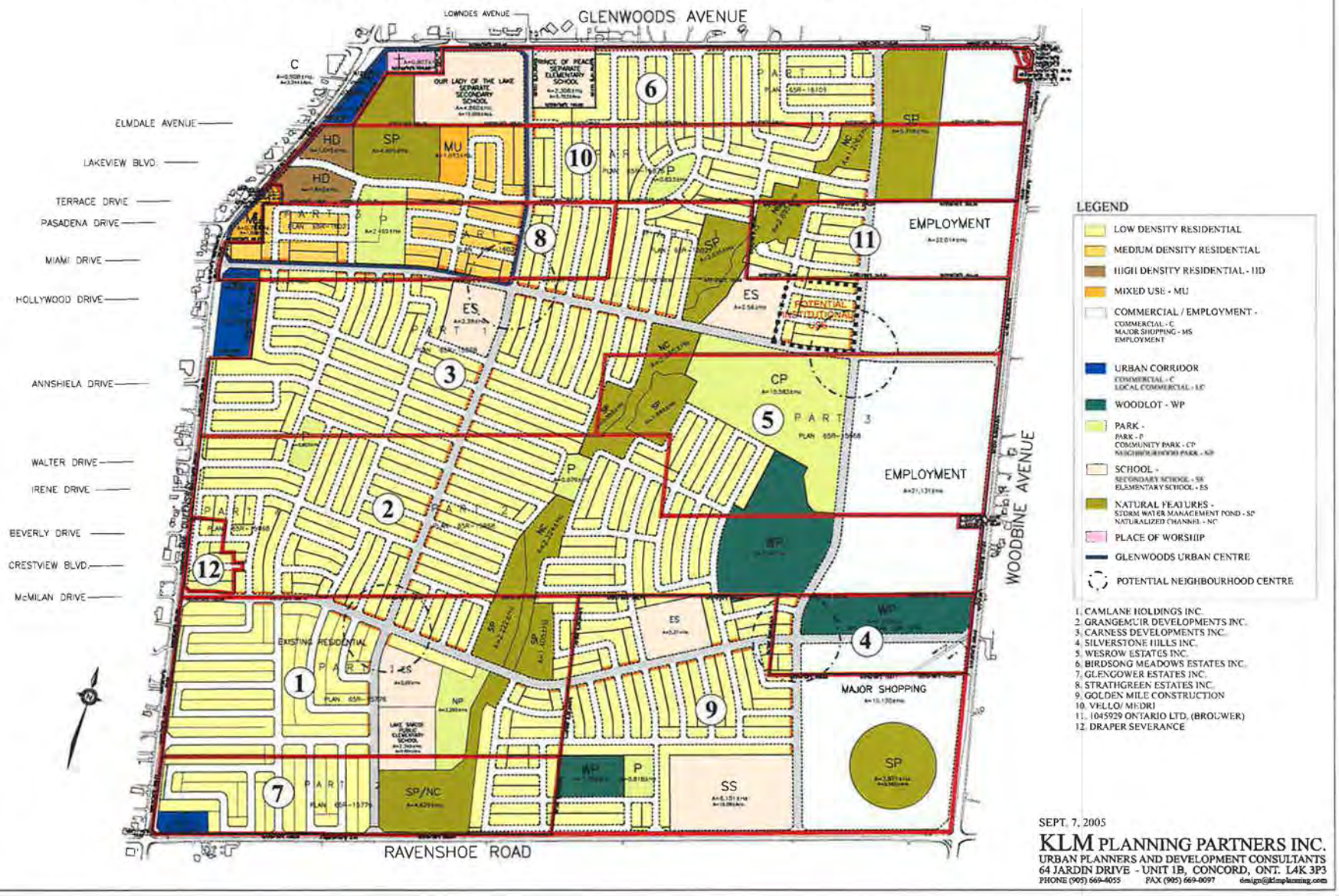
Report No. PB-2015-0016
Attachment '1'
Page 1 of 1

METRUS PHASE 9 KEY MAP



Report No. PB-2015-0016
Attachment '2'
Pages 1 of 2

SOUTH KESWICK DEVELOPMENT AREA PLAN



SEPT. 7, 2005

KLM PLANNING PARTNERS INC.
URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
PHONE (905) 669-4055 FAX (905) 669-0097 design@klmplanning.com

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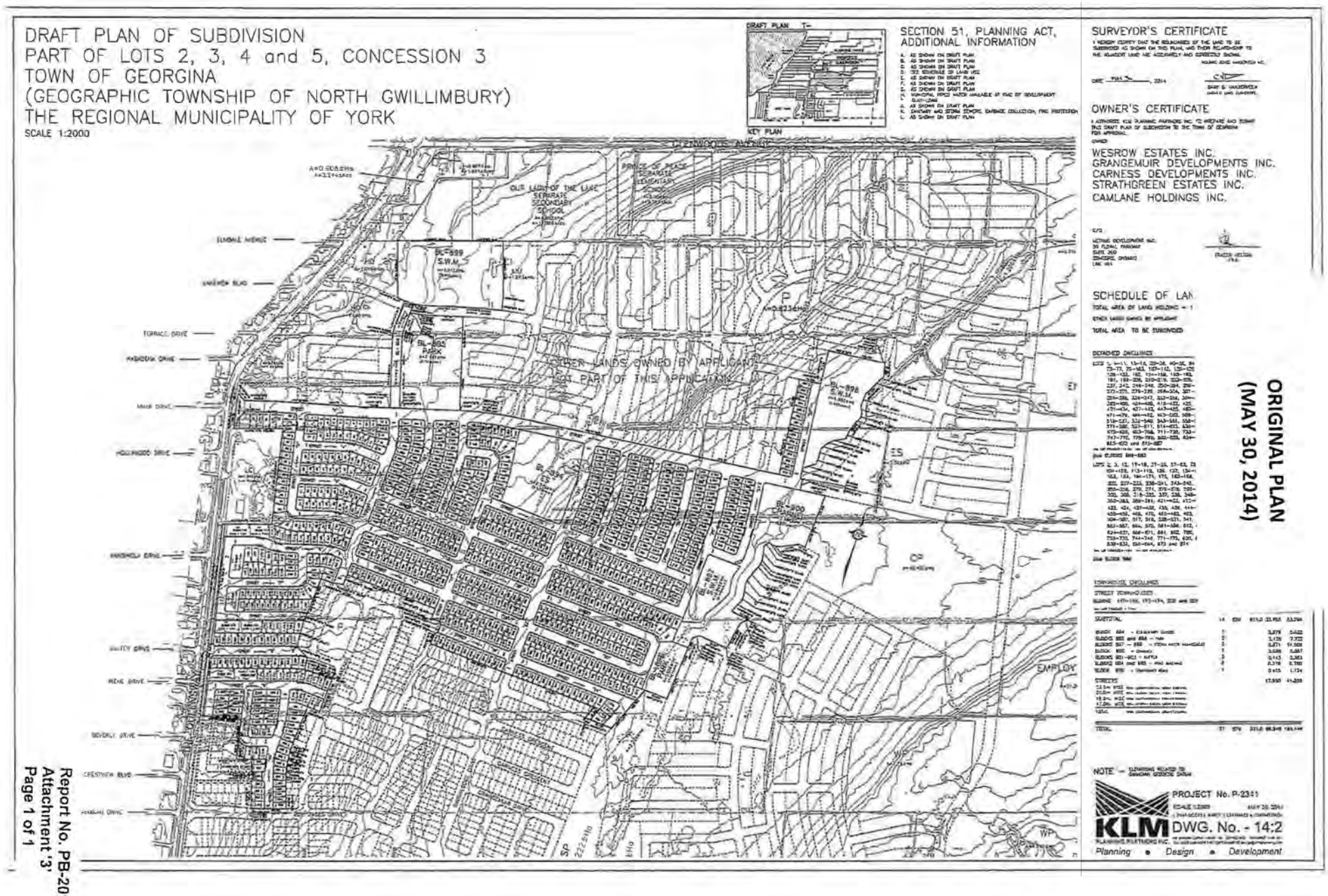
Attachment '2'
Pages 2 of 2



Report No. PB-2015-016
Attachment '3'
Page 1 of 1

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 2, 3, 4 and 5, CONCESSION 3
TOWN OF GEORGINA
(GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY)
THE REGIONAL MUNICIPALITY OF YORK
SCALE 1:2000

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

SURVEYOR'S CERTIFICATE

OWNER'S CERTIFICATE

WESROW ESTATES INC.
GRANGEMUIR DEVELOPMENTS INC.
CARNESS DEVELOPMENTS INC.
STRATHGREEN ESTATES INC.
CAMLANE HOLDINGS INC.

SCHEDULE OF LAND

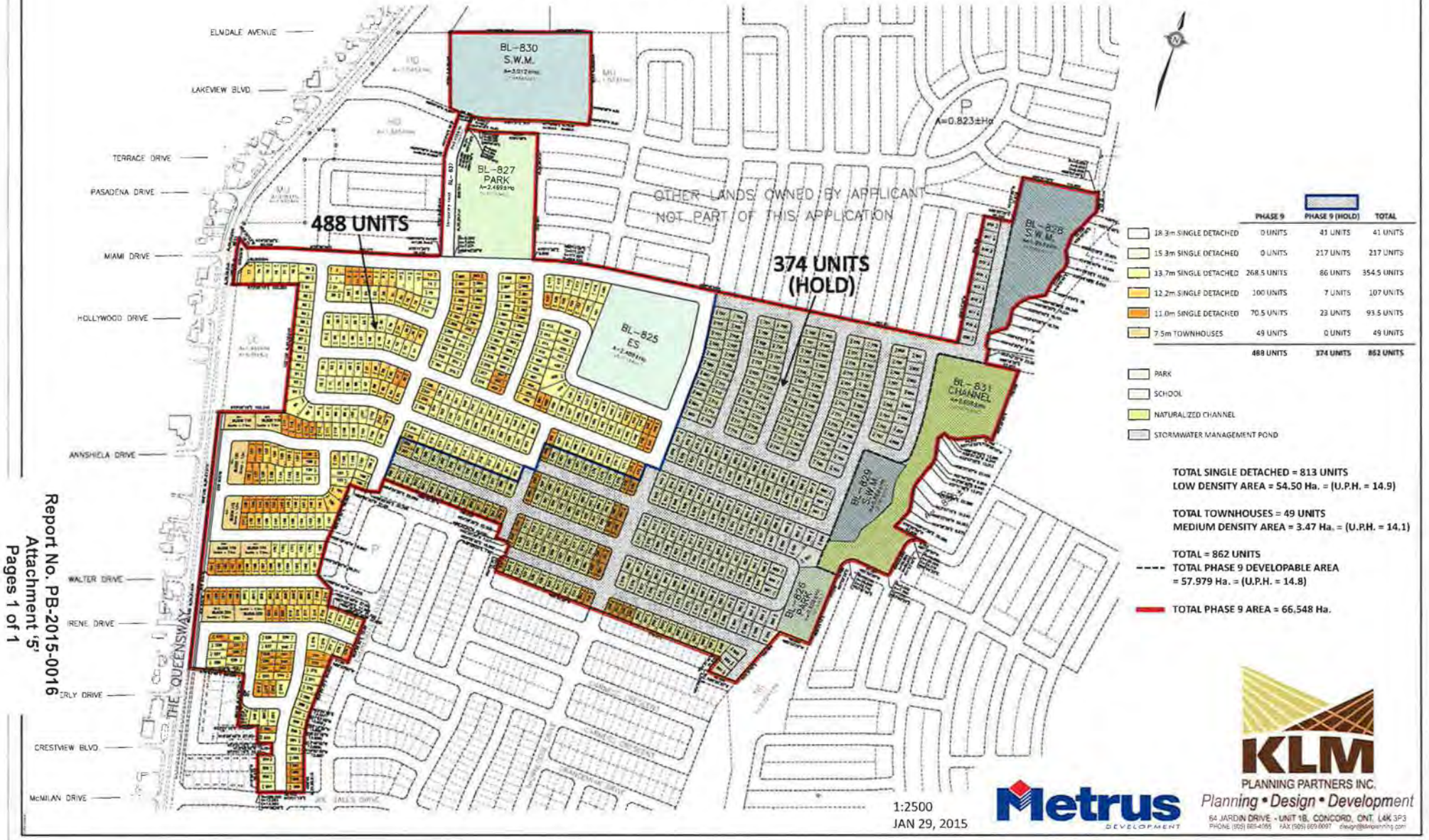
REVISED PLAN
(NOVEMBER 28, 2014)

PROJECT No. P-2341
DWG. No. - 14:4

KLM PLANNING PARTNERS INC.
Planning • Design • Development

Report No. PB-2015-0016
Attachment '4'
Pages 1 of 1

CAMLANE PHASE 9



Report No. PB-2015-0016
Attachment '5'
Pages 1 of 1

Stacey Williams

From: Velvet Ross <vross@georgina.ca>
Sent: January 30, 2015 9:59 AM
To: Stacey Williams (HBR Planning Centre)
Subject: Metrus Ph 9 - Comments (1) Tax Dept, (2) EDO

Comments:

(1) No taxation issues at January 10, 2015 – Tax Division (recv'd Jan 19, 2015)
(2) No objection – Economic & Tourism Development Division (recv'd Jan 20, 2015)

Velvet L. Ross, MCIP, RPP
Manager of Planning | Planning & Building Dept. | Town of Georgina
26557 Civic Centre Road, Keswick, ON L4P 3G1
T: 905-476-4301 ext 2251
905-722-6516
705-437-2210
F: 905-476-4394
E: vross@georgina.ca
W: www.georgina.ca

Stacey Williams

Subject: FW: Draft Plan of Subdivision File# 01.139 and 03.1078

From: Keith Wells
Sent: February-09-15 2:12 PM
To: Velvet Ross
Subject: Draft Plan of Subdivision File# 01.139 and 03.1078

Good afternoon Velvet,

Georgina Fire Department has reviewed the application and has no objections to the proposal subject to the following conditions:

1. The site is to be fully serviced with water for fire protection prior to any structures being erected onsite.
2. The owner will need to enter into an agreement with respect to fire break lots acceptable to the Town of Georgina's Fire Chief and Chief Building Official.
3. Open air burning not to be permitted onsite while the subdivision is under construction.
4. Parking control measures are to be implemented onsite during construction to facilitate access to emergency services at all times.
5. Roads to be constructed to a minimum base coat so as to support the expected weight of fire apparatus in all climatic conditions.
6. Roads not to be utilized for storage of construction materials.

Should you have any questions, please feel free to contact me.

Yours in fire safety,

Keith Wells CFEI
BCIN# 23219
Fire Prevention Officer
Georgina Fire Department
Phone: (905) 476-5167 Ext. 4224
Fax: (905) 476-7740

Lake Simcoe Region
conservation authority

A Watershed for Life

Thursday, February 5, 2015

Velvet Ross, MCIP, RPP
Manager of Planning
Town of Georgina
Keswick, Ontario
L4P 3G1

Dear Ms. Ross:

Subject: Draft Plan of Subdivision
File: 19T-14G02 (Phase 9)
Community of Keswick, Town of Georgina, Region of York

This letter is further to our correspondence of September 9, 2014 and a recent meeting between Metrus Development Inc. and the LSRCA held on February 4th.

Based on the outcome of our meeting, it was confirmed that additional information is required from the developer and consultants in order to satisfy the outstanding issues related to this draft plan of subdivision. It is also likely that the draft plan as proposed will change to address some of the remaining matters. On this basis, we recommend that any approval of this draft plan of subdivision be deferred until the following primary issues (recognizing that there are other secondary issues) have been addressed to the satisfaction of the LSRCA in consultation with the Town:

1. the developer's consultants must demonstrate that there will be no increase in downstream flooding or erosion resulting from the development; and

2. the western watercourse must be provided with adequate protection through appropriate buffering and/or natural channel design ("move and improve") including suitable compensatory measures.

Once these issues have been resolved, the LSRCA should be in a position to provide the Town with our recommended conditions of draft approval.

Sincerely,

Charles F. Burgess, MCIP, RPP
Planning Coordinator

Copy: Town's Planning Consultant, Stacey Williams
KLM Planning, Keith MacKinnon
Metrus Development Inc., Warren Melbourne
LSRCA, Rob Baldwin and Sara Brockman

120 Bayview Parkway, Box 282
Newmarket, Ontario L3Y 4X1
Tel: 905.895.1281 1.800.465.0437
Fax: 905.853.5881
Web: www.LSRCA.on.ca
E-Mail: Info@LSRCA.on.ca

Lake Simcoe Region
conservation authority

A Watershed for Life

Sent by E-mail: kmackinnon@klmplanning.com

February 13, 2015

File No.: 01.139 & 03.1078
IMS No.: PZOA491 & PSDC593C6

Mr. Keith MacKinnon, BA, MCIP, RPP
KLM Planning Partners Inc.
Unit 1B, 64 Jardin Drive
Concord, ON L4K 3P3

Dear Mr. MacKinnon:

Re: Application for Proposed Draft Plan of Subdivision (19T-14G02) and Zoning By-law Amendment
Metrus Phase 9
Woodbine Avenue E/S, Keswick
Lots 2, 3, 4 & 5, Concession 3 (NG) – Roll Nos. 143-150, 142-953, 142-775, 142-90001 & 142-85001
Town of Georgina, Regional Municipality of York

This letter is further to our correspondence dated September 9, 2014 and February 5, 2015 and a recent meeting between Metrus Development Inc. and the Lake Simcoe Region Conservation Authority (LSRCA) held on February 4, 2015. The LSRCA is recently in receipt of various materials provided in response to LSRCA's comments of September 9, 2014, including a proposed watercourse realignment concept for the western tributary located on the subject site (KLM, February 5, 2015).

Based on our preliminary review of these materials, we provide the following comments:

Proposed Western Watercourse Realignment Concept

1. The proposed concept provided for the realignment of the western watercourse shows a 5m wide Channel Block. Further to comment #2 of our letter dated February 5, 2015, the proposed channel realignment must be a natural channel that is designed in a manner that demonstrates that required flood flows are conveyed and erosion hazards are addressed appropriately. The proposed Natural Channel Block should also be sized to include appropriate buffering along with suitable compensatory measures. We recommend the proposed design includes a meandering channel that avoids right angles and is relocated away from The Queensway, where possible, to avoid impacts of winter salt application. The proposed channel design will need to be supported by the appropriate engineering reports and drawings as well as in the required Environmental Impact Study for proper ecological buffering. In general, the vegetation protection zone/buffer in urban environments is typically a minimum of 15m per side (30m total).

120 Bayview Parkway, Box 282
Newmarket, Ontario L3Y 4X1
Tel: 905.895.1281 1.800.465.0437
Fax: 905.853.5881

Proud winner of the International Thiess River*prize* | Member of Conservation Ontario

2. We suggest a meeting be held with representatives of Metrus, Town staff and the LSRCA to discuss moving forward with the natural channel design of this western channel in relation to this Draft Plan of Subdivision application.

Based on the outcome of our meeting dated February 4, 2015, we are awaiting the additional information outlined in our letter dated February 5, 2015 as well as updated engineering drawings addressing stormwater management, grading, drainage and servicing. Further, please note that we are currently reviewing the Environmental Impact Study and Hydrogeological response that has been provided to date. Upon submission of the outstanding information listed above, we will complete our technical review and provide further comments.

If you have questions with regard to the above, please do not hesitate to contact the undersigned. Please reference the above file numbers in future correspondence.

Sincerely,

Sara Brockman, MCIP, RPP
Development Planner

SB/ph

c: Mr. Warren Melbourne, Metrus Development Inc.
Ms. Velvet Ross, Town of Georgina
Ms. Stacey Williams, HBR Planning Centre
LSRCA, Rob Baldwin and Charles Burgess

York Region

Corporate Services

File No.: 19T-14G02

February 03, 2015

Mr. Harold Lenters
Director of Planning and Building
Town of Georgina
R.R. #2, 26557 Civic Centre Road
Keswick, ON L4P 3G1

Attention: Velvet Ross, Manager of Planning

Re: Draft Plan of Subdivision 19T-14G02 – second revision
Lots 2, 3, 4 & 5, Concession 3 (NG)
(Metrus Developments Inc. – Phase 9)
Simcoe Landing Community
Town of Georgina

The Regional Municipality of York has now completed its review of the above noted revised draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2341 dated November 28, 2014.

The subject lands are located on the east side of The Queensway, north of Ravenshoe Road in the Town of Georgina. The draft plan will facilitate the development of 862 residential units (810 single detached, 3 part lots and 49 townhouses units) and blocks for parks, elementary school, extension of drainage channel and stormwater management pond, within a 66.548 ha site.

Sanitary Sewage and Water Supply
This development is within the Keswick Wastewater Service Area and will be serviced from Water Pressure District Keswick.

It is our understanding that this development does not have the required water and wastewater servicing allocation from the Town of Georgina. If the Town does not grant this development the required allocation from the Region's existing capacity assignments to date, the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Projects as may be identified in future Master Plan Updates and/or studies.

In accordance with York Region's servicing protocol respecting draft plans receiving approval prior to servicing allocation being available, staff are requesting that all residential lands be subject to various restrictions (i.e., Holding 'H' zone) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested schedule of conditions below. In addition, York Region requests that the Town of Georgina apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Based on the Functional Servicing Report prepared in support the proposed development, the water and wastewater servicing for the proposed lots will be through the existing Town of Georgina municipal system.

The Owner is advised that the connection of new development to a Regional water and/or wastewater system is discouraged. It is the Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) shall be submitted to the Infrastructure Asset Management branch for review and approval.

Summary
York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Regional Transportation Planning staff have reviewed the Traffic Impact Study prepared by R.J. Burnside & Associates Limited dated June, 2014 in support of the draft plan. Technical comments, dated September 23, 2014 and prepared by Regional Transportation Planning staff, are attached. Please refer to item 1 of the September 23, 2014 memo.

Should you have any questions regarding the above, please contact Asif Abbas, Associate Planner, at extension 77271 or through electronic mail at *asif.abbas@york.ca*.

Yours truly,

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

AA/mm
Attachments (3) Schedule of Pre-Conditions
Schedule of Conditions
Transportation Technical Comments

YORK-#5881885-v1-19T-14G02_-_Regional_ConditionLetter

Schedule of Pre-Conditions
19T-14G02
Lots 2, 3, 4 & 5, Concession 3 (NG)
(Metrus Developments Inc. – Phase 9)
Simcoe Landing Community
Town of Georgina

Re: KLM Planning Partners Inc., Project No. P-2341 dated November 28, 2014.

1. Prior to or concurrent with draft plan approval, the Owner shall enter into an agreement with the Town of Georgina, which agreement shall be registered on title, committing the Owner to:

   A. Not enter into any agreements of purchase and sale with end users* for the subject lands until such time as:

      a. i. The Council of the Town of Georgina has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

         ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the Town of Georgina allocation used for the subject development;

      OR

      b. The Town of Georgina approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;

      OR

      c. The Regional Commissioner of Environmental Services and the Town of Georgina confirm servicing capacity for this development by a suitable alternative method and the Town of Georgina allocates the capacity to this development.

      AND

   B. Not enter into any agreements of purchase and sale with <u>non</u>-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town of Georgina. This agreement shall be registered on title, committing the Owner to the same terms as set out in item A above.

2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-14G02 or any phase thereof by the Town of Georgina, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.

(*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

Schedule of Conditions
19T-14G02
Lots 2, 3, 4 & 5, Concession 3 (NG)
(Metrus Developments Inc. – Phase 9)
Simcoe Landing Community
Town of Georgina

Re: KLM Planning Partners Inc., Project No. P-2341 dated November 28, 2014.

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Georgina and York Region

2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Georgina for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.

3. Prior to final approval, the Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of Georgina and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

4. The engineering drawing showing the layout of the watermains and sewers shall be submitted to the Regional Infrastructure Asset Management Branch for review.

5. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:

    - The Town of Georgina approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
    - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
    - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Georgina allocates the capacity to this development.

6. Prior to final approval, the Owner shall agree to provide a basic 36 metre right-of-way for this section of The Queensway South. As such, all municipal setbacks shall

be referenced from a point 18 metre from the centerline of construction of The Queensway South. Any additional lands required for turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

7. Prior to final approval, the Owner shall agree to provide a comprehensive transportation assessment prior to final approval of any lands beyond Phase 9. The comprehensive transportation assessment shall include all units within the block surrounded by Glenwoods Avenue, Ravenshoe Road, Queensway South and Woodbine Avenue. The assessment shall determine the total number of units/percentage to full build out that can be accommodated within acceptable levels of service at Ravenshoe Road at Queensway South and the Ravenshoe Road at Woodbine Avenue intersections. The assessment shall also include staging/phasing plan for the implementation of major collector roads north-south (Ravenshoe Road to Glenwoods Avenue) and east-west (Queensway South to Woodbine Avenue). Further development beyond Phase 9 in the area, without major collector roads may result in significant pressure on the Ravenshoe Road at Queensway South and the Ravenshoe Road at Woodbine Avenue intersections.

8. Prior to final approval, the Owner shall agree to provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as pedestrian/cycling facilities on the site to support active transportation. A drawing shall be provided to illustrate the locations of the pedestrian/cycling facilities and connections to adjacent developments and roadways.

9. Prior to final approval, the Owner shall agree to provide sufficient measures to support active transportation and public transit.

10. Prior to final approval, the Owner shall provide an updated Transportation Assessment report and Parking Study and Transportation Demand Management (TDM) plan to the satisfaction of York Region.

11. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway[s] listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadway[s] that have/will have transit services.

    Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

    - The Queensway

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Street "1"
- Street "22"

12. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from internal roadways to the Regional roadway as follows:
    - From Street "6" to The Queensway
    - From Street "9" to The Queensway

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

13. Prior to final approval, the Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 12 above.

14. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

    Subject to approval by YRT/Viva, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Street "1" (eastbound)	Street "22"	SW Corner	YRT-1.01	-
Street "22" (southbound)	Street "19"	NW Corner	YRT-1.01	-
Street "22" (northbound)	Street "24"	SE Corner	YRT-1.01	-
The Queensway (northbound, existing location)	Street "8"	SE Corner	YRT-1.02 or YRT-1.03	-

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

15. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.

16. Street "1" and Street "22" shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.

17. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in condition 11. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.

18. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.

19. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan,

submitted to the Development Engineering Section of Corporate Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.

20. Prior to final approval, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Development Engineering Section of Corporate Services Department to implement the recommendations of the functional transportation report/plan as approved by the Development Engineering Section.

21. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Development Engineering Section of Corporate Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Development Engineering Section. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.

22. Prior to final approval and concurrent with the submission of the subdivision servicing application (Ministry of the Environment and Climate Change) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to the Community Planning and Development Services Branch, Attention: Manager, Development Engineering, that includes the following drawings:

    a) Plan and Profile for the York Region road and intersections;
    b) Grading and Servicing;
    c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
    d) Construction Access Design;
    e) Utility and underground services Location Plans;
    f) Signalization and Illumination Designs;
    g) Line Painting;
    h) Traffic Control/Management Plans;
    i) Erosion and Siltation Control Plans;
    j) Landscaping Plans, including tree preservation, relocation and removals;
    k) Requirements of York Region Transit/Viva

23. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and the Ministry of the Environment and Climate Change forms together with any supporting information shall be submitted to the Development Engineering Section of Corporate Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.

24. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Development Engineering Section of Corporate Services Department and illustrated on the Engineering Drawings.

25. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

26. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Development Engineering Section.

27. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that the Owner will provide the installation of visual screening between Street 9 and The Queensway South, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street 9. The Owner shall submit to the Development Engineering Section of Corporate Services Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

28. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that the Owner will provide the installation of visual screening between Street 6 and The Queensway South, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street 6. The Owner shall submit to the Development Engineering Section of Corporate Services Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

29. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:

    a) All existing woody vegetation within the York Region road right of way,
    b) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved,
    c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right's of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.

d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed and included in the subdivision agreement, they will require the approval of the Town and be supported by a Maintenance Agreement between the Town and the Region for Town maintenance of these features; any such Maintenance Agreement should indicate that where the area municipality does not maintain the feature to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

30. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Development Engineering Section of Corporate Services Department recommending noise attenuation features.

31. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Development Engineering Section of Corporate Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Development Engineering Section.

32. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Development Engineering Section of Corporate Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

33. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".

34. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Development Engineering Section of Corporate Services Department, as follows:

a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;

b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

c) That maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and

d) That any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.

35. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:

a) A widening across the full frontage of the site where it abuts The Queensway South of sufficient width to provide a minimum of 18 metres from the centreline of construction of The Queensway South, and

b) A 15 metre by 15 metre daylight triangle at the north east and south east corners of Street 1 and The Queensway South, and

c) A 15 metre by 15 metre daylight triangle at the north east and south east corners of Street 8 and The Queensway South, and

d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts The Queensway South and adjacent to the above noted widening(s), and

e) An additional 2 metre widening, 40 metres in length, for the purpose of a northbound right turn lane at the intersection of Street 1 and The Queensway South, and

f) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Street 8 and The Queensway South.

36. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:

a) A widening across the full frontage of the site where it abuts The Queensway South of sufficient width to provide a minimum of 18 metres from the centreline of construction of The Queensway South, and

b) A 15 metre by 15 metre daylight triangle at the north and south corners of Street 1 and The Queensway South, and

c) A 15 metre by 15 metre daylight triangle at the north and south corners of Street 8 and The Queensway South, and

d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts The Queensway South and adjacent to the above noted widening(s), and

e) An additional 2 metre widening, 40 metres in length, for the purpose of a northbound right turn lane at the intersection of Street 1 and The Queensway South, and

f) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Street 8 and The Queensway South.

37. Prior to final approval, in order to determine the property dedications (if any) required to achieve the ultimate right-of-way width of The Queensway South abutting the subject site, the applicant shall submit a recent plan of survey for the property that illustrates the existing centre line of construction of The Queensway South.

38. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.

39. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

40. Prior to final approval, the Owner shall certify, in wording satisfactory to the Development Engineering Section of Corporate Services Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York

Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

41. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Development Engineering Section of Corporate Services Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.

42. The Owner shall agree, prior to the development approval of Lots 73, 194 & 195 and Blocks 119, 173 & 224, that direct vehicle access from Lots 73, 194 & 195 and Blocks 119, 173 & 224 to The Queensway South will not be permitted. Access must be obtained through the internal road network.

43. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department that Street 1 shall be designed to intersect The Queensway South at a right angle, or on a common tangent, and shall be located directly opposite Miami Drive.

44. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department that Street 8 shall be designed to intersect The Queensway South at a right angle, or on a common tangent, and shall be located directly opposite Walter Drive.

45. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that the throat width of Street 8 shall be designed to accommodate one 5.0 metre inbound lane and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of The Queensway South; no intersection or non-residential access shall be permitted on Street 8 within 60.0 metres of the widened limit of The Queensway South.

46. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that the throat width of Street 1 shall be designed to accommodate two 3.5 metre inbound lanes, a 2.0 metre median island, and two 3.5 metre outbound lanes, for a distance of 60.0 metres from the widened limit of The Queensway South; no intersection or non-residential access shall be permitted on Street 1 within 60.0 metres of the widened limit of The Queensway South.

47. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that pedestrian access to The Queensway South shall be provided from Street 6.

48. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that pedestrian access to The Queensway South shall be provided from Street 9.

49. Prior to final approval, the intersection of Street 1 and The Queensway South shall be designed to the satisfaction of the Development Engineering Section of Corporate Services Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Corporate Services Department.

50. Prior to final approval, the intersection of Street 8 and The Queensway South shall be designed to the satisfaction of the Development Engineering Section of Corporate Services Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Corporate Services Department.

51. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section of Corporate Services Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

52. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Development Engineering Section of Corporate Services Department that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

53. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identifies all Transit requirements.

54. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Community Planning and Development Services Branch of the Corporate Services Department, outlining all requirements of the Community Planning and Development Services Branch.

55. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.

56. The Regional Community Planning and Development Services Branch shall advise that Conditions 1 to 55 inclusive, have been satisfied.

Transportation and Community Planning Department
Transportation Planning
Fax No. 905-895-0191

MEMORANDUM

TO: Michelle Moretti, Community Planning Branch

FROM: Shahid Matloob/Mark Hanlon, Transportation Planning

DATE: September 23, 2014

RE: **Technical Comments for TIS**
Draft Plan of Subdivisions 19T-14G02 and 19T-14G03
Lots 2, 3, 4 & 5, Concession 3 (NG)
Metrus Developments Inc. – Phase 9
Simcoe Landing Community
Town of Georgina

As requested, Transportation Planning staff have reviewed the above captioned draft plan of subdivision applications along with the Traffic Impact Study (TIS) prepared by R.J. Burnside & Associates Limited dated June, 2014. The site is located east side of The Queensway South between Joe Dales Drive and Miami Drive, in the Town of Georgina. The following comments on the TIS are provided:

1. Address all transportation related comments, as detailed below, pertaining to the aforementioned Traffic Impact Study to the satisfaction of York Region:

   a) Section 3.3 - The Town of Georgina is currently updating their Official Plan. Based on preliminary population forecasts from the Town's Official Plan, the population within the Keswick Community will increase from approximately 29,100 in 2016 to 40,700 by 2031. As such the background growth rate shall be increased from 2% to 2.6%.

   b) Shared pedestrian/cycling access shall be provided to The Queensway South via Street 9 and Street 6.

   c) Peak hour factors shall be based on the actual turning movement counts at the intersections and applied to the whole intersection, unless an individual movement or approach has sharp peaking characteristics, in which case a PHF should be calculated and applied for each movement or approach.

   d) The TDM Plan to support active transportation for the proposed development shall also include but not limited to the following measures:

i. A check list that identifies the programs/measures, associated costs, the applicant's responsibility and specific actions to carry out the TDM implementation;

ii. A drawing shall be provided to illustrate the locations of the cycling facilities and connections to adjacent developments and roadways including the proposed locations of the bicycle racks;

iii. Where appropriate, install adequate signage for pedestrians, including directions to nearest transit stops and terminals; and

iv. Where appropriate, provide high quality pedestrian amenities such as benches and garbage receptacles.

Stacey Williams

Subject:	FW: Request for Comment on Applications for (1) 739034 Ontario Inc (Files: 01.140, 02.184 and 03.1079), and (2) Grangemuir, Camlane, et al / known as Metrus Ph 9 (Files: 01.139 and 03.1078)
Attachments:	19T-14G02_South Keswick #1 ES Site_Draft Plan Conditions_February 2015.docx

From: Peake, Jessica [mailto:jessica.peake@yrdsb.ca]
Sent: February 5, 2015 8:42 AM
To: Velvet Ross
Cc: Stacey Williams (HBR Planning Centre); Ross, Jane
Subject: RE: Request for Comment on Applications for (1) 739034 Ontario Inc (Files: 01.140, 02.184 and 03.1079), and (2) Grangemuir, Camlane, et al / known as Metrus Ph 9 (Files: 01.139 and 03.1078)

Hi Velvet, Our Updated Draft Plan Conditions are attached.
Thank you,

Jessica Peake, MCIP, RPP
Land Use Planner

York Region District School Board
60 Wellington Street West
Aurora, Ontario L4G 3H2

Phone: 905.727-0022 Ext. 2426
Fax: 905.727.0775

Draft Plan Conditions:

1. That the following conditions of draft plan approval to be imposed upon the subject Draft Plan of Subdivision 19T-14G02 relative to the York Region District School Board:

   a) That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a public elementary school site. The public elementary school site, Block 825 shall contain not less than 2.4 hectares (6 acres).

   b) That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:

      i) to grade Block 825 and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;

      ii) to remove any buildings on Block 825;

      iii) to remove trees, as required to accommodate school layout;

      iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;

      v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;

      vi) to construct a galvanized chain link fence, Type II 1 ½ " mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;

      vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;

      viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;

      ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;

      x) to provide the foregoing at no cost to the Board;

      xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.

   c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:

i) the suitability of Block 825 for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and

ii) the availability of natural gas, electrical, water, storm sewer and sanitary sewer services.

d) That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.

e) That prior to final approval, the owner shall submit to the School Board an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the Town of Georgina which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.

f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.

g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.

h) That the subdivision agreement include warning clauses advising the Town of Georgina, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

i) That the York Region District School Board shall advise that conditions a) to h) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.

Stacey Williams

Subject: FW: FW: Comments on Plan of Subdivision 19T-14G02 Town of Georgina (Town Files:

From: Christine Hyde [mailto:Christine.Hyde@ycdsb.ca]
Sent: February 3, 2015 9:03 AM
To: stacey.williams@bellnet.ca
Subject: Re: FW: Comments on Plan of Subdivision 19T-14G02 Town of Georgina (Town Files:

We don't have any additional comments from the original application.
Let me know if you have any other questions.
Thanks,
Christine

Christine Hyde
Planner
York Catholic District School Board
320 Bloomington Road W
Aurora, Ontario
L4G 0M1
(P) 905.713.1211x12360
(F) 905.713.1269
christine.hyde@ycdsb.ca

YORK CATHOLIC DISTRICT SCHOOL BOARD
Planning Services Department

Circulation ID: 7786
YCDSB File: 19T-14G02

TO: Barbara Mugabe

FROM: Adam McDonald, GIS Analyst and Planner

EMAIL: bmugabe@georgina.ca

RE:

Plan Type:	Plan of Subdivision
Applicant:	Metrus Phase 9
Address:	Lots 2,3,4 & 5 Con 3 NG
Municipality	Georgina
Municipal File:	01.139 & 03.1078

In support of Active and Safe Routes to School, the Board requests that sidewalks be provided on at least one side of all streets within this plan. Sidewalks are important infrastructure in facilitating students (residents) walking to school, or to bus stop locations.

- [x] We have reviewed the proposal and have no additional comments or objections to its approval.
- [ ] Board staff request that an extension to the July 30, 2014 deadline be granted in order to fully evaluate this proposal. You can expect our comments by: _____
- [ ] We have reviewed the proposal and have the following concerns (see attached)
- [ ] We have reviewed the proposal and our previous comments to the Town, dated _____ are still vaild.

Signature

Tuesday, July 29, 2014
Date

905.713.1211 Ext:12379
Adam.McDonald@ycdsb.ca

ROGERS

January 26, 2015

Town of Georgina
26557 Civic Centre Rd
Keswick, Ontario
L4P 3G1

Attention: **Velvet Ross**

Re: **File No.:** **19T-14G02 (01.139 & 03.1078**
Applicant: **Metrus Developments**
Location: **N/S Joe Dales Dr, E/S The Queensway S**
Roll#: **142-677, 142-775, 142-85001, 142-90001, 143-150**

Thank you for your letter. Rogers Cable 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 me at 905-780-7018.

Sincerely,

Lily Apa
Planning Coordinator
lily.apa@rci.rogers.com

From: Municipal Notices <MunicipalNotices@enbridge.com>
Sent: January 30, 2015 7:44 AM
To: Velvet Ross
Subject: RE: 19T-14G03 - Joe Dales Drive

Hi Velvet,

The conditions as they are worded in the document that you have provided (Camlane Phase 8) are sufficient for this development (19T-14G03).

Thank you,

Allison Sadler
Municipal Application Coordinator
Distribution Planning & Records
—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5763
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

Enbridge Gas Distribution Inc.:

76. The Owner shall agree in the Subdivision Agreement that the Owner is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.

77. The Owner shall agree in the Subdivision Agreement that streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.

Canada Post Corporation ("Canada Post"):

78. The Owner shall agree in the Subdivision Agreement to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mail box.

79. The Owner shall agree in the Subdivision Agreement that the Owner will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.

80. The Owner shall agree in the Subdivision Agreement to consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

81. The Owner shall agree in the Subdivision Agreement to provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

82. The Owner shall agree in the Subdivision Agreement to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

83. That the Town of Georgina shall advise in writing that Conditions 1 to 26, 75 to 82, and 84 to 85 inclusive have been satisfied.

84. That the Region of York Planning Transportation and Community Planning shall advise in writing that Conditions 27 to 59 inclusive, have been satisfied.

Stacey Williams

Subject: FW: Hydro One - Comments on Metrus Phase 9 (File: 01.139 - SUBDV, and 03.1078 - ZBA)

From: MacLean.Tallis@HydroOne.com [mailto:MacLean.Tallis@HydroOne.com]
Sent: January-21-15 1:01 PM
To: Velvet Ross
Subject: 19T-14G02

Draft Plan of Subdivision No. 19T-14G02

We have reviewed the documents concerning the above noted "REVISED" Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237

February 16, 2015

TOWN OF GEORGINA
26557 CIVIC CENTRE ROAD
KESWICK ON L4P 3G1

Attention: Velvet Ross - Planner

Re: RE-SUBMISSION OF DRAFT PLAN OF SUBDIVISION (19T-14G02)
PART LOTS 2, 3, 4 & 5, CONCESSION 3 (NG)
N/S JOE DALES DRIVE, E/S THE QUEENSWAY SOUTH KESWICK
WESROW ESTATES INC., GRANGEMUIR DEVELOPMENTS INC., CARNESS DEVELOPMENTS INC., STRATHGREEN ESTATES INC. AND CAMLANE HOLDINGS INC. C/O METRUS DEVELOPMENT INC.
ROLL NO.: 142-677, 142-775, 142-85001, 142-90001, & 143-150
TOWN PLANNING FILE: 01.139 (SUBD) & 03.10778 (ZBA)

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.

- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.

- Any required walkway across the boulevard, as per municipal standards.

- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough On M1P 5A1
416-751-0160 Ext 2019
patrick.brown@canadapost.ca

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS cont'd

(ii) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the draft plan of subdivision and or the approval or refusal of the requested amendment or passing of a by-law.

Carried.

(8:15 p.m.)

(ii) Applications for Draft Plan of Subdivision Approval and to Amend Zoning By-law 500
GRANGEMUIR Developments, WESROW Estates Inc., CAMLANE Holdings Inc., CARNESS Developments Inc., and STRATHGREEN Estates Inc. (c/o Metrus Development Inc.)
Part of Lots 2, 3, 4 and 5, Concession 3 (NG)
AGENT: KLM Planning Partners Inc., c/o Keith MacKinnon

Report No. PB-2014-0063

Mayor Grossi explained the procedure for a public meeting at this time.

Keith MacKinnon, agent, addressed Council as follows;
•largest draft plan in Simcoe Landing community;
•931 total units to be constructed in phases;
•town-house dwellings to be adjacent to the Queensway;
•new elementary school is planned on the south side of the extension of Landing Drive and a park on the north side, with a second park at the easterly limit;
•three storm water management ponds;
•east-west grid with north-south collector roads;
•nearing final completion of Phase 7;
•density; when development stands alone, it has 16.1 units per gross residential hectare and when combined with the abutting parcel, the density increases to 16.2 units per gross residential hectare, still below the permitted maximum of 16.6 units per gross residential hectare;
•approximately 150 units per phase;
•application meets density requirement in the Keswick Secondary Plan and represents good land use planning;
•Metrus is a management company, not an owner. The ownership group related to Maple Lake Estates is different that the ownership group subject to this application;
•proposed land swap identified in Mr. Usher`s correspondence is not satisfactory to his client.

Harold Lenters addressed Council as follows;

•density issue not a major concern in this phase; require clarification respecting low density product. 80% single family dwellings and the balance to be townhouse units;

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS cont'd

•Environmental Impact Study still under review as well with this application; Lake Simcoe Region Conservation Authority will comment on south-west treed area;
•Keswick Secondary Plan does contain compensation policy when trees are removed, municipality will be compensated in either replacement trees or financially to help maintain tree cover and support environmental causes;
•a lot of aspects are still under review by internal departments and agencies;
•must review this phase in totality to determine density; density in each hectare does not need to meet requirements, it can be spread it out over a larger area;
•staff want to see a blending of different units;

Tony Usher, Planning Consultants for the North Gwillimbury Forest Alliance, addressed Council as follows;
•applications are premature and not in the public interest at this time;
•in his opinion, proposed density is 16.9 units per hectare, whereas the permitted density is 14.8. Believes there has been misinterpretation of the policy in the Keswick Secondary Plan;
•because of the size of this application, it is a turning point in terms of Metrus's ability to conform to the plan;
•confidential negotiations about Maple Lake approvals for land exchange is under way;
•applications occupy 36% of Metrus's remaining undeveloped land for low density residential development in south Keswick. No account taken regarding the potential relocation/swap of lands; submitted applications could restrain the current land swap negotiations;
•Maple Lake Estates issue is part of the Official Plan review;
•sooner or later, he believes Metrus will attempt to proceed under the existing approvals for Maple Lake Estates, or obtain new approvals, or obtain approval of the land swap and require changes to the new site;
•premature to relocate Maple Lake Estates population to south Keswick and not subject to significant environmental restraints;
•requested Council not to approve these applications at this time.

Moved by Councillor Smockum, Seconded by Councillor Hackenbrook

RESOLUTION NO. C-2014-0533

Harold L.

1. That Council receive Report PB-2014-0063 prepared by the Planning Division dated June 25, 2014 respecting applications for Draft Plan of Subdivision approval and to amend Zoning By-law 500 submitted by Metrus Development Inc. for lands described as Part Lots 2, 3, 4 and 5 Concession 3 (NG).

2. That staff report further to Council following the receipt and assessment of public, internal departments and external comments and staff's evaluation of the applications and any matters raised at the statutory public meeting.

a. STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS cont'd

3. That staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:

(i) Any person or public body that has requested to be notified of any future public meeting (s); and,

(ii) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the draft plan of subdivision and or the approval or refusal of a requested amendment or passing of a by-law.

Carried.

b. STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None.*

c. OTHER PUBLIC MEETINGS *None.*

10. DELEGATIONS/SPEAKERS/PETITIONS *None.*

11. PRESENTATIONS *None.*

12. RESOLUTION TO MOVE INTO COUNCIL IN COMMITTEE

Moved by Regional Councillor Wheeler, Seconded by Councillor Davison

That Council move into Council in Committee at this time.

Carried.

12.1 ADOPTION OF REPORTS ON CONSENT AGENDA NOT REQUIRING SEPARATE DISCUSSION

Moved by Councillor Smockum, Seconded by Councillor Davison

12.2.1.1 Development Agreement – Briarwood Developments Ltd.
Draft Plan of Subdivision No. 19T-0506
Draft Plan of Condominium No. 19CDM-05G07
Part of Lot 18, Concession 9 (NG)
Courting House Place, Sutton

Report No. OED-2014-0035

Goodmans LLP

TOWN OF GEORGINA
SEP 30 2014
PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION
RETEN | NOTED
FILE #

Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

September 30, 2014

Our File No.: 113054

By Fax & Courier

Town of Georgina
26557 Civic Centre Road
Keswick, ON
L4P 3G1

Attention: Patricia Nash, Deputy Clerk

Dear Sirs/Mesdames:

Re: South Keswick

We are solicitors for Maple Lake Estates Inc. ("Maple Lake") regarding certain lands within the Town of Georgina (the "Town"). We are in receipt of correspondence dated September 8, 2014 from Mr. Tony Usher to the Town.

The following comments are provided in response to the suggestion of a "development approvals exchange":

1. Metrus Development Inc. is a land management company and, as such, does not retain ownership over any lands. Projects managed by Metrus typically are comprised of multiple joint venture partners, which differ on a project by project basis.

2. On behalf of our client, we can confirm that the lands owned by Maple Lake and the lands located in South Keswick are under different ownership.

3. As a practical matter, this means that there is no opportunity to "exchange" development approvals between these two projects.

We also note that Mr. Usher's correspondence contains numerous references to density calculations in South Keswick. As you know, our client is very familiar with the planning process and will take the appropriate steps to participate in the South Keswick Secondary Plan review by the Town of Georgina. We expect densities to be part of that review. However, any potential change to the density for South Keswick must be evaluated without consideration of the existing approvals for the Maple Lake lands.

Goodmans LLP

Yours truly,

Goodmans LLP

David Bronskill
DJB/
6376000

cc: Harold Lenters

Phase	Area (HA)*	Total Single Detached	Total Semi Detached	Total Townhouses	Total Units	Total Density (UPGRH)
Phase 1	22.60	138	98	83	319	14.1
Phase 2	6.48	61	34	85	180	27.8
Phase 3	5.44	100			100	18.4
Phase 4	4.11	85			85	20.7
Phase 5	7.10	120			120	16.9
Phase 6	9.88	134		48	182	18.4
Phase 7	8.62	157		52	209	24.2
Phase 8	8.25	144			144	17.4
Phase 9	57.98	813		49	862	14.9
739034 Ontario Inc.	2.02	23	12		35	17.3
Remaining Phases**	115.55	1596		281	1877	16.2
Total	**248.04**	**3371**	**144**	**598**	**4113**	**16.6**

*Area excludes, swm ponds and channels while including roads, parks, schools, buffer blocks and road widening blocks as per the GRH definition

** Estimate only and subject to final calculation

Parkland Calculations Based on the following Plans:

Phase 9: P-2341 Des10 May 30, 2014

Phase 8: P-2028 Des17 May 8, 2012

739034 Ontario Inc.: P-2450 Des3 May 20, 2014

M-Plans for Phases 1-7

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 2 and 3, CONCESSION 3
TOWN OF GEORGINA
(GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY)
REGIONAL MUNICIPALITY OF YORK
SCALE 1:750

DRAFT PLAN

KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

SURVEYOR'S CERTIFICATE

OWNER'S CERTIFICATE

739034 ONTARIO INC.

SCHEDULE OF LAND USE

TOTAL AREA TO BE SUBDIVIDED 2.023±Ha. (5.000±Acs)

	BLOCKS	LOTS	UNITS	HA.	ACS.
DETACHED DWELLINGS					
LOTS 6–11 and 15–28		18	18	0.706	1.745
plus BLOCKS 33–37	5		2.5	0.211	0.521
LOTS 1, 12–14 and 29–31		7	7	0.230	0.562
plus BLOCK 32	1		0.5	0.017	0.042
SEMI DETACHED DWELLINGS					
LOTS 2–7		6	12	0.250	0.618
SUBTOTAL	6	31	40.0	1.414	3.494
BLOCK 38 – BUFFER	1			0.062	0.154
BLOCK 39 – ROAD WIDENING	1			0.102	0.252
STREET				0.443	1.100
TOTAL	8	31	40.0	2.023	5.000

NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No. P-2452

SCALE 1:750 MAY 20, 2014

KLM PLANNING PARTNERS INC.

DWG. No. - 14:1

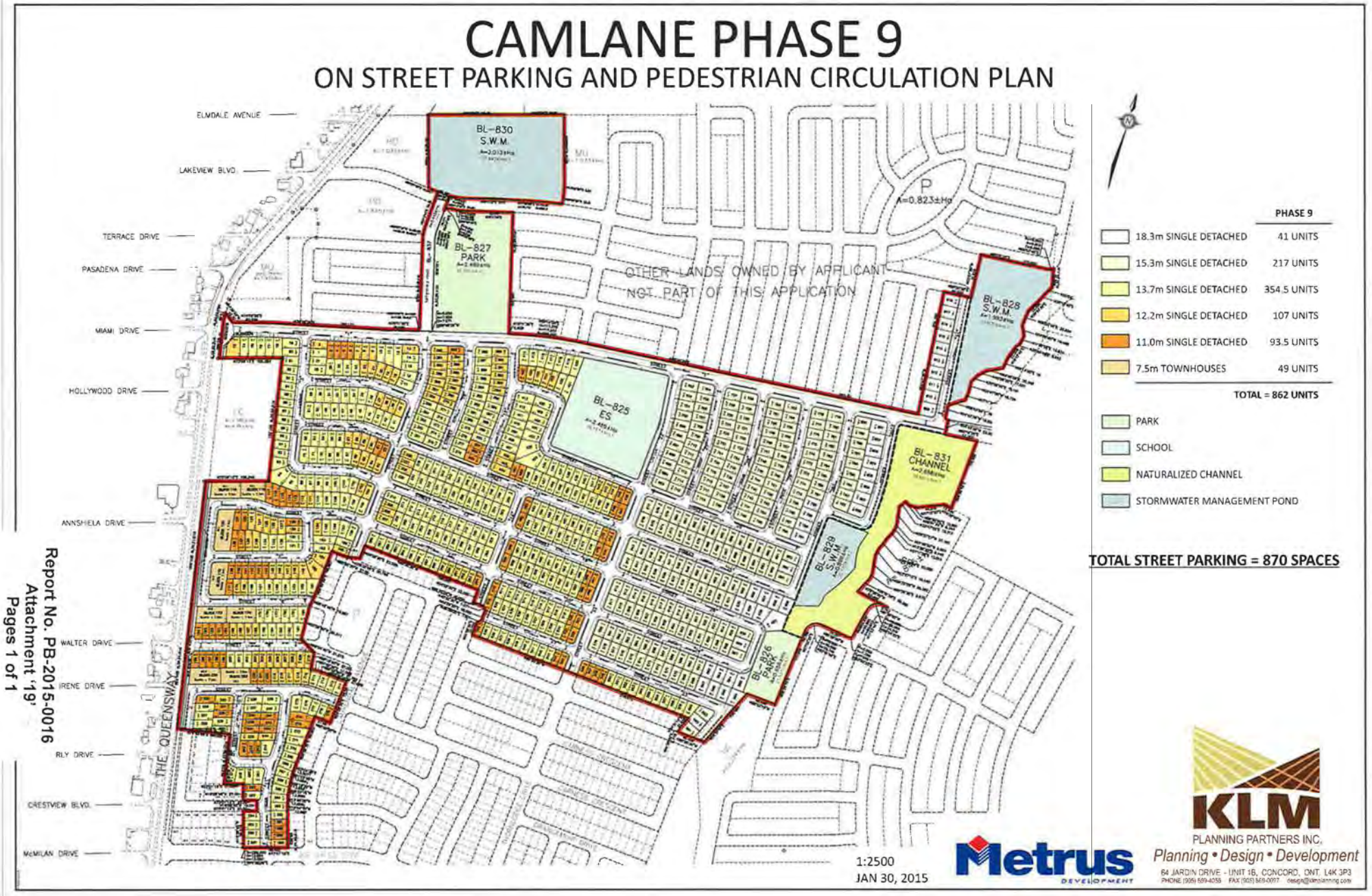
Planning • Design • Development

OXFORD HOMES PROPOSED DRAFT PLAN OF SUBDIVISION

Report No. PB-2015-0016
Attachment '18'
Page 1 of 1

CAMLANE PHASE 9

ON STREET PARKING AND PEDESTRIAN CIRCULATION PLAN



Report No. PB-2015-0016
Attachment '19'
Pages 1 of 1

Ministry of Tourism, Culture and Sport

Culture Programs Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel.: (807) 475-1628
Email: Paige.Campbell@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes culturels
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
Tél. : (807) 475-1628
Email: Paige.Campbell@ontario.ca

Ontario

Oct 9, 2014

Patricia A. Dibb (P156)
York North Archaeological Services

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "A STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT OF THE BALANCE OF THE PROPOSED CAMLANE PHASE 9 DEVELOPMENT: LOCATED IN THE TOWN OF GEORGINA, PART LOTS 2-5, CONCESSION 3 (FORMER TOWNSHIP OF NORTH GWILLIMBURY), REGIONAL MUNICIPALITY OF YORK, ONTARIO. ", Dated Sep 9, 2014, Filed with MTCS Toronto Office on Sep 26, 2014, MTCS Project Information Form Number P156-0215-2014

Dear Ms. Dibb:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.[1] This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Figure 8 and Figure 14 (supplementary document) of the above titled report and recommends the following:

It is therefore recommended that no further fieldwork is required for the areas to be developed on the property (Assessment Areas 1 to 6) and the remainder of the Phase 9 development area, which was cleared of archaeological concerns in 1993 and 2003. It is the professional opinion of YNAS that the MTCS accept this report into Ontario Registry of archaeological reports for the proposed subdivision (described in Figures 3 and 7) so that the proponents may continue their development plan and strategies.

Additionally, YNAS recommends that a second surface collection and subsequent Stage 3 Site Specific investigation be conducted over the location of the Sprague Cabin site (BbGu-28). This recommendation is to determine the extent of the site, and cultural significance value or interest of the site. The Stage 3 investigations must conform to the 2011 Standards and Guidelines (Section 3.3). The following methodology is recommended:
A Controlled Surface Pick-up (CSP) to re-determine the general extent and cultural affiliation of the site.
A Test Unit Excavation across the extent of the site. Units will be placed at 5m intervals and excavations will conform to Sections 3.2.2 and 3.2.3 of the Standards and Guidelines.
The Stage 3 PIF number is (P156-0210-2014) and is in progress.

Request for Partial Clearance-

YNAS requests that the Phase 9 development area be partially cleared of archaeological conditions, in all

areas outside of the BbGu-28 site and its surrounding protective and monitoring buffer (Figure 14, See Supplementary Document). YNAS requests that the MTCS provide a letter confirming that there are no further concerns with regard to alterations to archaeological sites for the areas of the Phase 9 development that are outside of the location of BbGu-28 and it's protective and monitoring buffers. The fieldwork to be completed in order for all archaeological concerns to be addressed at BbGu-28 is identified in the above paragraph. A letter from Camlane Holdings discussing the specific avoidance strategy for construction activities in the vicinity of the site, and detailing the construction monitoring schedule and compliance are attached in the supplementary section of the report package as well. The Stage 3 Site Specific assessment at BbGu-28 will be completed by the end of June 2014.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,
Paige Campbell
Archaeology Review Officer

cc. Archaeology Licensing Officer
Warren Melbourne,Camlane Holdings Inc.
Barbara Mugabe,Town of Georgina

[1]In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2015-0017

FOR THE CONSIDERATION OF COUNCIL MARCH 11, 2015

SUBJECT: REVISED OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES BY-LAW
FILE NO.: 03.05BI

---

1. RECOMMENDATION:

1. **That Council receive Report No. PB-2015-0017 prepared by the Planning Division dated March 11, 2015 respecting a Revised Outdoor Solid-Fuel Combustion Appliances (OSFCAs) By-law.**

2. **That Council repeal By-law 2014-0062 (REG-1) in its entirety and that the revised By-law, included as Attachment 3 to Report No. PB-2015-0017 be approved and adopted by Council.**

2. PURPOSE:

The purpose of this report is to recommend a repeal of the Outdoor Solid-Fuel Combustion Appliances (OSFCAs) By-law 2014-0062 (REG-1) and approve a revised By-law that contains provisions to implement a process for reviewing site-specific exemption requests from the By-law.

3. BACKGROUND:

On May 28, 2014, Council enacted a By-law under the Municipal Act to prohibit the burning of certain materials and liquids in Indoor Woodburning Appliances and OSFCAs, as well as to impose minimum setbacks from lot lines, minimum chimney heights and other regulations for OSFCAs. The purpose of the By-law is to ensure that the potential health effects and nuisance factor from these units would not cause hardship to property owners on adjacent lots. The Municipal Act By-law is included as Attachment 1 to this report.

Council also approved an amendment to Zoning By-law 500 to include a definition for OSFCAs and to exclude them from being considered an accessory building, structure, or use. The Zoning By-law Amendment is included as Attachment 2 to this report.

On August 21, 2014, planning staff prepared a report to advise Council that an inquiry was received from a property owner requesting permission to install an OSFCA with a reduced setback from the interior side lot line. The report also outlined that it is likely that further requests from the public seeking variances from the By-law will be brought forward from time to time. Council directed staff to hold a public meeting to present a proposed amendment to the OSFCA By-law with respect to incorporating provisions that would provide for a formal review process to consider site-specific amendment requests to the By-law.

Staff presented a proposed By-law amendment at a public meeting held on January 14, 2015. As a result, at the January 14, 2015 Council meeting, Council passed the following resolution:

RESOLUTION NO. C-2015-0007

"That staff be directed to prepare a By-law for Council consideration following the receipt and assessment of public and internal department comments and any matters raised at the public meeting."

Staff received one letter from the public advising that his neighbour's OSFCA had a chimney fire and is therefore requesting the Town to consider the possibility of chimney fires when preparing the By-law. Staff followed up with the Fire Department, who advised that there was no call record for a chimney fire. The Fire Department also recently inspected the subject appliance, which at the time was burning clean wood with minimal smoke being released. The Fire Department was unable to confirm whether there had been a chimney fire, but an order was issued due to a build-up of creosote inside the appliance and the chimney pipe, which the owner of the appliance has since had cleaned.

It should also be noted that staff would not consider recommending variances to certain aspects of the by-law, such as being in compliance with the Ontario Fire Code and manufacture's installation instructions.

4. ANALYSIS:

4.1 Proposed By-law

Staff have prepared a revised by-law based on the proposal presented at the January 14, 2015 public meeting. Below is a summary of the new components that are proposed to be included in the By-law:

4.1.1 Application and Administrative Fee

It is recommended that the first component of the formal review process should be the completion of an application form by the applicant to obtain all relevant details related to the request. The application form would be created similar to the Town's current Minor Variance application form.

It is also being recommended that an administrative fee be paid by the applicant in order to process the application. Staff are proposing that this fee be consistent with the current fee required for Minor Variance Applications. A Minor Variance Application fee established under the Town's Planning Applications and Services Fee By-law is $539. Additional charges for Minor Variance Applications are also collected if an additional Council meeting, public/agency circulation or staff report is required.

4.1.2 Public Meeting and Notice

A public meeting would also take place for each application being considered by Council and the public would have the opportunity to provide written or oral comments to Council with respect to the proposal.

Staff are also of the opinion that an application should be circulated to abutting landowners. Due to the nature of these units, it is being recommended that the application be circulated within 240 metres of the subject site. The application would also be circulated to all relevant internal departments for comment.

4.2 Application Evaluation

Staff will be reviewing these applications based on what the By-law was intended to accomplish, which is to prevent hardship to property owners on adjacent lots to these units. Therefore, staff will be reviewing the surrounding land uses to the subject site and public input to ensure that there will be no negative impacts on abutting landowners. Staff would then prepare a staff report and recommendation based on a review of the proposed exemption and comments received from internal departments and the public.

5. FINANCIAL AND BUDGETARY IMPACT:

Staff are proposing that an administrative fee be charged to applicants submitting an OSFCA By-law exemption application. The recommended application fee is $539 and further fees would be charged when:

(a) additional Council meeting required - $216
(b) additional public and/or agency circulation (after initial) - $108

(c) additional planning report (after first report) - $108

This is the same fee structure required for a Minor Variance Application.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS

Council Resolution No. C-2015-0007 from the January 14, 2015 Council meeting indicated that:

"Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:

(i) Any person or public body that has requested to be notified of any future public meeting(s); and

(ii) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the passing of the OSFCA By-law and any amendment made thereto."

All interested parties on record, were provided notice by mail of this public meeting on February 19, 2015.

A notice advertising the public meeting was placed on the Town's website on February 19, 2015 and in the Advocate on February 26, 2015 and March 5, 2015.

Therefore, the notice requirements outlined in the January 14, 2015 Council resolution have been complied with.

7. CONCLUSION:

Due to the recent and anticipated future requests from property owners seeking relief from particular regulations in the OSFCA By-law, staff respectfully request that OSFCA By-law 2014-0062 (REG-1) be repealed in its entirety and that the attached revised OSFCA By-law be approved in order to put in place a formalized review process for evaluating site-specific exemption requests.

Prepared by:

Andrea Furniss, M.PL, MCIP, RPP
Senior Planner – Policy

Recommended by:

Harold W. Lenters, M.Sc.Pl, MCIP, RPP
Director of Planning and Building

Approved by:

Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

25 February 2015

Attachment 1 – Municipal Act By-law
Attachment 2 – Amendment to Zoning By-law 500
Attachment 3 – Revised By-law

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

BY-LAW NUMBER 2014-0062 (REG-1)

BEING A BY-LAW TO REGULATE OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES AND TO PROHIBIT THE BURNING OF CERTAIN MATERIALS AND LIQUIDS IN OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES AND INDOOR WOODBURNING APPLIANCES IN THE TOWN OF GEORGINA

WHEREAS Subsection 11(2) of the Municipal Act, 2001, S.O. 2001, c. 25, provides that a municipality may pass by-laws respecting the economic, social and environmental well-being of the municipality and the health, safety and well-being of persons;

AND WHEREAS Subsection 128(1) of the Municipal Act, 2001 provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS Subsection 125(a) of the Municipal Act, 2001 provides that a local municipality may regulate the use and installation of heating and cooking appliances.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK ENACTS AS FOLLOWS:

1. DEFINITIONS

(a) "Indoor Woodburning Appliance" means a solid-fuel burning device, including, without limitation, a fireplace, wood stove or pellet stove, installed and used inside a building.

(b) "Legally Existing" refers to any Outdoor Solid-Fuel Combustion Appliance that was in existence on the date of passing of this By-law, and was lawfully installed under the authority of a valid building permit.

(c) "Lot" means a parcel or tract of land which is legally in separate and distinct ownership or which is shown on a registered plan of subdivision. A registered plan of subdivision does not, for the purpose of this by-law, include a plan which is deemed not to be a registered plan of subdivision by a by-law passed under the Planning Act.

(d) "Outdoor Solid-Fuel Combustion Appliance" means an outdoor wood burning appliance or a solid-fuel burning appliance which is used for the space heating of buildings, the heating of water, or any other such purpose, and which is located in a separate building or on the exterior of the building which it serves.

(e) "Person" includes an individual, corporation, organization, partnership, company, association, a group of persons comprising a society or other organization, any other form of business association, and their respective heirs, agents, estate trustees and other legal representatives, and shall include a receiver or mortgagee in possession of land.

(f) "Town" means The Corporation of the Town of Georgina, in the Regional Municipality of York.

2. *Outdoor Solid-Fuel Combustion Appliances* and *Indoor Woodburning Appliances* shall be used only to burn dry, seasoned wood or other similar solid-fuel product, as permitted by, and in accordance with, their manufacturers' specifications. No *person* shall use such appliances at any time for the burning or incineration of any other materials, including but not limited to:

- wet or unseasoned wood;
- garbage;
- treated wood;
- plastic products;
- rubber products;
- waste oil;
- paints;
- paint solvents;
- coal;
- glossy or coloured papers;
- particle board; or
- driftwood from a water body.

3. No *person* shall use or install an *Outdoor Solid-Fuel Combustion Appliance* on a *lot* unless:

(a) the *lot* is situated in an area which is zoned Rural (RU) under the applicable Zoning By-law of the *Town*;

(b) the following requirements are complied with:

(i) the *Outdoor Solid-Fuel Combustion Appliance* is located a minimum of 50 metres from all property lines of the *lot* on which it is located;

(ii) the *Outdoor Solid-Fuel Combustion Appliance* is located in a rear or interior side yard of the *lot* on which it is located;

(iii) the *Outdoor Solid-Fuel Combustion Appliance* has a minimum chimney height of 6 metres (measured from average finished grade to the highest point of the chimney).

(c) The installation and maintenance of the *Outdoor Solid-Fuel Combustion Appliance* is in compliance with the Ontario Building Code, the Ontario Fire Code, the manufacturer's installation instructions and all other applicable laws and regulations.

4. Where such installations are otherwise permitted in this By-law, no *person* shall install more than one (1) *Outdoor Solid-Fuel Combustion Appliance* on a *lot*.

5. LEGALLY EXISTING OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES

   (a) Any *Legally Existing Outdoor Solid-Fuel Combustion Appliance* that does not comply with Subsections 3(a), 3(b)(i), 3(b)(ii) and 3(b)(iii) of this By-law does not require a 6 metre chimney height and may remain in its present location, provided that it is located a minimum of 25 metres from all property lines of the *lot* on which it is located.

6. The *Town's* By-law No. 2000-0071, being a by-law "to prescribe the time and precautions for open air burning of materials", or such by-law as may be passed in substitution therefor, shall not apply to *Outdoor Solid-Fuel Combustion Appliances*.

7. INSPECTION

   (a) The *Town* may enter onto a *lot* at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:

      (i) the provisions of this By-law;

      (ii) an Order issued under this By-law; or

      (iii) an Order made under Section 431 of the Municipal Act, 2001.

   (b) Where an inspection is conducted by the *Town*, the *person* conducting the inspection may:

      (i) require the production of documents or relevant items for inspection;

      (ii) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

      (iii) require information from any *person* concerning a matter related to the inspection, including the person's name, address, phone number and identification; and

      (iv) alone or in conjunction with a *person* possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

   (c) The *Town* may undertake an inspection pursuant to an Order issued under Section 438 of the Municipal Act, 2001.

(d) The *Town's* power of entry may be exercised by an employee or agent of the *Town*, by a member of the York Regional Police Force, and/or by any *person* under the direction of one of the aforementioned *persons*.

8. ORDERS/REMEDIAL ACTION

(a) If a provision of this by-law has been contravened, the *Town* may issue an order to the *person* who contravened or permitted the contravention of this by-law, or to the owner of the *lot* on which the contravention occurred, to discontinue the contravening activity. The order shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the order. The order may be served in accordance with Section 9 of this by-law.

(b) If a provision of this by-law has been contravened, the *Town* may issue a work order to the *person* who contravened or permitted the contravention of this by-law, or to the owner of the *lot* on which the contravention occurred, to do work to correct the contravention. The order shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the order. The order may also provide that if the *person* or owner fails to correct the contravention, the *Town* may enter upon the land at any reasonable time and do the work necessary to correct the contravention, including the removal of the *Outdoor Solid-Fuel Combustion Appliance*, at the expense of the *person* or owner. The order may be served in accordance with Section 9 of this by-law.

(c) The *Town* may recover the cost of doing the work referred to in Subsection 8(b) of this by-law from the *person* directed or required to do it by action or by adding the costs to the tax roll of the owner and collecting them in the same manner as property taxes.

9. SERVICE OF ORDERS AND NOTICES

An order or notice issued under this by-law may be served personally or by registered mail sent to the last known mailing address of the *person* being served, as indicated on the *Town's* assessment roll. If an order or notice is served on a *person* by registered mail, it shall be deemed to have been served on the *person* on the 5th day after mailing.

10. OFFENCES AND PENALTIES

(a) Every *person* who contravenes a provision of this by-law, including an order issued under this by-law, is guilty of an offence.

(b) Any contravention of a provision of this by-law shall be deemed to be a continuing offence for each day or part of a day for which the contravention remains uncorrected.

(c) Any contravention of an order issued under this by-law that continues for longer than one day shall be deemed to be a continuing offence for each day or part of a day for which the order is not complied with.

(d) Every *person* who is guilty of an offence under this by-law shall be subject to the following penalties:

(i) upon a first conviction, to a fine of not less than $100.00 and not more than $50,000.00;

(ii) upon a second or subsequent conviction for the same offence, to a fine of not less than $400.00 and not more than $100,000.00;

(iii) upon conviction for a continuing offence, to a fine of not less than $100.00 and not more than $10,000.00 for each day or part of a day that the offence continues. The total of the daily fines may exceed $100,000.00; and

(iv) upon conviction of a multiple offence, for each offence included in the multiple offence, to a fine of not less than $100.00 and not more than $10,000.00. The total of all fines for each included offence is not limited to $100,000.00.

(e) For the purposes of this by-law, "multiple offence" means an offence in respect of two or more acts or omissions each of which separately constitutes an offence and is a contravention of the same provision of this by-law.

(f) For the purposes of this by-law, an offence is a second or subsequent offence if the act giving rise to the offence occurred after a conviction had been entered at an earlier date for the same offence.

11. This By-law shall come into force and effect on the date of its passing.

READ and ENACTED this 28th day of May, 2014.

Robert Grossi, Mayor

Yvonne Aubichon, Town Clerk

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

BY-LAW NUMBER 2014-0061

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 **SECTION 2 – DEFINITIONS**, be amended by adding Section 2.140(a) as follows:

   "2.140 (a) OUTDOOR SOLID-FUEL COMBUSTION APPLIANCE: means an outdoor wood burning appliance or a solid-fuel-burning appliance which is used for the space heating of buildings, the heating of water, or any other such purpose, and which is located in a separate building or on the exterior of the building which it serves."

2. That **SECTION 2- DEFINITIONS**, be amended by revising Section 2.29 to read as follows:

   "2.29 BUILDING OR STRUCTURE, ACCESSORY: means a detached,

subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use. **Notwithstanding any other provision of this By-law, an Outdoor Solid-Fuel Combustion Appliance shall not be considered to be an accessory building or structure under this By-law, and shall only be permitted and installed in compliance with By-law Number 2014-0061 (or such by-law as may be passed in substitution therefor)."**

3. That **SECTION 2 – DEFINITIONS**, be amended by revising Section 2.209 to read as follows:

   "2.209 USE, ACCESSORY: means a use naturally and normally incidental, subordinate in purpose and floor area, and exclusively devoted to a main use of land, building or structure located on the same lot. **Notwithstanding any other provision of this By-law, an Outdoor Solid Fuel-Combustion Appliance shall not be considered to be an accessory use under this By-law, and shall only be used in compliance with By-law Number 2014-0061 (or such by-law as may be passed in substitution therefor)."**

4. That **SECTION 5 – GENERAL PROVISIONS ALL ZONES,** be amended by adding Section 5.51, as follows:

   5.51 OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES

   "Notwithstanding any other provision of this By-law, an Outdoor Solid-Fuel

Combustion Appliance shall not be considered to be an accessory building, structure or use under this By-law, and shall only be permitted, installed and used in compliance with By-law Number 2014-0061 (or such by-law as may be passed in substitution therefor)."

READ and ENACTED this 28th day of May, 2014.

Robert Grossi, Mayor

Yvonne Aubichon, Town Clerk

EXPLANATORY NOTE - BY-LAW NUMBER 2014-0061 (General ZBA)
(FILE NO. 03.05BI)

1. The purpose of Zoning By-law Number 2014-0061, which amends Zoning By-law Number 500, is to include a definition for Outdoor Solid-Fuel Combustion Appliances, as well as to reference that Outdoor Solid-Fuel Combustion Appliances are regulated by By-law Number 2014-0061.

2. Zoning By-law Number 2014-0061 conforms with the Town of Georgina Official Plan, as amended.

3. A **Key Map** is not provided due to the fact that By-law Number 2014-0061 applies to all lands within the Town of Georgina.

BY-LAW NUMBER 500-2014-0061, WHICH AMENDS ZONING BY-LAW NO. 500 OF THE CORPORATION OF THE TOWN OF GEORGINA

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

BY-LAW NUMBER 2015- (REG-1)

BEING A BY-LAW TO REGULATE OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES AND TO PROHIBIT THE BURNING OF CERTAIN MATERIALS AND LIQUIDS IN OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES AND INDOOR WOODBURNING APPLIANCES IN THE TOWN OF GEORGINA

WHEREAS Subsection 11(2) of the Municipal Act, 2001, S.O. 2001, c. 25, provides that a municipality may pass by-laws respecting the economic, social and environmental well-being of the municipality and the health, safety and well-being of persons;

AND WHEREAS Subsection 128(1) of the Municipal Act, 2001 provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS Subsection 125(a) of the Municipal Act, 2001 provides that a local municipality may regulate the use and installation of heating and cooking appliances.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK ENACTS AS FOLLOWS:

1. DEFINITIONS

(a) "Indoor Woodburning Appliance" means a solid-fuel burning device, including, without limitation, a fireplace, wood stove or pellet stove, installed and used inside a building.

(b) "Legally Existing" refers to any Outdoor Solid-Fuel Combustion Appliance that was in existence on the date of passing of this By-law, and was lawfully installed under the authority of a valid building permit.

(c) "Lot" means a parcel or tract of land which is legally in separate and distinct ownership or which is shown on a registered plan of subdivision. A registered plan of subdivision does not, for the purpose of this by-law, include a plan which is deemed not to be a registered plan of subdivision by a by-law passed under the Planning Act.

(d) "Outdoor Solid-Fuel Combustion Appliance" means an outdoor wood burning appliance or a solid-fuel burning appliance which is used for the space heating of buildings, the heating of water, or any other such purpose, and which is located in a separate building or on the exterior of the building which it serves.

(e) "Person" includes an individual, corporation, organization, partnership, company, association, a group of persons comprising a society or other organization, any other form of business association, and their respective heirs, agents, estate trustees and other legal representatives, and shall include a receiver or mortgagee in possession of land.

(f) "Town" means The Corporation of the Town of Georgina, in the Regional Municipality of York.

2. *Outdoor Solid-Fuel Combustion Appliances* and *Indoor Woodburning Appliances* shall be used only to burn dry, seasoned wood or other similar solid-fuel product, as permitted by, and in accordance with, their manufacturers' specifications. No *person* shall use such appliances at any time for the burning or incineration of any other materials, including but not limited to:

- wet or unseasoned wood;
- garbage;
- treated wood;
- plastic products;
- rubber products;
- waste oil;
- paints;
- paint solvents;

- coal;
- glossy or coloured papers;
- particle board; or
- driftwood from a water body.

3. No *person* shall use or install an *Outdoor Solid-Fuel Combustion Appliance* on a *lot* unless:

   (a) the *lot* is situated in an area which is zoned Rural (RU) under the applicable Zoning By-law of the *Town*;

   (b) the following requirements are complied with:

      (i) the *Outdoor Solid-Fuel Combustion Appliance* is located a minimum of 50 metres from all property lines of the *lot* on which it is located;

      (ii) the *Outdoor Solid-Fuel Combustion Appliance* is located in a rear or interior side yard of the *lot* on which it is located;

      (iii) the *Outdoor Solid-Fuel Combustion Appliance* has a chimney height (measured from average finished grade to the highest point of the chimney) as required under the Ontario Building Code; and

   (c) The installation and maintenance of the *Outdoor Solid-Fuel Combustion Appliance* is in compliance with the Ontario Building Code, the Ontario Fire Code, the manufacturer's installation instructions and all other applicable laws and regulations.

4. Where such installations are otherwise permitted in this By-law, no *person* shall install more than one (1) *Outdoor Solid-Fuel Combustion Appliance* on a *lot*.

5. LEGALLY EXISTING OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES

   (a) Any *Legally Existing Outdoor Solid-Fuel Combustion Appliance* that does not comply with Subsections 3(a), 3(b)(i) and 3(b)(ii) of this By-law may remain in its present location, provided that it is located a minimum of 25 metres from all property lines of the *lot* on which it is located.

(b) Any *Legally Existing Outdoor Solid-Fuel Combustion Appliance* that does not comply with Subsections 3(a), 3(b)(i) and 3(b)(ii) of this By-law and is not located a minimum of 25 metres from all property lines of the *lot* on which it is located may remain in its present location, but must have a chimney height of at least 6 metres (measured from average finished grade to the highest point of the chimney).

6. The *Town's* By-law No. 2000-0071, being a by-law "to prescribe the time and precautions for open air burning of materials", or such by-law as may be passed in substitution therefor, shall not apply to *Outdoor Solid-Fuel Combustion Appliances*.

7. INSPECTION

(a) The *Town* may enter onto a *lot* at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:

(i) the provisions of this By-law;

(ii) an Order issued under this By-law; or

(iii) an Order made under Section 431 of the Municipal Act, 2001.

(b) Where an inspection is conducted by the *Town*, the *person* conducting the inspection may:

(i) require the production of documents or relevant items for inspection;

(ii) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

(iii) require information from any *person* concerning a matter related to the inspection, including the person's name, address, phone number and identification; and

(iv) alone or in conjunction with a *person* possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

(c) The *Town* may undertake an inspection pursuant to an Order issued under Section 438 of the Municipal Act, 2001.

(d) The *Town's* power of entry may be exercised by an employee or agent of the *Town*, by a member of the York Regional Police Force, and/or by any *person* under the direction of one of the aforementioned *persons*.

8. ORDERS/REMEDIAL ACTION

(a) If a provision of this by-law has been contravened, the *Town* may issue an order to the *person* who contravened or permitted the contravention of this by-law, or to the owner of the *lot* on which the contravention occurred, to discontinue the contravening activity. The order shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the order. The order may be served in accordance with Section 9 of this by-law.

(b) If a provision of this by-law has been contravened, the *Town* may issue a work order to the *person* who contravened or permitted the contravention of this by-law, or to the owner of the *lot* on which the contravention occurred, to do work to correct the contravention. The order shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the order. The order may also provide that if the *person* or owner fails to correct the contravention, the *Town* may enter upon the land at any reasonable time and do the work necessary to correct the contravention, including the removal of the *Outdoor Solid-Fuel Combustion Appliance*, at the expense of the *person* or owner. The order may be served in accordance with Section 9 of this by-law.

(c) The *Town* may recover the cost of doing the work referred to in Subsection 8(b) of this by-law from the *person* directed or required to do it by action or by adding the costs to the tax roll of the owner and collecting them in the same manner as property taxes.

9. SERVICE OF ORDERS AND NOTICES

An order or notice issued under this by-law may be served

personally or by registered mail sent to the last known mailing address of the *person* being served, as indicated on the *Town's* assessment roll. If an order or notice is served on a *person* by registered mail, it shall be deemed to have been served on the *person* on the 5th day after mailing.

10. OFFENCES AND PENALTIES

(a) Every *person* who contravenes a provision of this by-law, including an order issued under this by-law, is guilty of an offence.

(b) Any contravention of a provision of this by-law shall be deemed to be a continuing offence for each day or part of a day for which the contravention remains uncorrected.

(c) Any contravention of an order issued under this by-law that continues for longer than one day shall be deemed to be a continuing offence for each day or part of a day for which the order is not complied with.

(d) Every *person* who is guilty of an offence under this by-law shall be subject to the following penalties:

(i) upon a first conviction, to a fine of not less than $100.00 and not more than $50,000.00;

(ii) upon a second or subsequent conviction for the same offence, to a fine of not less than $400.00 and not more than $100,000.00;

(iii) upon conviction for a continuing offence, to a fine of not less than $100.00 and not more than $10,000.00 for each day or part of a day that the offence continues. The total of the daily fines may exceed $100,000.00; and

(iv) upon conviction of a multiple offence, for each offence included in the multiple offence, to a fine of not less than $100.00 and not more than $10,000.00. The total of all fines for each included offence is not limited to $100,000.00.

(e) For the purposes of this by-law, "multiple offence" means an offence in respect of two or more acts or omissions each of which separately constitutes an offence and is a contravention of the same provision of this by-law.

(f) For the purposes of this by-law, an offence is a second or subsequent offence if the act giving rise to the offence occurred after a conviction had been entered at an earlier date for the same offence.

11. REQUEST FOR EXEMPTIONS

(a) Exemptions to this By-law may be considered by Council subject to the following conditions:

(i) an application form to request an exemption from the By-law has been completed by the applicant;

(ii) an administrative fee of the same amount charged for a minor variance application has been paid by the applicant;

(iii) the application form will be circulated to abutting landowners within 240 metres of the subject site;

(iv) a public meeting will be held to provide the public with the opportunity to present written or oral comments to Council.

12. By-law No. 2014-0062 (REG-1) is hereby repealed in its entirety effective _____.

13. This By-law shall come into force and effect on the date of its passing.

READ and ENACTED this _____ day of _____, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2015-0005

FOR CONSIDERATION OF
COUNCIL
MARCH 11, 2015

SUBJECT: WILLOW WHARF PARKING LOT – LEASE RENEWAL

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1. RECOMMENDATIONS

1. **That Council receive Report No. RC-2015-0005 prepared by the Recreation and Culture Department dated March 11, 2015 respecting Willow Wharf Parking Lot – Lease Renewal.**

2. **That Council authorize staff to extend the lease agreement between Angelo Stamboultzis and the Willow Wharf parking lot for a period of one year and renewable for a further one year on mutual consent.**

2. PURPOSE

To obtain Council authorization to renew a lease agreement (Attachment #1) with Mr. Stamboultzis for the operation of the Willow Wharf parking lot.

3. BACKGROUND

In April 2014 Council authorized to extend the lease agreement for the Willow Wharf parking lot for one year with the option of renewing for one year on mutual consent. With summer 2015 approaching it is time to consider the renewal of the lease agreement.

4. ANALYSIS

Staff spoke with Angelo Stamboultzis to discuss the terms of a lease renewal (Attachment 1) and to confirm Mr. Stamboultzis' interest in renewing. Following a brief discussion on how the previous season operated, staff outlined their proposal for 2015 including the extension of the season beginning April 1st ending October 31st, 2015. Mr. Stamboultzis agreed to the proposed extended season.

During the discussion, staff reviewed the signage for the parking lot and agreed that the signs need to be updated with more clearly defined hours of operation and parking rates. Town staff would look after changing the signs. Improved signage would also assist the Municipal Law Enforcement staff in managing the parking infractions.

4.1 PROPOSED TERMS

Duration of Agreement:	April 1 – October 31, 2015, renewable for a further one year on mutual consent.
Days of Operation:	7 days a week – (including without limitation, all stat holidays falling between April 1 and October 31, 2015).
Charge per vehicle:	**April 1 – May 15 & Sept 8 – Oct 31** Weekday rate, 7 days a week = $10 full day, $2.00 per hour **May 16 – Sept 7** Weekends = $20 full day, $4.00 per hour Weekdays = $10 full day, $2.00 per hour
Revenue:	Total revenue split 50/50 with the Town

5. FINANCIAL AND BUDGETARY IMPACT

Dollars collected from the parking lot generate a source of revenue for the Town and helps offset operating expenses. The following table is a history of the revenue collected over the last three years from the Willow Wharf parking lot:

	Willow Wharf
2014	$5,274.00
2013	$2,353.98
2012	$3,682.74

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS

Not Applicable

7. CONCLUSION

As a result of the installation of the pay and display machine in 2014 there has been a standardized control for the Willow Wharf parking lot which has brought it in line with other municipal paid parking lots. Therefore, staff recommend renewing the lease agreement with Mr. Angelo Stamboultzis for the operation of the parking lot at Willow Wharf.

Recommended by:

Robin McDougall, B.A. KINE, DPA
Director of Recreation and Culture

Approved by:

Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

Attachment 1 – Draft Lease Agreement – Stamboultzis

LEASE
(COMMERCIAL)

Made as of the 1st day of April, 2015.

BETWEEN

526287 ONTARIO LIMITED

(the "Landlord")

-and-

THE CORPORATION OF THE TOWN OF GEORGINA

(the "Tenant")

-and-

ANGELO STAMBOULTZIS

("Angelo")

WHEREAS in consideration of the rents, covenants and obligations stipulated herein, the Landlord and the Tenant have agreed to enter into a Lease in respect of the lands shown on Schedule "A" hereto, being part of Lot 11, Concession 9, Town of Georgina (PIN 03511-0114 (LT)), hereinafter called the "Premises".

AND WHEREAS in consideration of the sum of one dollar ($1.00) paid to him by the Tenant, the receipt of which is hereby acknowledged, Angelo has agreed to carry out his obligations hereunder.

1. GRANT OF LEASE

(1) The Landlord covenants that it has the right to grant a leasehold interest in the Premises.

(2) The Landlord hereby leases the Premises to the Tenant;

(a) at the Rent set forth in Section 2;

(b) for the Term set forth in Section 3; and

(c) subject to the conditions and in accordance with the covenants, obligations and agreements contained herein.

2. RENT

(1) Rent means the amounts payable by the Tenant to the Landlord pursuant to this Section.

(2) The Tenant covenants to pay to the Landlord, during the Term of this Lease, Rent in an amount equal to one half of the parking fees collected pursuant to Schedule "B" hereto during the Term hereof.

(3) All payments to be made by the Tenant pursuant to this lease shall be delivered to the Landlord at 437 Lake Drive East, Georgina, Ontario.

3. TERM AND POSSESSION

(1) The Tenant shall have possession of the Premises for the period commencing on the 1st day of April, 2015, and ending on the 31st day of October, 2015 (the "Term").

(2) Subject to the Landlord's rights under this Lease, and as long as the Lease is in good standing, the Landlord covenants that the Tenant shall have quiet enjoyment of the Premises during the Term of this Lease without any interruption or disturbance from the Landlord or any other person or persons lawfully claiming through the Landlord.

4. USE

(1) During the Term of this Lease the Premises shall be used as a municipal parking lot.

5. OPERATION OF MUNICIPAL PARKING LOT

(1) Angelo shall operate the municipal parking lot on the Premises on the Tenant's behalf in accordance with Schedule "B" hereto.

(2) Angelo shall ensure that no open fires or cooking take place on the Premises.

6. MAINTENANCE

(1) The Landlord and Angelo shall, at all times during the Term of this Lease, maintain the Premises at their own expense in a clean and tidy manner to the reasonable satisfaction of the Tenant, including grass cutting and garbage pick-up.

(2) Notwithstanding Section 6(1), the Tenant shall provide grass cutting services on the south side of the Premises.

7. ACTS OF DEFAULT AND TERMINATION

(1) An Act of Default has occurred when:

(a) the Tenant has failed to pay Rent for a period of 15 consecutive days, regardless of whether demand for payment has been made or not; or

(b) the Tenant has breached its covenants or failed to perform any of its obligations under this Lease; and

(i) the Landlord has given notice specifying the nature of the default and the steps required to correct it; and

(ii) the Tenant has failed to correct the default as required by the notice.

(2) When an Act of Default on the part of the Tenant has occurred, the Landlord shall have the right to terminate this Lease and to re-enter the Premises and deal with them as it may choose.

(3) Either the Landlord or the Tenant may terminate this Lease on 15 days' notice to the other.

8. NOTICE

(1) Any notice required or permitted to be given by one party to another pursuant to the terms of this Lease may be given:

To the Landlord and/or Angelo at 437 Lake Drive East, Keswick, Ontario L0E 1S0;

To the Tenant at 26557 Civic Centre Road, Keswick, Ontario L4P 3G1.

(2) The above addresses may be changed at any time by giving ten (10) days written notice.

(3) Any notice given by one party to another in accordance with the provisions of this Lease shall be deemed conclusively to have been received on the date delivered if the notice is served personally or five (5) days after mailing if the notice is mailed.

9. REGISTRATION

The Tenant shall not at any time register notice of or a copy of this Lease on title to the property of which the Premises form part without the consent of the Landlord.

10. INTERPRETATION

(1) Words importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa.

(2) Unless the context otherwise requires, the word "Landlord" and the word "Tenant" wherever used herein shall be construed to include the executors, administrators, successors and assigns of the Landlord and Tenant, respectively.

In Witness of the foregoing covenants the Landlord, the Tenant and Angelo have executed this Lease.

THE CORPORATION OF THE TOWN OF GEORGINA

_____

Per: Margaret Quirk, Mayor

_____

Per: John Espinosa, Clerk

526287 ONTARIO LIMITED

_____

Per: Angelo Stamboultzis, President

_____ _____

Witness: Angelo Stamboultzis

Schedule "A"

Willow Wharf Parking Lot

Schedule "B"

Operation of Municipal Parking Lot

1 Term of Operation : April 1 to October 31, 2015

2 Days of Operation: 7 days a week (including without limitation, all stat holidays falling between April 1 and October 31, 2015)

3 Hours of Operation: 8:00 a.m. – 9:00 p.m.

4 Charge per vehicle:

April 1 – May 15 & Sept 8 – Oct 31
Weekday rate, 7 days a week = $10 full day, $2.00 per hour
May 16 – Sept 7
Weekends = $20 full day, $4.00 per hour
Weekdays = $10 full day, $2.00 per hour

5 Pay & Display parking slips are to be displayed in the front windshield (face-up) with the details of the parking times visible.

6 The Tenant will be responsible for collecting the parking fees and providing to the Landlord the agreed 50%, together with the appropriate back-up paperwork, at the end of every month during the Term.

7 Georgina residents displaying a valid Resident Parking Pass shall be entitled to park FREE on the Premises and in the Tenant's Parking Area shown on Schedule A.

8 No more than 50 vehicles may be parked on the Premises at any given time.

9 Mr. Stamboultzis shall also operate the Tenant's parking area on the north side of the Lake Drive East road allowance, adjacent to the Kennedy Road parkette (which parking area contains two designated handicapped parking spaces) on the same terms as are applicable to the operation of the municipal parking lot on the Premises, except that the Tenant will maintain this parking area at its expense, including grass cutting and garbage pick-up.

10 At any given time, there should be no less than eight (8) parking spaces in use, vacant or a combination thereof, available for Georgina residents displaying a valid Resident Parking Pass.

11 Short Term Parking shall be allowed and appropriate signage installed on the Tenants Parking Area shown on Schedule A. Such Short Term Parking shall be subject to the following:

a) 4 parking spaces will be identified with signage that indicates that they may be used for a maximum 20 minute short term parking. A customer parking in one of those spaces who wishes to stay longer than 20 minutes will be required to move his or her vehicle across the street into the large parking lot on the Premises and purchase a Pay & Display parking slip and display it in the front windshield (face-up) or display his or her Resident Parking Pass (face-up).
b) 2 accessible parking spaces will be identified with signage that indicates that they may be used for a maximum 20 minute short term parking. A customer parking in one of those spaces who wishes to stay longer than 20 minutes must purchase a Pay & Display parking slip and display it in the front windshield (face-up) or display his or her Resident Parking Pass (face-up) while remaining in the accessible parking space.

12 Parking lot rules and fees will be posted on the Tenant's property and on the Premises.

13 Parking slips will be monitored by the Tenant's By-law Enforcement team. Any infractions will be subject to a parking fee.

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. RC-2015-0006

FOR CONSIDERATION OF
COUNCIL
MARCH 11, 2015

SUBJECT: JACKSON'S POINT – BONNIE BOATS PAY AND DISPLAY AGREEMENT RENEWAL

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1. RECOMMENDATIONS

1. **That Council receive Report No. RC-2015-0006 prepared by the Recreation and Culture Department dated March 11, 2015 respecting the Jackson's Point – Bonnie Boats Pay and Display Agreement Renewal.**

2. **That the Mayor and Clerk be authorized to execute an agreement with Bonnie Boats Limited for the pay and display machine operation at Jackson's Point for a period of one year, renewable for a further one year on mutual consent.**

2. PURPOSE

To obtain Council authorization to renew the agreement with Bonnie Boats Limited for the pay and display machine operation at Jackson's Point.

3. BACKGROUND

In April 2014 Council authorized to enter into an agreement with Bonnie Boats Ltd. for the operation of the parking lot at Jackson's Point for one year with the option of renewing for one year on mutual consent. With summer 2015 approaching it is time to consider the renewal of the agreement.

4. ANALYSIS

Staff met with Scot Davidson, owner of Bonnie Boats, on February 12th to discuss the relationship and the terms of an agreement (Attachment 1).

Following a brief discussion on how the previous season operated, staff outlined their proposal for 2015 including the extension of the season beginning April 1st ending October 31st, 2015. Mr. Davidson agreed to the proposed extended season.

During the meeting, staff discussed the signage for the parking lot and agreed that the signs need to be updated with more clearly defined hours of operation, parking rates and boat launch rates. Town staff would look after changing the signs. Improved signage would also assist the Municipal Law Enforcement staff in managing the parking infractions.

Staff also discussed the York Regional Police – Marine Unit and the anticipated interruptions due to the construction. It is anticipated that there will be less revenue collected for parking in 2015 due to the site being under construction. However, staff confirmed with Mr. Davidson that the Town has been assured that the construction would not interrupt the operation of the Bonnie Boats Ltd. operation. All construction vehicles are to remain on the Town's portion of the property throughout construction and will not be stored or parked on Bonnie Boats property.

4.1 PROPOSED TERMS

Duration of Agreement:	April 1 – October 31, 2015, renewable for a further one year on mutual consent.
Days of Operation:	7 days a week – (including without limitation, all stat holidays falling between April 1 and October 31, 2015).
Charge per vehicle:	Parking Hourly $4 Parking Daily $20 Parking/Ramp Daily $20
Revenue:	Total revenue split 65% Bonnie Boats, 35% Town

5. FINANCIAL AND BUDGETARY IMPACT

Revenue collected from the parking lot and boat launch helps offset operating expenses for the Jackson's Point Park.

The following table demonstrates the revenue collected at the Jackson's Point parking lot over the last three years. The fluctuations in the revenue are mainly attributed to the weather conditions.

	Jackson's Point
2014	$4,984.00
2013	$2,647.00
2012	$3,665.06

It is anticipated that due to the site being under construction for 2015, there may be a reduction in annual parking revenue collected for the summer 2015.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS

Not Applicable

7. CONCLUSION

As a result of the installation of the pay and display machine in 2014 there has been a standardized control for the Jackson's Point/Bonnie Boats area parking lots which has brought it in line with other municipal paid parking lots. Therefore, staff recommend renewing the agreement with Bonnie Boats Ltd. for the pay and display machine operation at Jackson's Point.

Recommended by:

Robin McDougall B.A. KINE, DPA
Director of Recreation and Culture

Approved by:

Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

Attachment 1 – Draft Agreement - Jackson's Point/Bonnie Boats Parking lot

THIS AGREEMENT made as of the 1st day of April, 2015.

B E T W E E N :

BONNIE BOATS LIMITED, a corporation incorporated under the laws of the Province of Ontario

- and –

THE CORPORATION OF THE TOWN OF GEORGINA
(hereinafter called the "Town")

WHEREAS Bonnie Boats Limited owns the land labelled on Schedule "A" hereto as "Bonnie Boats Parking" and a boat launching ramp adjacent thereto;

AND WHEREAS the Town owns the land labelled on Schedule "A" hereto as "Town Parking";

AND WHEREAS the parties hereto have agreed to jointly operate, and collect fees for the use of, the Bonnie Boats Parking and Town Parking areas and the Bonnie Boats boat launching ramp on the terms hereinafter set out;

NOW THEREFORE in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto, the said parties hereby covenant and agree as follows:

1. The parties hereto shall jointly operate, and shall collect fees for the use of, the Bonnie Boats Parking and Town Parking areas shown on Schedule "A" hereto and the Bonnie Boats boat launching ramp adjacent thereto, on the terms set out in Schedule "B" hereto.

2. The Town shall, at its expense, provide Pay & Display Machines to dispense parking slips to those using the Bonnie Boats Parking and Town Parking areas shown on Schedule "A" hereto and the Bonnie Boats boat launching ramp adjacent thereto, and shall be responsible for maintaining and repairing the said Machines during the Term of Operation described on Schedule "B" hereto.

3. Each party hereto (the "indemnifying party") shall save harmless and indemnify the other in respect of any loss, claim, action, cause of action, damage and/or

injury suffered, incurred or asserted by any third party resulting from such third party's use of the parking area or ramp owned by the indemnifying party.

4. Schedules "A" and "B" hereto form part of this Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals duly attested by the hands of their proper signing officers in that behalf.

BONNIE BOATS LIMITED

_____
Name:
Title:

_____
Name:
Title:

We have authority to bind the Corporation.

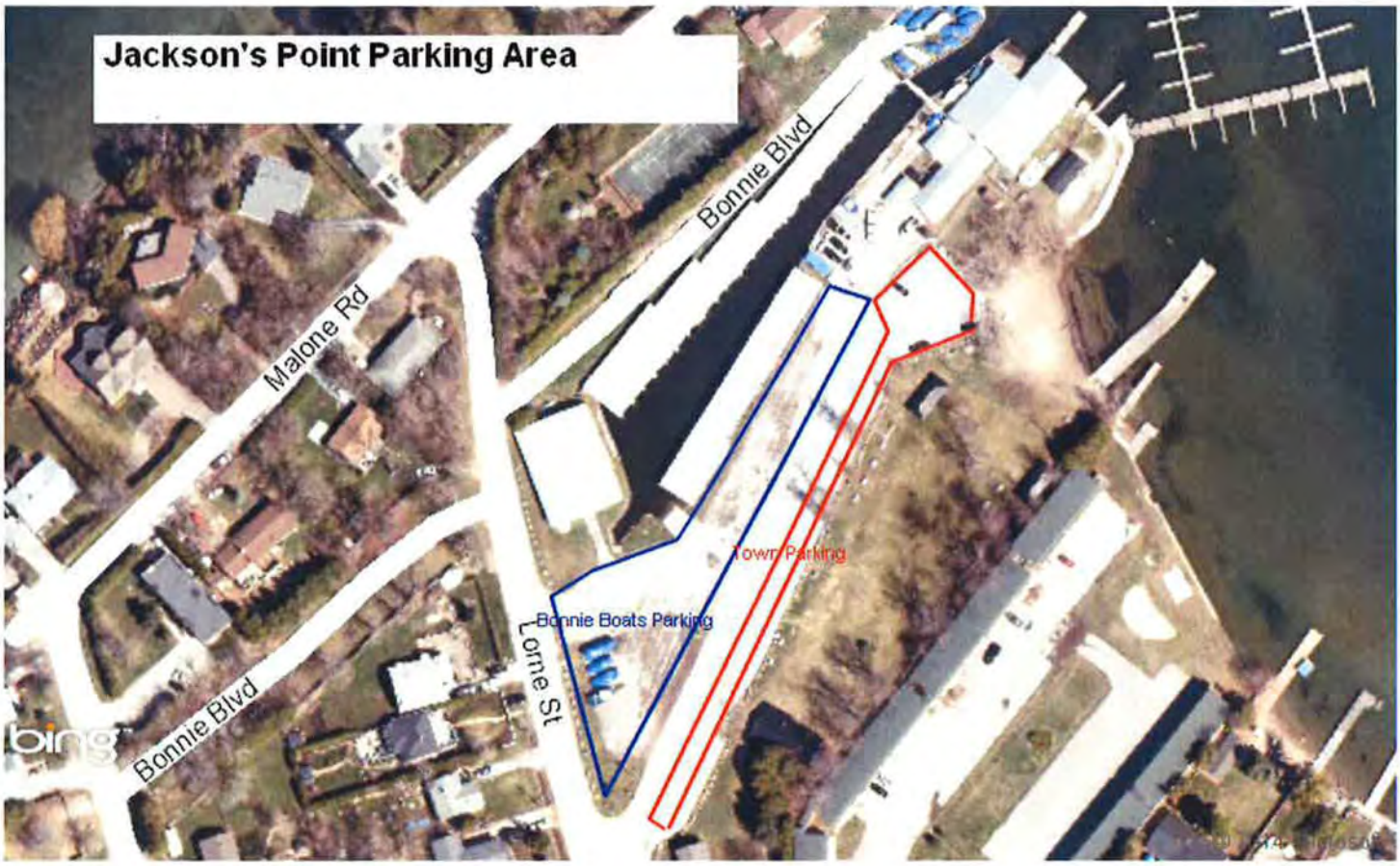
THE CORPORATION OF THE TOWN OF GEORGINA

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

We have authority to bind the Corporation.

Schedule "A"


Jackson's Point Parking Area
Bonnie Blvd
Malone Rd
Town Parking
Bonnie Boats Parking
Lorne St
Bonnie Blvd
bing

Schedule "B"

Operation
Of
Town Parking Area, Bonnie Boats Parking Area and Bonnie Boats Boat Launching Ramp

1 Term of Operation : April 1 to October 31, 2015

2 Days of Operation: 7 days a week (including without limitation, all stat holidays falling between April 1 and October 31, 2015)

3 Hours of Operation: 8:00am – 9:00pm - Parking
24 hours a day - Ramp

4 Charge per vehicle: Parking Hourly $4.00
Parking Daily $20.00
Ramp Daily = $20.00 (Ramp includes parking)

5 Pay & Display parking slips are to be displayed in the front windshield (face-up) with the details of the parking times visible.

6 The Town will be responsible for collecting the parking and ramp fees and providing to Bonnie Boats 65% of the fees collected, together with the appropriate back-up paperwork, at the end of every month during the Term.

7 Georgina residents displaying a valid Resident Parking Pass shall be entitled to park FREE on the Town's parking area and Bonnie Boats parking area referred to on Schedule A.

8 Bonnie Boats Season Ramp Pass, Season Parking Permit, Transient Slip and Day Parking Permit holders must display their pass in their vehicle window at all times.

9 Parking lot rules and fees will be posted on the Town's property and on Bonnie Boats property.

10 Parking slips will be monitored by the Town's By-law Enforcement team. Any infractions will be subject to a parking fine. The parking fines are collected and maintained by the Town and are not subject to this agreement.

11 Bonnie Boats Ramp Fees collected outside of the Term of Operation and Bonnie Boats Seasonal Ramp Pass fees collected during the Term of Operation described in item 1 above may be collected by Bonnie Boats Limited at its sole discretion, and are not subject to this agreement. Pay & Display Machines will not operate outside of the Term of Operation.

interoffice MEMO

Planning and Building Department
Town of Georgina

DATE: February 26, 2015

TO: Patricia Nash, Deputy Clerk
Carolyn Lance, Council Services Coordinator

CC: Harold Lenters, Director of Planning & Building
Mamata Baykar, Secretary-Treasurer, Committee of Adjustment
Natalie Wong, Junior Planner

FROM: Velvet Ross, Manager of Planning

RE: Committee of Adjustment – March 30, 2015 Meeting - UNDER REVIEW

The following is provided for Council's information respecting Committee of Adjustment matters currently under consideration.

File	Owner	Location	COA Meeting Date	Status
A31-14 Minor Variance (REVISED)	Ronald and Catherine Stein	11 Frankfort Grove, Jackson's Point	March 30, 2015	Under Review; Staff Report available March 26, 2015
Proposal	On Jan. 26, 2015, the Committee considered the original minor variance application associated with the owner's proposal to construct an addition to the existing 1 storey frame cottage, which required relief to permit a minimum setback of 3.0 metres from the exterior side lot line abutting Frankfort Grove; whereas a minimum setback of 5.0 metres is required. While the staff report recommended support for the application, the Committee deferred their decision pending the applicant's submission of detailed architectural drawings depicting the proposed construction, and a further review by staff of same. Pursuant to the recently submitted plans/drawings, the owners are now intending to demolish the existing cottage and are seeking approval to permit the construction of a replacement bungalow dwelling with an attached garage. They are also continuing to seek approval for a reduced setback from the exterior side yard lot line abutting Frankfort Grove; 3.0 metres being the intended setback, whereas 5.0 metres is required pursuant to Section 6.1 (d) of Zoning By-law 500.			
A35-14 Minor Variance	John and Tommasa Furlano	164 Moore's Beach Road, near Virginia	March 30, 2015	Under Review; Staff Report available March 26, 2015
Proposal	The owners have submitted a minor variance application requesting relief from Sections			

	5.1(b) and 5.1(f) of Zoning By-law 500, to recognize the location and height of the detached garage recently constructed without the benefit of a building permit, within the front yard on the subject property, and 1.13 metres from the westerly interior side lot line. Pursuant to the provisions of our By-law, an accessory building/structure is only permitted to be located within an interior side yard and rear yard, and not within the front yard unless the property also fronts onto Lake Simcoe or onto a navigable river, which this property does not. Furthermore, the constructed garage has a height of 7.7 metres to the peak and 4.5 metres to the eaves; whereas the By-law only permits a maximum height of 4.5 metres to the peak and 3.0 metres to the eaves. Relief is also required from Section 6.1(f) of the By-law to recognize the location of the existing single family dwelling, having a setback between the westerly interior lot line and the south-west corner of the dwelling of 1.16 metres; whereas a minimum setback of 1.2 metres is required.			
B1-15 Consent	William Reynard (Ray) John McDonald	16 Rushton Road; Lots 10 and 11, Registered Plan 322	March 30, 2015	Under Review; Staff Report available March 26, 2015
Proposal	The owner has submitted a consent application for a lot boundary adjustment; seeking approval to sever a portion of Lot 10 and add it to the benefitting parcel, being Lot 11 to the south. Mr. McDonald owns both Lot 10 and Lot 11 on Registered Plan 322. Lot 10 is vacant, while an existing dwelling is primarily located on Lot 11, with the exception of a small portion of the dwelling at the north-west corner, which encroaches over the common lot line between the two lots. In order to rectify the encroachment, the owner is seeking approval to adjust the lot boundary. Furthermore, should the consent be approved, it is his intent to then sell Lot 10 as a potential residential building lot.			

Should Council wish to obtain further information, please contact Mamata Baykar, Secretary-Treasurer to the Committee of Adjustment.
/vlr

interoffice MEMO

Planning and Building Department
Town of Georgina

DATE: February 24, 2015

TO: Patricia Nash, Deputy Clerk
Carolyn Lance, Council Services Coordinator

CC: Harold Lenters, Director of Planning & Building
Mamata Baykar, Secretary-Treasurer, Committee of Adjustment
Natalie Wong, Junior Planner

FROM: Velvet Ross, Manager of Planning

RE: Committee of Adjustment – Feb. 23, 2015 Meeting - DECISIONS

The following is provided for Council's information respecting Committee of Adjustment matters currently under consideration.

File	Owner	Location	COA Meeting Date	Status
A33-14 Minor Variance	Douglas and Verna Ritchie	162 Virginia Boulevard, Virginia	Feb. 23, 2015	Application approved as recommended.
Proposal	The owners have submitted an application for minor variance, requesting relief from Section 5.45 (a), to permit an encroachment into the minimum front yard setback requirement by 3.6 metres for a proposed deck to be constructed on the front of the existing dwelling, whereas a maximum encroachment of 2.0 metres is permitted. The minimum required front yard setback is 8 metres; and, with an encroachment permission of 2 metres, the required setback is thereby reduced to 6 metres. However, with the proposed deck, the encroachment will be 3.6 metres, thus the resulting front yard setback will be 4.4 metres. <u>Staff Recommendation:</u> Support application for requested relief; no conditions/terms.			
A34-14 Minor Variance	Balfour Beach Association.	Pine Post Road, Lot 26, Plan 300	Feb. 23, 2015	Application approved as recommended.
Proposal	The owners have submitted an application for approval pursuant to Section 45(2)(a) of the Planning Act, and Section 5.11 of Zoning By-law 500, to permit the expansion of a legal non-conforming use, being the construction of a 1 ½ storey "Director's Cabin", to accommodate staff associated with an existing seasonal non-profit summer camp.			

	The owner currently owns two adjoining properties which are legally separate lots, with the summer camp use operating over both lots. The cabin is proposed to be constructed on the southerly lot of the two. As the camp is considered as a legal non-conforming use, pursuant to the provisions of Section 45(2)(a) of the Planning Act, and Section 5.11 of Zoning By-law 500, Committee of Adjustment approval is required for any proposed expansions to same. Staff Recommendation: Support application subject to conditions requiring Town approval of a lot grading and drainage plan, and an entrance permit. Also subject to various terms including restricting the size of the cabin and location/setbacks of same from the lot lines, and restricting the accommodation within the cabin to be only between the periods of June 12 – September 3 in any calendar year.

Should Council wish to obtain further information, please contact Mamata Baykar, Secretary-Treasurer to the Committee of Adjustment.
/vlr

MEMORANDUM

TO: Mayor Quirk
Members of Council

FROM: John Espinosa, Town Clerk

SUBJECT: General Information Items

DATE: March 11, 2015

Please notify the Clerk's office if you wish to have any of these items placed on the agenda for discussion:

i) Metrolinx 'Thinking Forward' progress report; 'Crosstown Tunnel Boring Machines reach Allen Rd', 'UP Express Announces Partnership with CIBC', 'Joint Fare Pilot between GO Transit and TTC', 'Improved Rail Infrastructure, Improved Rail Service', 'Continued Collaboration on Transit Planning', ;Sound Bites'

ii) Ontario Newsroom News Release respecting the government supporting the infrastructure needs of rural communities by approving 78 projects through the application-based component of the Ontario Community Infrastructure Fund (OCIF) to help communities maintain, repair, expand or update vital infrastructure such as bridges, roadways, water mains and sewage treatment systems.

iii) David Szeptycki, Environmental Services, Region of York, respecting the availability of 'York Region 2014 Water Quality Reports' at www.york.ca/drinkingwater

iv) Town of Whitby acknowledging receipt of Georgina Town Council's position respecting Canada Post Residential Delivery Service and its support of same.

v) City of Vaughan acknowledging receipt of Georgina Town Council's position respecting Canada Post Residential Delivery Service.

:je

From: WALASEK, Andrew [andrew.walasek@canadapost.postescanada.ca]
Sent: February 26, 2015 10:23 AM
To: Margaret Quirk; Winanne Grant
Subject: Update on community mailbox conversion in Georgina ON

Good morning Mayor Quirk and Ms. Grant.
As part of Canada Post's ongoing efforts to keep you apprised of all communications with your constituents, please find attached sample customer letters based on the customer survey feedback which will be distributed shortly.
Also attached for your information is a copy of the Community Engagement Report for Georgina.
If you have any questions please feel free to contact me at your convenience.
Regards,
Andrew

Andrew Walasek
Manager, Municipal Engagement
Government Affairs
Canada Post Corporation
613-734-9317

CANADA POST / POSTES CANADA

canadapost.ca

M5S8ZL CORLP 19 000019

MAIL RECIPIENT
123 ANYSTREET
ANYTOWN PRO A1B 2C3

Dear Canada Post customer

Recently, Canada Post sent a letter informing you that we will be changing the way you receive mail and parcels. Beginning mid to late next year, your mail and parcels will be delivered to a new locked community mailbox in your neighbourhood.

The letter we sent included a survey asking for your feedback to help in our planning of the transition to community mailboxes. We heard from many in your community about priorities and preferences. We also heard some concerns, which we hope to address in this letter. Thank you for taking the time to share your thoughts.

Based on the feedback, we understand that the following issues are important in your neighbourhood.

Location

Your neighbourhood expressed a strong preference for small groupings of community mailboxes closer to home, rather than large groups farther away.

As a result, in most cases, community mailboxes will be carefully placed in groups of three or four units, close to the homes they serve. They will be set back a safe distance from the road and/or intersection. If there are existing sidewalks and if it is possible, these mailboxes will be placed with sidewalk access. They will also be placed as close as possible to any lighting that may already be present in the area.

Security of your mail

Canada Post takes the security of your mail seriously. We have delivered mail to community mailboxes for more than 30 years,

(over)

Changing the way Canada Post delivers mail across the country will help secure the postal service for all Canadians.

and they offer excellent security. Your parcels and mail will be locked in an individual compartment. Larger parcel compartments are also locked and can be accessed only by the household that has a parcel waiting, with a key delivered to their individual mail compartment.

The units are designed and constructed to be secure and tamper-proof, and are equipped with the latest security features. Attempts to tamper with the community mailboxes are rare, but when incidents occur they are thoroughly investigated by our internal team of inspectors who work alongside local police.

Accessibility

While the vast majority of people in your neighbourhood were not concerned about their own ability to access a community mailbox, there was concern expressed for seniors or others who may have mobility issues. Canada Post understands that some seniors and Canadians with disabilities may not be able to get to their community mailbox.

We are committed to ensuring that everyone can access the postal service. If you need special accommodation because you have significant mobility issues and lack alternatives to access your community mailbox, please call us directly at 1-844-454-3009.

While community mailboxes have served many people in your community for years, we understand this represents a significant change for you and your neighbours. We appreciate your feedback and thank you for your patience as we work through this transition. Change is never easy, but converting door-to-door delivery customers to community mailboxes is an important part of securing the future of postal service for all Canadians.

Canada Post is proud to serve you and we are committed to making this mail delivery change as smooth and convenient as possible. Enclosed you will find a timeline with more information on what you can expect over the coming months. If you have further questions, please visit canadapost.ca.

Sincerely,

Mary Traversy

Senior Vice-President
Business Transformation
Canada Post

CANADA POST / POSTES CANADA

canadapost.ca

M5582L CORLP 19 000019

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Accessibility

While the vast majority of people in your neighbourhood were not concerned about their own ability to access a community mailbox,

(over)

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Based on the feedback, we understand that the following issues are important in your neighbourhood.

Security of your mail

Canada Post takes the security of your mail seriously. We have delivered mail to community mailboxes for more than 30 years, and they offer excellent security. Your parcels and mail will be locked in an individual compartment. Larger parcel compartments are also locked and can be accessed only by the household that has a parcel waiting, with a key delivered to their individual mail compartment.

The units are designed and constructed to be secure and tamper-proof, and are equipped with the latest security features. Attempts to tamper with the community mailboxes are rare, but when incidents occur they are thoroughly investigated by our internal team of inspectors who work alongside local police.

(over)

Changing the way Canada Post delivers mail across the country will help secure the postal service for all Canadians.

3-1

Accessibility

While the vast majority of people in your neighbourhood were not concerned about their own ability to access a community mailbox, there was concern expressed for seniors or others who may have mobility issues. Canada Post understands that some seniors and Canadians with disabilities may not be able to get to their community mailbox.

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Sincerely,

Mary Traversy

Senior Vice-President
Business Transformation
Canada Post

CANADA POST / POSTES CANADA

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Based on the feedback, we understand that the following issues are important in your neighbourhood.

Personal safety

Safety is an important consideration when Canada Post chooses locations for community mailboxes. Where possible, we will place them near well-lit areas. As well, the mail and parcel compartments are accessible to you at any time, so you can pick up your mail when you feel most comfortable. Canada Post will maintain your community mailbox so it can be safely accessed year-round.

Security of your mail

Canada Post takes the security of your mail seriously. We have delivered mail to community mailboxes for more than 30 years, and they offer excellent security. Your parcels and mail will be locked in an individual compartment. Larger parcel compartments are also locked and can be accessed only by the household that has a parcel waiting, with a key delivered to their individual mail compartment.

(over)

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The units are designed and constructed to be secure and tamper-proof, and are equipped with the latest security features. Attempts to tamper with the community mailboxes are rare, but when incidents occur they are thoroughly investigated by our internal team of inspectors who work alongside local police.

Accessibility

While the vast majority of people in your neighbourhood were not concerned about their own ability to access a community mailbox, there was concern expressed for seniors or others who may have mobility issues. Canada Post understands that some seniors and Canadians with disabilities may not be able to get to their community mailbox.

We are committed to ensuring that everyone can access the postal service. If you need special accommodation because you have significant mobility issues and lack alternatives to access your community mailbox, please call us directly at 1-844-454-3009.

While community mailboxes have served many people in your community for years, we understand this represents a significant change for you and your neighbours. We appreciate your feedback and thank you for your patience as we work through this transition. Change is never easy, but converting door-to-door delivery customers to community mailboxes is an important part of securing the future of postal service for all Canadians.

Canada Post is proud to serve you and we are committed to making this mail delivery change as smooth and convenient as possible. Enclosed you will find a timeline with more information on what you can expect over the coming months. If you have further questions, please visit canadapost.ca.

Sincerely,

Mary Traversy

Senior Vice-President
Business Transformation
Canada Post

CANADA POST / POSTES CANADA

canadapost.ca

M5S8ZL CORLP 19 000019

MAIL RECIPIENT
123 ANYSTREET
ANYTOWN PRO A1B 2C3

Dear Canada Post customer

Recently, Canada Post sent a letter informing you that we will be changing the way you receive mail and parcels. Beginning mid to late next year, your mail and parcels will be delivered to a new locked community mailbox in your neighbourhood.

The letter we sent included a survey asking for your feedback to help in our planning of the transition to community mailboxes. We heard from many in your community about priorities and preferences. We also heard some concerns, which we hope to address in this letter. Thank you for taking the time to share your thoughts.

Based on the feedback, we understand that the following issues are important in your neighbourhood.

Location

Your neighbourhood expressed a strong preference for small groupings of community mailboxes closer to home, rather than large groups farther away.

As a result, in most cases, community mailboxes will be carefully placed in groups of three or four units, close to the homes they serve. They will be set back a safe distance from the road and/or intersection. If there are existing sidewalks and if it is possible, these mailboxes will be placed with sidewalk access.

Personal safety

Safety is an important consideration when Canada Post chooses locations for community mailboxes. Where possible, we will place them near lighting that may already be present in the area. As well, the mail and parcel compartments are accessible to you

(over)

Changing the way Canada Post delivers mail across the country will help secure the postal service for all Canadians.

at any time, so you can pick up your mail when you feel most comfortable. Canada Post will maintain your community mailbox so it can be safely accessed year-round.

Accessibility

While the vast majority of people in your neighbourhood were not concerned about their own ability to access a community mailbox, there was concern expressed for seniors or others who may have mobility issues. Canada Post understands that some seniors and Canadians with disabilities may not be able to get to their community mailbox.

We are committed to ensuring that everyone can access the postal service. If you need special accommodation because you have significant mobility issues and lack alternatives to access your community mailbox, please call us directly at 1-844-454-3009.

While community mailboxes have served many people in your community for years, we understand this represents a significant change for you and your neighbours. We appreciate your feedback and thank you for your patience as we work through this transition. Change is never easy, but converting door-to-door delivery customers to community mailboxes is an important part of securing the future of postal service for all Canadians.

Canada Post is proud to serve you and we are committed to making this mail delivery change as smooth and convenient as possible. Enclosed you will find a timeline with more information on what you can expect over the coming months. If you have further questions, please visit canadapost.ca.

Sincerely,

Mary Traversy

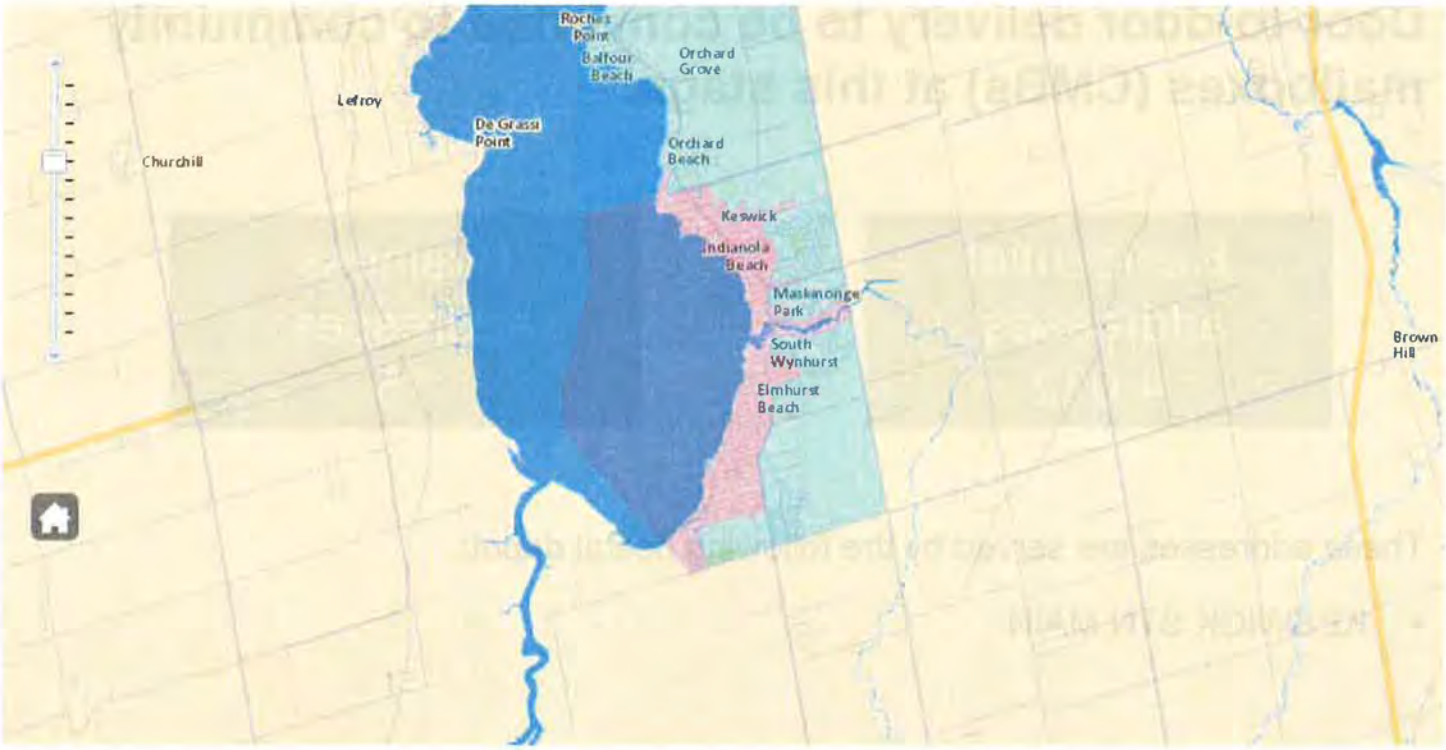
Senior Vice-President
Business Transformation
Canada Post

CANADA POST / POSTES CANADA

Georgina

L4P

Community Engagement Report



Existing

Areas currently serviced by community mailboxes

New

Areas currently scheduled for transition to community mailbox delivery

Business Corridor

Businesses located in these areas will continue with their current delivery method

CANADA POST / POSTES CANADA

Georgina

L4P

Current Situation (all of Georgina)

Residential addresses
Door-to-door delivery: **4,174**

No change
- CMB delivery: **6,930**
- Apartment lobby delivery: **214**
- Other* delivery: **2,813**

Business addresses
Door-to-door delivery: **256**

No change
- CMB delivery: **138**

Door-to-door delivery to be converted to community mailboxes (CMBs) at this stage:

Residential addresses: 4,032	Business addresses: 75

These addresses are served by the following postal depot:

- KESWICK STN MAIN

* Other delivery modes may include rural mailboxes, group mailboxes and post office boxes.
Note: All numbers are approximate.

CANADA POST / POSTES CANADA

Georgina

L4P

Community Engagement Report

Approach:	Notification sent to 4,107 addresses to be converted in 2015.	1,061 responses received by mail or online as of February 17, 2015.
Feedback:	Smaller CMB sites that are closer is preferred.	Primary concern is location followed by security of mail and accessibility.

Key Findings

- Location is the primary concern for residents.
- Most are concerned about others' ability to use CMBs.
- An overwhelming majority (92%) of addresses prefer smaller clusters of CMBs, close to their homes.
- The most important factors, in order, are location 51%, security of mail 20%, accessibility 19%, personal safety 9%, and design and maintenance (combined) 2%.
- While 19% chose accessibility as their most important factor, nearly 8 in 10 (78%) are concerned with others' ability to use CMBs – specifically seniors and persons with disabilities.

Process Overview

- We have engaged with residents of Georgina and have received significant feedback.
- We notified 4,107 through direct mail about the upcoming conversion to CMBs in 2015.
- This notification included a 14-question survey that was distributed on January 13, 2015.
- Since that time, 1,061 addresses have responded either by mail (859) or online (202).
- This survey is the primary data source for this report and it is complemented by completed Guidebooks from the canadapost.ca website.

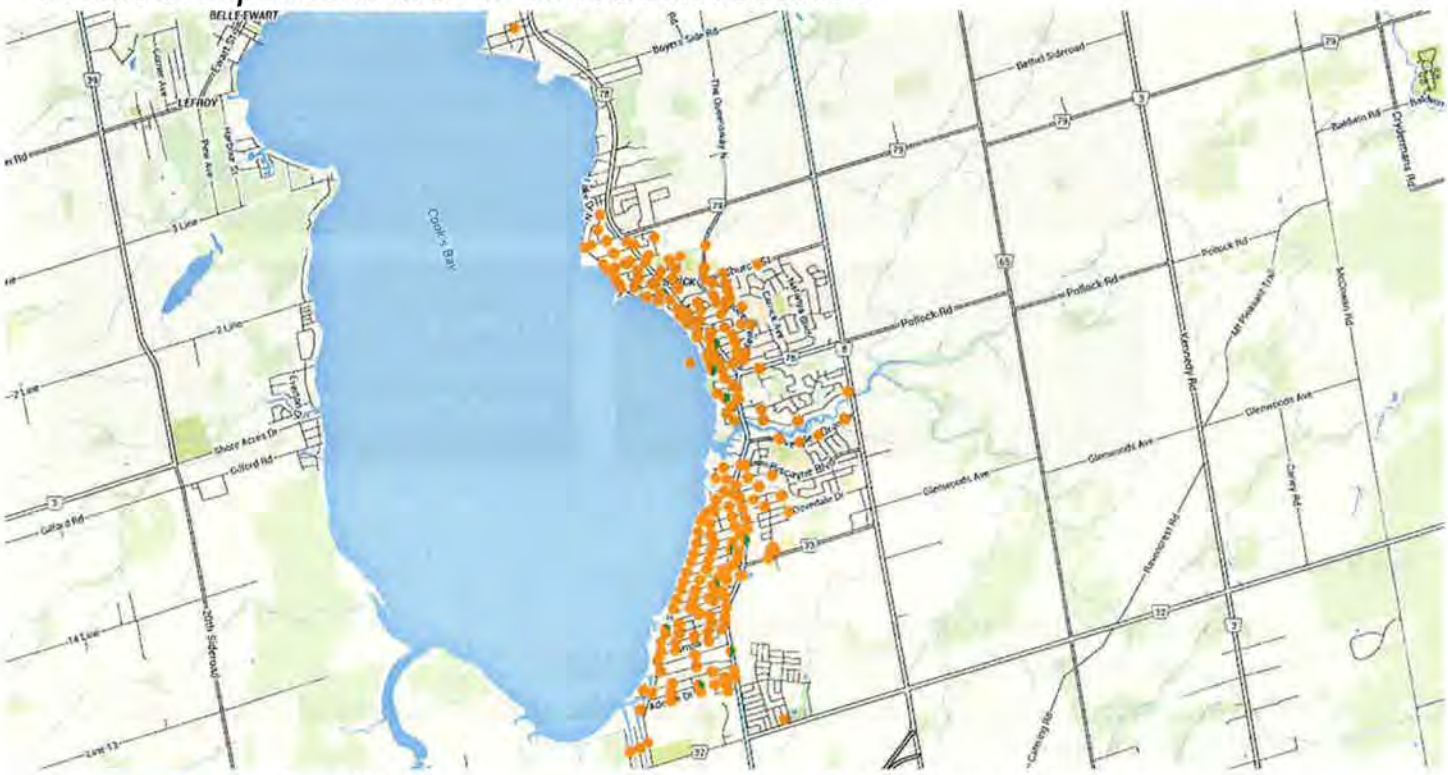
CANADA POST / POSTES CANADA

Georgina

L4P

CMB Site Preferences: smaller and closer vs. larger and farther

A visual representation of feedback received



Residents overwhelmingly prefer more smaller sites that are closer to their home over larger sites farther away from their home, even if they were to be on the side of a corner lot.

Our commitment to Georgina residents

1. Based on the community response, CMBs will be placed in small sites close to homes.
2. Special arrangements will be made for persons with disabilities and seniors with mobility challenges.
3. Apartments and condos will still receive mail in their lobby if they already do so.
4. CMBs are secure and have tamper-proof features.
5. Locations will be a safe distance from the road and, where possible, close to existing street lighting.
6. CMBs will have an anti-graffiti coating.

CANADA POST / POSTES CANADA

Georgina

L4P

Conversion to Community Mailboxes

- Canada Post will meet with residents who live adjacent to sites where a community mailbox will be placed. We will attempt to speak with every one of these residents prior to installing the community mailbox.
- We understand that some seniors and some people with disabilities may not be able to get to their community mailbox and may need special accommodation. Those who have significant mobility issues or lack alternatives to access a community mailbox can call us directly at **1-844-454-3009**.

For more information, go to canadapost.ca

Anthony Usher Planning Consultant
146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7
(416) 425-5964
auplan@bellnet.ca

March 2, 2015

Ms. Patricia Nash
Deputy Clerk
Town of Georgina
Keswick, Ontario
L4P 3G1

Dear Ms. Nash:

Re: Metrus Phase 9 Zoning Bylaw Amendment and Draft Plan of Subdivision
Your Files 01.139 and 03.1078

On behalf of my client the North Gwillimbury Forest Alliance (NGFA), I would like to provide Council and staff with comments on the above applications of Metrus Development Inc. for its five affiliated landowners.

As you know, I previously commented on these applications on September 8, 2014, and appeared at the September 10, 2014 public meeting. My previous letter is enclosed, as I will be referring to it.

I have reviewed the revised draft plan and the applicant's cover letter (MacKinnon to Ross, December 15, 2014). The proposed changes do not resolve or address my concerns about the Metrus applications, as set out in my previous letter - that they are premature and therefore, not in the public interest.

The background to my concerns, regarding negotiations about a possible development approvals exchange involving Maple Lake Estates, is summarized on page 1 and in the first two paragraphs of page 2 of my previous letter. Nothing has changed since that was written.

I then reviewed the density of the proposed subdivision, on page 2 of my previous letter. The revised draft plan affects my analysis though not my conclusions. I reproduce here this section of my previous letter - changes arising from revision of the draft plan are in *italics*.

> "The proposed Metrus subdivision occupies 66.5 ha. The subject lands include some areas that do not qualify as gross residential because they would be considered as natural features (blocks *828, 829, and 831*), and some non-dwelling areas that are outside the Residential Neighbourhood and instead are within the Glenwoods Urban Centre (blocks *827, 830, and 837*), according to the 2005 land use plan. With those areas deducted, the proposed subdivision would take up 55.1 ha (36.4%) of the undeveloped Metrus lands within the Residential Neighbourhood, and provide *862* dwellings, yielding a density of *15.7* units per gross residential hectare within the Residential Neighbourhood. (The applicant's cover letter indicates a density of *14.8* units per gross hectare, but it is not clear how *this could have been* derived.)

"While Section 9.1.3.8(f)(iv) of the Keswick Secondary Plan says that density may be increased to 16.6 units per gross hectare through the incorporation of townhouses, 'low density housing forms shall maintain a maximum density of 14.5 units per gross residential hectare'. That means very little increase in overall permitted densities, unless townhouses assume a far higher proportion of total units than Metrus has ever contemplated. In this subdivision, Metrus is proposing that *94.3%* of the units be low-density; if the same percentage of the area of gross residential blocks and streets is also attributed to the single-detached dwellings, then the overall permitted density can only increase to 14.8 units/ha (14.5 single-detached units/ha permitted in that part of the subdivision occupied or attributed to them, and *21.0* townhouse units/ha proposed in that part of the subdivision occupied or attributed to them).

"I have no planning issue with higher density, but I must disagree with the applicant - in my opinion, an Official Plan amendment (to the South Keswick Secondary Plan) is required to enable the density proposed. [Staff comments at page 12 of Report PB-2014-0063, September 10, 2014, about permitted densities across the Metrus lands as a whole, only underline this concern. And why 739034 Ontario Inc. is proposing an Official Plan amendment to exempt its proposed densities from Section 9.1.3.8(f)(iv) of the Secondary Plan but Metrus is not, is not at all clear, even more so when both firms are represented by the same planning consultants.]

"Although the proposed density is higher than what is currently permitted in South Keswick, approval of these applications would still adversely affect the potential to relocate development approvals from Maple Lake Estates. In my May 29, 2014 letter [to Harold Lenters regarding the Official Plan review], I provided a relocation example of adding 625 semi-detached dwellings to what is currently permitted on the undeveloped Metrus lands, resulting in density increasing to [18.6] units per gross hectare. With the present applications approved, Metrus would be left with 96.1 ha of undeveloped lands within the Residential Neighbourhood, and at 14.5 units per gross hectare, would currently be permitted 1,393 dwellings on the remainder lands. Adding 625 semi-detached dwellings would require a density of 21.0 units per gross hectare on the remainder lands."

The above example may actually exaggerate the impacts of development approval relocation.

- The current approvals permit 1,073 two-person dwellings, on leased sites, at Maple Lake Estates.

- The example quoted above is based on numbers of people. Based on York Region persons-per-unit standards, 625 semi-detached dwellings (or 572 single-detached dwellings) in another location would accommodate the same population as the 1,073 small dwellings approved for Maple Lake Estates.

- Ideally, however, a development approvals exchange should be based on equivalent economic value (see my March 20, 2014 letter to Jim Dyment and Andrea Furniss re Official Plan review). My client retained professional land economists to estimate the market value of Maple Lake Estates under its current approvals, and the enhanced market value of Metrus lands in

South Keswick that would result from permitting additional density there to accommodate equivalent development. A conventional subdivision in South Keswick would be much more remunerative than what is currently approved at Maple Lake Estates, and as already noted, each dwelling in that conventional subdivision would accommodate more people. As a result, it is estimated that in the order of 236 additional single-detached or semi-detached dwellings in South Keswick could constitute an economically equivalent exchange for what is currently approved at Maple Lake Estates. This would cause density to increase to 16.1 units per gross hectare across Metrus's currently undeveloped lands - only marginally higher than the 15.7 units that Metrus is currently proposing in Phase 9, though without benefit of an enabling Official Plan amendment.

As I said in my previous letter, "While the proposed development reflects the 2005 South Keswick Development Area land use plan, it does not appear to acknowledge or reflect in any way the possibility of a development approvals exchange that would involve the subject lands, or the planning merits of such an exchange . . .".

Therefore, in my opinion these applications are premature and not in the public interest. I recommend that Council not approve the proposed rezoning and draft plan of subdivision, at least until all these issues of prematurity have been satisfactorily addressed, and the applications appropriately modified. My reasons are given on pages 3 and 4 of my September 8, 2014 letter, and nothing has happened since to change them.

I hope these comments will assist Council in its consideration of these applications.

Yours sincerely,

[original signed by]

Anthony Usher, MCIP, RPP

cc. Howard Friedman
Anna Geniole

Anthony Usher Planning Consultant
146 Laird Drive, Suite 105, Toronto, Ontario M4G 3V7
(416) 425-5964
auplan@bellnet.ca

September 8, 2014

Ms. Patricia Nash
Deputy Clerk
Town of Georgina
Keswick, Ontario
L4P 3G1

Dear Ms. Nash:

Re: Zoning Bylaw Amendments and Draft Plans of Subdivision, South Keswick
Your Files 03.1078, 03.1079, 01.139, and 01.140

I would like to provide Council and staff with comments on the above applications of Metrus Development Inc. and 739034 Ontario Inc., on behalf of my client the North Gwillimbury Forest Alliance (NGFA). As will be explained, my comments focus on the application by Metrus on behalf of its five affiliated landowners.

The proposed Metrus development is entirely within the South Keswick Development Area identified in the Keswick Secondary Plan. As well, the proposed draft plan conforms with the intent of the 2005 South Keswick Development Area Plan map.

However, I have one major concern about the Metrus applications - that they are premature and therefore, not in the public interest.

As the Town knows from previous correspondence from me as well as its own involvement in the matter:

- Confidential negotiations are currently taking place regarding a possible development approvals exchange, whereby the existing approvals at Maple Lake Estates would be replaced by equivalent approvals elsewhere in the Town. These negotiations involve Metrus, the Town, the Regional Municipality of York, the Province, Lake Simcoe Region Conservation Authority, and NGFA.

- As part of the Official Plan review process, I wrote the Town on March 20, 2014, May 29, 2014, and August 22, 2014 regarding candidate locations for these equivalent approvals. As noted in the most recent of these, "The only two plausible candidates at this point are lands owned by Maple Lake Estates Inc. between Deer Park Drive and Boyer's Sideroad, or additional density on lands owned by Metrus Development Inc. affiliates in South Keswick."

- These letters also make clear, and provide evidence in support of, my opinion that South Keswick would be the better option.

The above correspondence noted that Metrus affiliates currently own about 148.5 gross residential ha of undeveloped lands within the Residential Neighbourhood as shown on the 2005 South Keswick Development Area Plan land use plan map. This does not include subdivision plan 19T-10G02 (also known as Metrus Phase 8), nor the subject lands of the 739034 Ontario Inc. applications. Because the lands subject to the 739034 applications were excluded from the calculations in the above correspondence, and because they are not owned by Metrus affiliates (though I believed they were when I wrote those letters), we have no further comment on the 739034 applications at this time.

(Please note that there is an error in my previous correspondence regarding the 739034 subject lands. For some reason, both MPAC maps and the York Region GIS show those lands as part of a lot owned by a Metrus affiliate, rather than a separate lot, so the map attached to my March 20, 2014 letter is incorrect in showing those lands - "area B" - as Metrus lands. Where I indicated that Metrus affiliates own 148.5 ha of undeveloped land identified for Low Density Residential development, the correct figure is 151.2 ha. Where I indicated that Metrus affiliates are currently permitted to develop 2,153 low-density residential units on their undeveloped Residential Neighbourhood lands, at a density of 14.5 units per gross residential hectare, the correct figure is 2,192.)

The proposed Metrus subdivision occupies 66.5 ha. The subject lands include some areas that do not qualify as gross residential because they would be considered as natural features (blocks 897, 898, and 900), and some non-dwelling areas that are outside the Residential Neighbourhood and instead are within the Glenwoods Urban Centre (blocks 895, 899, and 906), according to the 2005 land use plan. With those areas deducted, the proposed subdivision would take up 55.1 ha (36.4%) of the undeveloped Metrus lands within the Residential Neighbourhood, and provide 931 dwellings, yielding a density of 16.9 units per gross residential hectare within the Residential Neighbourhood. (The applicant's cover letter, MacKinnon to Ross, June 27, 2014, indicates a density of 16.1 units per gross hectare, but it is not clear how the area base of 57.98 ha was derived.)

While Section 9.1.3.8(f)(iv) of the Keswick Secondary Plan says that density may be increased to 16.6 units per gross hectare through the incorporation of townhouses, "low density housing forms shall maintain a maximum density of 14.5 units per gross residential hectare". That means very little increase in overall permitted densities, unless townhouses assume a far higher proportion of total units than Metrus has ever contemplated. In this subdivision, Metrus is proposing that 94.7% of the units be low-density; if the same percentage of the area of gross residential blocks and streets is also attributed to the single-detached dwellings, then the overall permitted density can only increase to 14.8 units/ha (14.5 single-detached units/ha permitted in that part of the subdivision occupied or attributed to them, and 21.9 townhouse units/ha proposed in that part of the subdivision occupied or attributed to them).

I have no planning issue with higher density, but I must disagree with the applicant - in my opinion, an Official Plan amendment (to the South Keswick Secondary Plan) is required to enable the density proposed.

Although the proposed density is higher than what is currently permitted in South Keswick, approval of these applications would still adversely affect the potential to relocate development approvals from Maple Lake Estates. In my May 29, 2014 letter, I provided a relocation example of adding 625 semi-detached dwellings to what is currently permitted on the undeveloped Metrus lands, resulting in density increasing to 18.6 (versus 18.7, as indicated previously due to the above error) units per gross

hectare. With the present applications approved, Metrus would be left with 96.1 ha of undeveloped lands within the Residential Neighbourhood, and at 14.5 units per gross hectare, would currently be permitted 1,393 dwellings on the remainder lands. Adding 625 semi-detached dwellings would require a density of 21.0 units per gross hectare on the remainder lands.

While the proposed development reflects the 2005 South Keswick Development Area land use plan, it does not appear to acknowledge or reflect in any way the possibility of a development approvals exchange that would involve the subject lands, or the planning merits of such an exchange as outlined in my previous correspondence. As the applicant's cover letter says, "the layout of the proposed draft plan of subdivision is nearly identical to that of the Development Area Plan".

Therefore, in my opinion these applications are premature and not in the public interest, for the following reasons.

- As mentioned above, in my opinion an Official Plan amendment is required to permit the density proposed.

- Negotiations are currently under way that could involve altering the existing residential development policies for the subject lands. This is acknowledged in sections 4.2 and 4.16 of the Official Plan review Planning Directions Report of June 4, 2014, to the point of suggesting that special Official Plan policies to support a development approvals exchange may be appropriate. The possible outcomes of these discussions should not be foreclosed in any way, least of all by applications made by a party to those discussions.

- I have provided the Town with considerable documentation supporting the case for additional development approvals on lands owned by Metrus affiliates in South Keswick as the best option for a development approvals exchange. The commitment of 36% of the available lands, at a significantly lower density than that required to accommodate those additional approvals, could well shut the door on that option - and that should not happen at this time.

- These applications would also be premature with respect to the ongoing Official Plan review process itself. That process is specifically charged with considering the Maple Lake Estates development exchange issue.

- Finally, unless Metrus simply abandons its interests in Maple Lake Estates, one of the following must happen, sooner or later:

    - Metrus seeks to proceed under its existing development approvals - but it needs a servicing allocation from the Town, and a *Conservation Authorities Act* Section 28 permit from the Conservation Authority. The Authority is currently reviewing its watershed development policies.

    - Metrus seeks new planning approvals for the present site.

    - Agreement is reached on a development approvals exchange, which will then require new planning approvals, and possibly amendment of the Greenbelt Plan.

Needless to say, all of these possibilities involve substantial uncertainty, and it could turn out that none of them are achievable. However, the Town's population forecasts, embodied in the Regional Plan, include Maple Lake Estates (1,900 persons by 2031, according to the Planning Directions report). That population is part of the Town's obligation to accommodate its share of growth in the Greater Golden Horseshoe - appropriate policies for which are central to the ongoing Official Plan review. It remains uncertain whether, where, and how the ultimately-contemplated Maple Lake Estates population of 2,146 persons can ever be realized. Therefore, it would be premature for the Town to further foreclose options for doing so, on a site that is within a recognized settlement area *and* is not subject to significant environmental and natural heritage constraints.

Therefore, I recommend that Council not approve the proposed rezoning and draft plan of subdivision, at least until all the above issues of prematurity have been satisfactorily addressed, and the applications appropriately modified.

In accordance with Sections 34(18) and 51(37) of the *Planning Act*, please provide me with notice of Council's decisions.

Yours sincerely,

[original signed by]

Anthony Usher, MCIP, RPP

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

BY-LAW NUMBER 2015-0040 (PWO-3)

BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENDORSE THE OPERATIONAL PLAN ON BEHALF OF THE OWNER OF THE KESWICK-SUTTON WATER DISTRIBUTION SYSTEM FOR THE TOWN OF GEORGINA

WHEREAS it is deemed advisable for the Owner as represented by the Mayor and Clerk to endorse the Operational Plan for the Town of Georgina's Keswick-Sutton Water Distribution System.

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA THAT the Mayor and Clerk are hereby authorized to endorse the Operational Plan for the Town of Georgina's Keswick-Sutton Water Distribution System.

READ and enacted this 11th day of March, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

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

BY-LAW NUMBER 2015-0041 (CON-1)

BEING A BY-LAW AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT BETWEEN BONNIE BOATS LIMITED AND THE CORPORATION OF THE TOWN OF GEORGINA

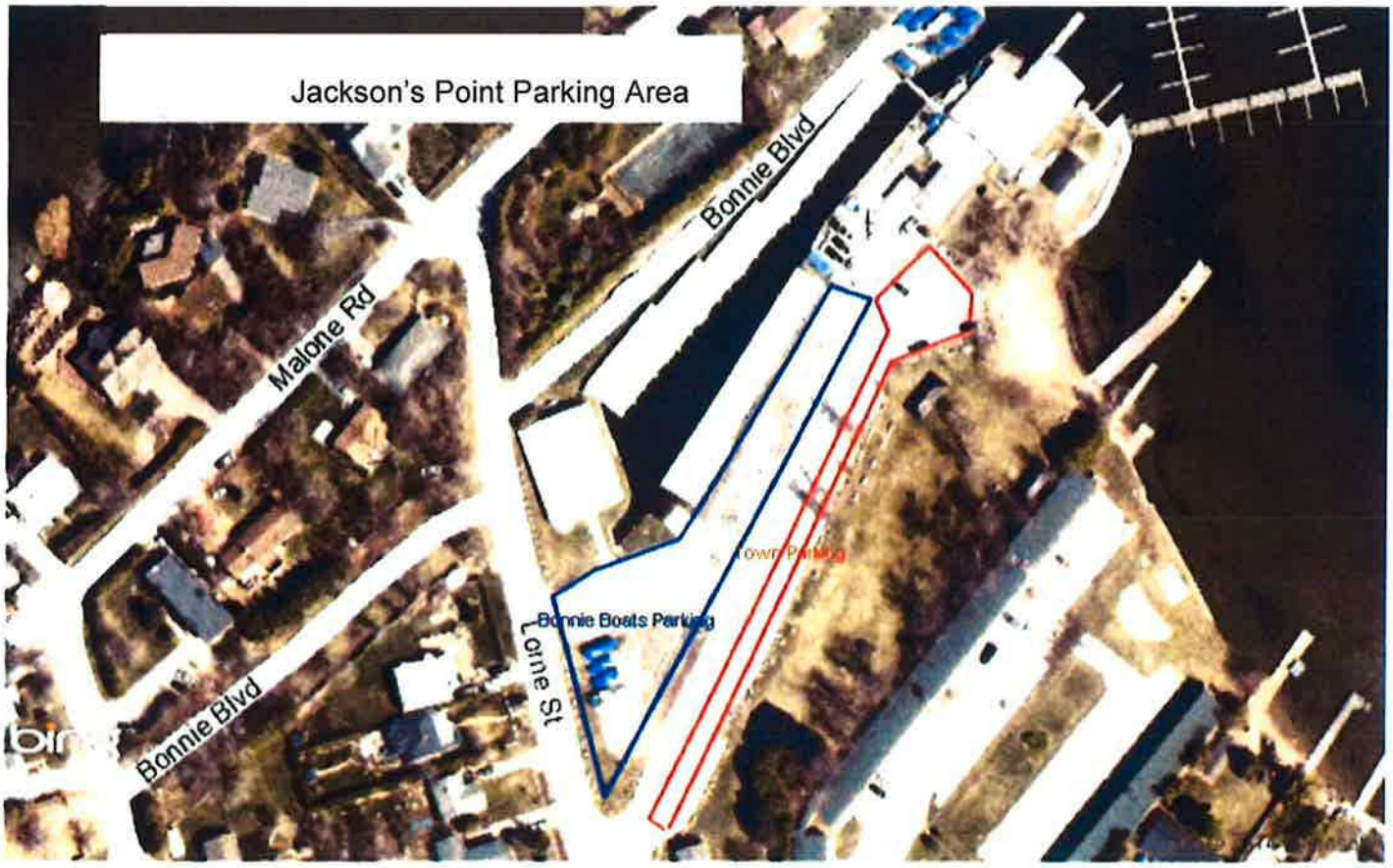
BE IT ENACTED by the Municipal Council of the Corporation of the Town of Georgina;

THAT the Mayor and Clerk be authorized to execute an agreement between Bonnie Boats Limited and the Town of Georgina for the pay and display machine operation of the parking lot at Jackson's Point Harbour (see map) for one year, commencing April to October 31, 2015, renewable for a further one year on mutual consent.

READ and enacted this 11th day of March, 2015

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk


Jackson's Point Parking Area
Malone Rd
Bonnie Blvd
Bonnie Blvd
Lorne St
Bonnie Boats Parking
Town Parking

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

BY-LAW NUMBER 2015 – 0042 (CON-1)

BEING A BY-LAW AUTHORIZING THE MAYOR AND CLERK TO EXTEND THE LEASE AGREEMENT WITH 526287 ONTARIO LTD., ANGELO STAMBOULTZIS AND THE CORPORATION OF THE TOWN OF GEORGINA.

BE IT ENACTED by the Municipal Council of the Corporation of the Town of Georgina

That the Mayor and Clerk be authorized to extend the lease agreement with 526287 Ontario Ltd., Angelo Stamboultzis and the Town of Georgina for the operation of a parking lot at the Willow Wharf (map attached) to help alleviate parking problems in the general area, for one year commencing April 1 to October 2015, renewable for a further one year on mutual consent.

READ and enacted this 11th day of March, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

Willow Wharf Parking Lot

Premises
Town Parking Area

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2015-0043 (PL-2)

BEING A BY-LAW TO ADOPT AMENDMENT NO. 128 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA.

The Council of the Corporation of the Town of Georgina, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby **ENACTS AS FOLLOWS:**

THAT Amendment No. 128 to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.

READ and **ENACTED** this 11th day of March, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

Certificate of Approval

AMENDMENT NO. 128

TO THE

OFFICIAL PLAN OF THE

TOWN OF GEORGINA PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on _____, 2015.

Date: _____

_____
Harold Lenters, M.Sc. Pl., M.C.I.P., R.P.P.
Director of Planning and Building
Corporation of the Town of Georgina

AMENDMENT NO. 128 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA

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SCHEDULE 'A' – LOCATION MAP

PART A - THE CERTIFICATION

AMENDMENT NO. 128

TO THE

OFFICIAL PLAN OF THE

TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 128 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2015-0043 (PL- 2) pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, on the 11th day of March, 2015.

_____

Margaret Quirk, Mayor

_____

John Espinosa, Town Clerk

NOTE: This amendment is exempt from York Region approval. In this regard, the Town of Georgina is the signing authority.

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 128
to the Official Plan of the
Town of Georgina

Being an Amendment to the Keswick Secondary Plan of the Town of Georgina.

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text and location map, constitutes Amendment No. 128 to the Keswick Secondary Plan of the Town of Georgina.

3. PURPOSE

The purpose of this amendment is to recognize semi-detached dwelling units as a medium density housing form and to increase the maximum permitted density from 14.5 units per gross residential hectare for low density housing forms and 16.6 units per gross residential hectare overall, to a maximum total density of 16.8 units per gross residential hectare across the entire parcel of land.

4. LOCATION

The subject land is described as Part of Lots 2 and 3, Concession 3 (NG) and is located on the east side of The Queensway South, north of Joe Dales Drive, within the Simcoe Landing Community of the Keswick Secondary Plan.

5. BASIS

Pursuant to Section 9.1.3.9 c) of the Keswick Secondary Plan, in addition to the permitted low density residential uses, medium density residential uses are also permitted on the subject property. Low density residential uses include single detached, semi-detached and duplex dwelling units, whereas medium density uses include all forms of dwellings containing three or more dwelling units, such as tri-plex and four-plex buildings, street and block townhouses, and low-rise apartments.

Furthermore, Section 9.1.2.7 and Section 9.1.3.8 f) (iv) of the Keswick Secondary Plan establish the density permissions for the South Keswick Development Area, in

which the subject land is located. Pursuant to these policies, a maximum average density of 14.5 units per gross residential hectare is permitted, with a further provision to permit the maximum to be increased to 16.6 units per gross residential hectare through the incorporation of medium density housing forms. However, low density housing forms are required to maintain a maximum density of 14.5 units per gross residential hectare.

Although medium density housing forms are permitted, the subdivision will include a mix of single detached and semi-detached dwelling units, being low density housing forms. The amendment will permit semi-detached dwelling units as a medium density housing form within the subject development, and permit a maximum total density of 16.8 units per gross residential hectare on the subject land.

PART C - THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and location map, constitutes Amendment No. 128 to the Official Plan of the Town of Georgina.

2. CHANGES TO THE PLAN

That the Keswick Secondary Plan, as amended, be further amended as follows:

a) That **Schedule F5: Keswick Site Specific** Policies is hereby amended by affixing the number '14' on those lands described as Part of Lots 2 and 3, Concession 3 (NG), as shown on Schedule 'A' attached hereto, and furthermore, by adding to the legend of **Schedule '**F5' after "13. Section 9.1.3.9 (l)", the following:

"14. Section 9.1.3.9 (m)"

b) That **Section 9.1.3.9 Site Specific Policies** of the Keswick Secondary Plan is hereby amended by adding after subsection 9.1.3.9 (l), the following:

"m) Notwithstanding Sections 9.1.2.7 and 9.1.3.8 f) (iv), on those lands described as Part of Lots 2 and 3, Concession 3 (NG), and shown on Schedule 'F5', semi-detached dwelling units are permitted as a medium density housing form, and a maximum residential density for the subject land shall not exceed 16.8 units per gross residential hectare.

3. IMPLEMENTATION

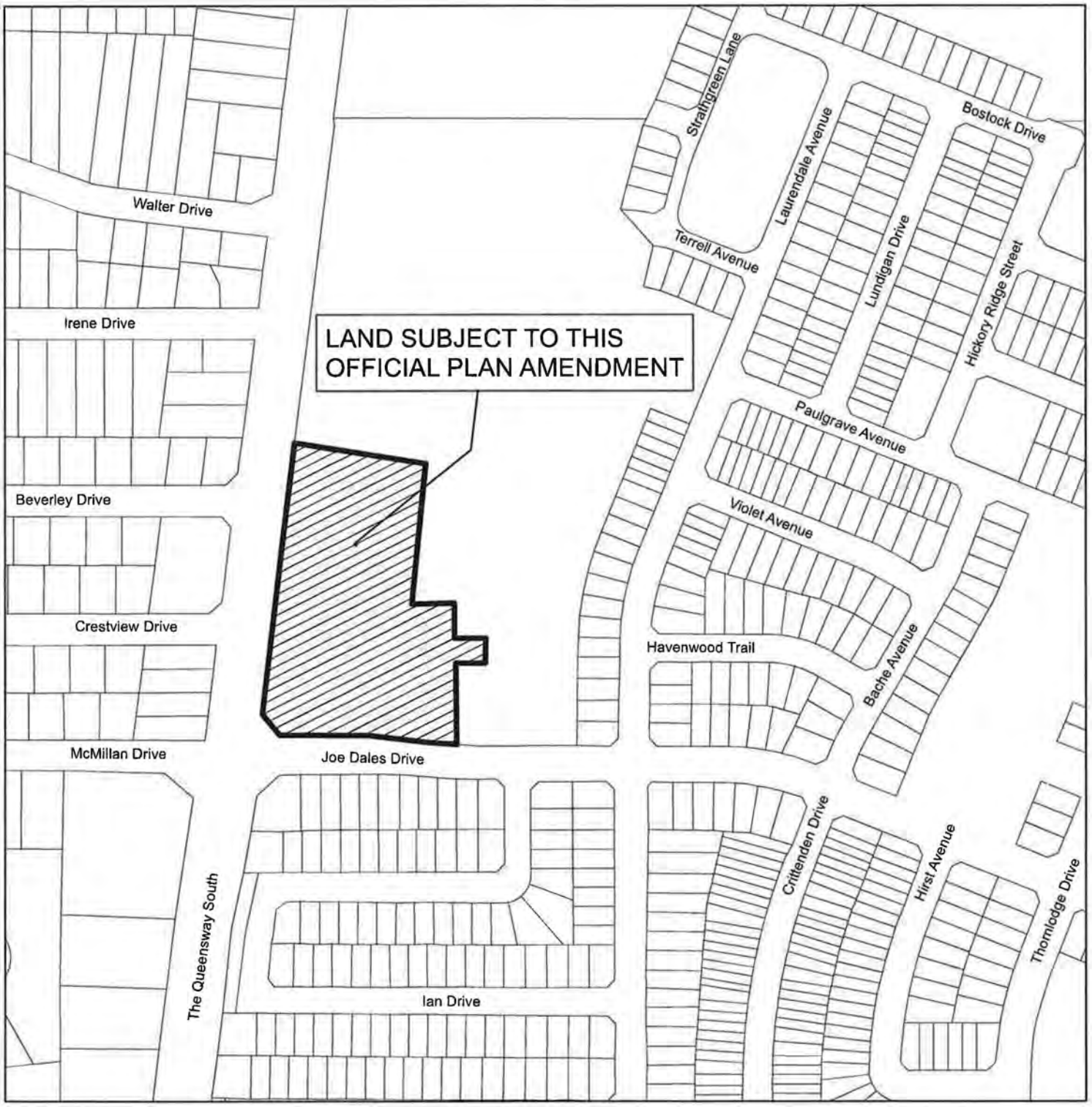
The Official Plan Amendment will be implemented by a Zoning By-law Amendment and Plan of Subdivision, pursuant to the *Planning Act* of Ontario.

4. INTERPRETATION

The provisions set forth in the Keswick Secondary Plan of the Town of Georgina, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

AMENDMENT NO. 128

LOCATION MAP



PROPERTY DESCRIPTION: Part of Lots 2 and 3 , Concession 3 (NG)

LAND USE DESIGNATION: Neighbourhood Residential (Lands also within South Keswick Development Area and Keswick Service Area Boundary)

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

BY-LAW NUMBER 2015-0044 (REG-1)

BEING A BY-LAW TO REGULATE OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES AND TO PROHIBIT THE BURNING OF CERTAIN MATERIALS AND LIQUIDS IN OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES AND INDOOR WOODBURNING APPLIANCES IN THE TOWN OF GEORGINA

WHEREAS Subsection 11(2) of the Municipal Act, 2001, S.O. 2001, c. 25, provides that a municipality may pass by-laws respecting the economic, social and environmental well-being of the municipality and the health, safety and well-being of persons;

AND WHEREAS Subsection 128(1) of the Municipal Act, 2001 provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS Subsection 125(a) of the Municipal Act, 2001 provides that a local municipality may regulate the use and installation of heating and cooking appliances.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK ENACTS AS FOLLOWS:

1. DEFINITIONS

(a) "Indoor Woodburning Appliance" means a solid-fuel burning device, including, without limitation, a fireplace, wood stove or pellet stove, installed and used inside a building.

(b) "Legally Existing" refers to any Outdoor Solid-Fuel Combustion Appliance that was in existence on the date of passing of this By-law, and was lawfully installed under the authority of a valid building permit.

(c) "Lot" means a parcel or tract of land which is legally in separate and distinct ownership or which is shown on a registered plan of subdivision. A registered plan of subdivision does not, for the purpose of this by-law, include a plan which is deemed not to be a registered plan of subdivision by a by-law passed under the Planning Act.

(d) "Outdoor Solid-Fuel Combustion Appliance" means an outdoor wood burning appliance or a solid-fuel burning appliance which is used for the space heating of buildings, the heating of water, or any other such purpose, and which is located in a separate building or on the exterior of the building which it serves.

(e) "Person" includes an individual, corporation, organization, partnership, company, association, a group of persons comprising a society or other organization, any other form of business association, and their respective heirs, agents, estate trustees and other legal representatives, and shall include a receiver or mortgagee in possession of land.

(f) "Town" means The Corporation of the Town of Georgina, in the Regional Municipality of York.

2. *Outdoor Solid-Fuel Combustion Appliances* and *Indoor Woodburning Appliances* shall be used only to burn dry, seasoned wood or other similar solid-fuel product, as permitted by, and in accordance with, their manufacturers' specifications. No *person* shall use such appliances at any time for the burning or incineration of any other materials, including but not limited to:

- wet or unseasoned wood;
- garbage;
- treated wood;
- plastic products;
- rubber products;
- waste oil;
- paints;
- paint solvents;
- coal;
- glossy or coloured papers;

- particle board; or
- driftwood from a water body.

3. No *person* shall use or install an *Outdoor Solid-Fuel Combustion Appliance* on a *lot* unless:

   (a) the *lot* is situated in an area which is zoned Rural (RU) under the applicable Zoning By-law of the *Town*;

   (b) the following requirements are complied with:

      (i) the *Outdoor Solid-Fuel Combustion Appliance* is located a minimum of 50 metres from all property lines of the *lot* on which it is located;

      (ii) the *Outdoor Solid-Fuel Combustion Appliance* is located in a rear or interior side yard of the *lot* on which it is located;

      (iii) the *Outdoor Solid-Fuel Combustion Appliance* has a chimney height (measured from average finished grade to the highest point of the chimney) as required under the Ontario Building Code; and

   (c) The installation and maintenance of the *Outdoor Solid-Fuel Combustion Appliance* is in compliance with the Ontario Building Code, the Ontario Fire Code, the manufacturer's installation instructions and all other applicable laws and regulations.

4. Where such installations are otherwise permitted in this By-law, no *person* shall install more than one (1) *Outdoor Solid-Fuel Combustion Appliance* on a *lot*.

5. LEGALLY EXISTING OUTDOOR SOLID-FUEL COMBUSTION APPLIANCES

   (a) Any *Legally Existing Outdoor Solid-Fuel Combustion Appliance* that does not comply with Subsections 3(a), 3(b)(i) and 3(b)(ii) of this By-law may remain in its present location, provided that it is located a minimum of 25 metres from all property lines of the *lot* on which it is located.

(b) Any *Legally Existing Outdoor Solid-Fuel Combustion Appliance* that does not comply with Subsections 3(a), 3(b)(i) and 3(b)(ii) of this By-law and is not located a minimum of 25 metres from all property lines of the *lot* on which it is located may remain in its present location, but must have a chimney height of at least 6 metres (measured from average finished grade to the highest point of the chimney).

6. The *Town's* By-law No. 2000-0071, being a by-law "to prescribe the time and precautions for open air burning of materials", or such by-law as may be passed in substitution therefor, shall not apply to *Outdoor Solid-Fuel Combustion Appliances*.

7. INSPECTION

(a) The *Town* may enter onto a *lot* at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:

(i) the provisions of this By-law;

(ii) an Order issued under this By-law; or

(iii) an Order made under Section 431 of the Municipal Act, 2001.

(b) Where an inspection is conducted by the *Town*, the *person* conducting the inspection may:

(i) require the production of documents or relevant items for inspection;

(ii) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

(iii) require information from any *person* concerning a matter related to the inspection, including the person's name, address, phone number and identification; and

(iv) alone or in conjunction with a *person* possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

(c) The *Town* may undertake an inspection pursuant to an Order issued under Section 438 of the Municipal Act, 2001.

(d) The *Town's* power of entry may be exercised by an employee or agent of the *Town*, by a member of the York Regional Police Force, and/or by

any *person* under the direction of one of the aforementioned *persons*.

8. ORDERS/REMEDIAL ACTION

(a) If a provision of this by-law has been contravened, the *Town* may issue an order to the *person* who contravened or permitted the contravention of this by-law, or to the owner of the *lot* on which the contravention occurred, to discontinue the contravening activity. The order shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the order. The order may be served in accordance with Section 9 of this by-law.

(b) If a provision of this by-law has been contravened, the *Town* may issue a work order to the *person* who contravened or permitted the contravention of this by-law, or to the owner of the *lot* on which the contravention occurred, to do work to correct the contravention. The order shall set out reasonable particulars of the contravention adequate to identify the contravention, the location of the land on which the contravention occurred, and the date by which there must be compliance with the order. The order may also provide that if the *person* or owner fails to correct the contravention, the *Town* may enter upon the land at any reasonable time and do the work necessary to correct the contravention, including the removal of the *Outdoor Solid-Fuel Combustion Appliance*, at the expense of the *person* or owner. The order may be served in accordance with Section 9 of this by-law.

(c) The *Town* may recover the cost of doing the work referred to in Subsection 8(b) of this by-law from the *person* directed or required to do it by action or by adding the costs to the tax roll of the owner and collecting them in the same manner as property taxes.

9. SERVICE OF ORDERS AND NOTICES

An order or notice issued under this by-law may be served personally or by registered mail sent to the last known mailing address of the *person* being served, as indicated on the *Town's* assessment roll. If an order or notice is served on a *person* by registered mail, it shall be deemed to have been served on the *person* on the 5th day after mailing.

10. OFFENCES AND PENALTIES

(a) Every *person* who contravenes a provision of this by-law, including an

order issued under this by-law, is guilty of an offence.

(b) Any contravention of a provision of this by-law shall be deemed to be a continuing offence for each day or part of a day for which the contravention remains uncorrected.

(c) Any contravention of an order issued under this by-law that continues for longer than one day shall be deemed to be a continuing offence for each day or part of a day for which the order is not complied with.

(d) Every *person* who is guilty of an offence under this by-law shall be subject to the following penalties:

(i) upon a first conviction, to a fine of not less than $100.00 and not more than $50,000.00;

(ii) upon a second or subsequent conviction for the same offence, to a fine of not less than $400.00 and not more than $100,000.00;

(iii) upon conviction for a continuing offence, to a fine of not less than $100.00 and not more than $10,000.00 for each day or part of a day that the offence continues. The total of the daily fines may exceed $100,000.00; and

(iv) upon conviction of a multiple offence, for each offence included in the multiple offence, to a fine of not less than $100.00 and not more than $10,000.00. The total of all fines for each included offence is not limited to $100,000.00.

(e) For the purposes of this by-law, "multiple offence" means an offence in respect of two or more acts or omissions each of which separately constitutes an offence and is a contravention of the same provision of this by-law.

(f) For the purposes of this by-law, an offence is a second or subsequent offence if the act giving rise to the offence occurred after a conviction had been entered at an earlier date for the same offence.

11. REQUEST FOR EXEMPTIONS

(a) Exemptions to this By-law may be considered by Council subject to the

following conditions:

(i) an application form to request an exemption from the By-law has been completed by the applicant;

(ii) an administrative fee of the same amount charged for a minor variance application has been paid by the applicant;

(iii) the application form will be circulated to abutting landowners within 240 metres of the subject site;

(iv) a public meeting will be held to provide the public with the opportunity to present written or oral comments to Council.

12. By-law No. 2014-0062 (REG-1) is hereby repealed in its entirety effective March 11, 2015.

13. This By-law shall come into force and effect on the date of its passing.

READ and ENACTED this 11th day of February, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

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

BY-LAW NUMBER 2015-0045 (TA-1)

A BY-LAW TO ADOPT THE 2015 TAX LEVY SUPPORTED BUDGET FOR THE TOWN OF GEORGINA

WHEREAS Subsection 290(1) of the *Municipal Act*, S.O. 2001, Chapter 25, as amended, requires that for each year, a local municipality shall, in the year or the immediately preceding year, prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality, including,

a) amounts sufficient to pay all debts of the municipality falling due within the year;

b) amounts required to be raised for sinking funds or retirement funds; and

c) amounts required for any board, commission or other body; and

WHEREAS Council of the Corporation of the Town of Georgina adopted the following resolution at its Council Meeting of February 25th, 2015:

Resolution No. C-2015-0170

1. That Council receive Report No. DAS-2015-0013 prepared by the Administrative Services Department dated February 25, 2015 respecting the Adoption of Proposed 2015 Tax Levy Budget.

2. That Council adopt the 2015 Tax Levy Supported Budget with gross expenses of $50,364,830, of which $34,584,310 is to be funded from property tax revenues.

3. That staff prepare the necessary by-laws to give effect to the above-noted recommendations.

THEREFORE the Council of the Corporation of the Town of Georgina enacts as follows:

1. That the 2015 Tax Levy Supported Budget for Operations and Capital with gross expenses of $50,364,830 and net expenditures of $34,584,310, as set out in Schedule 1 "2015 Tax Levy Budget – Summary of Revenue and Expenditures", attached hereto, be and is hereby adopted.

2. That Council hereby authorizes the Town Treasurer to prepare a bylaw to establish 2015 property tax rates sufficient to raise $34,584,310 in support of the Tax Levy Supported Budget.

3. That this by-law shall come into force on the day upon which it is passed.

READ and enacted this 11th day of March, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

BY-LAW NUMBER 2015-0045 (TA-1) **Schedule 1**

2015 TAX LEVY BUDGET - SUMMARY OF REVENUE AND EXPENDITURES

	2015				
	Revenue	Expenses	Contributions to Reserves	Draws from Reserves	Net Tax Levy
	$	$	$	$	$
Operations and Engineering					
Roads	-212,350	4,564,370	509,240	0	4,861,260
Refuse and Recycling	-384,600	1,554,220	5,000	0	1,174,620
Engineering	-495,000	907,660	6,000	0	418,660
Parks	-939,700	3,658,890	626,100	0	3,345,290
Facilities	-1,866,970	4,463,990	812,390	0	3,409,410
Fire & Emergency					
Fire & Emergency	-20,000	6,150,280	493,000	0	6,623,280
Administrative Services					
Administrative Services Admin	0	258,210	0	0	258,210
Information Technology Services	-68,520	982,890	311,100	0	1,225,470
Municipal Law Enforcement	-883,400	2,059,530	47,400	0	1,223,530
Finance	-460,200	1,290,190	150,200	-2,500	977,690
Clerks	-73,000	607,300	65,000	0	599,300
Purchasing	-5,150	417,440	0	0	412,290
Treasury	-979,700	655,360	0	0	-324,340
Recreation and Culture					
Recreation - Rec and Programs	-458,440	2,099,100	1,280,360	0	2,921,020
Recreation - Culture	-176,000	642,990	122,000	0	588,990
Building and Planning					
Planning	-429,350	1,258,360	20,000	0	849,010
Building Code	-971,600	1,108,360	35,100	0	171,860
Economic Development	-100	664,500	50,000	-46,000	668,400
Public Library Board					
Public Library Board	-173,630	2,020,020	171,890	-16,000	2,002,280
Office of the Chief Administrator					
Office of the Chief Administrator	0	347,580	0	0	347,580
Communications	0	284,280	0	0	284,280
Human Resources	0	550,600	0	0	550,600
Office of Mayor and Council					
Office of Mayor & Council	0	438,140	0	0	438,140
Non-Program Budget Items					
Non-Program Budget Items	-150,200	-280,000	1,040,150	0	609,950
Property Tax Adjustments	-406,000	0	0	0	-406,000
Sub-total Operating Budget	**-9,153,910**	**36,704,260**	**5,744,930**	**-64,500**	**33,230,780**
Capital Budget	-4,589,160	13,660,570		-7,717,880	1,353,530
Total	**-13,743,070**	**50,364,830**	**5,744,930**	**-7,782,380**	**34,584,310**

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

BY-LAW NO. 2015-0046 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL MEETING HELD ON THE 11th DAY OF MARCH, 2015

WHEREAS under subsection 5(3) of the *Municipal Act, S.O. 2001,* c. 25, as amended, the powers of a council of a municipal corporation shall be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at its meeting held on the 11th day of March, 2015 be confirmed and adopted by by-law.

NOW THEREFORE, the Council of the Town of Georgina, in the Regional Municipality of York, hereby enacts as follows:

1. The proceedings and actions of Council as contained in the Reports and Additional Business referred to in Schedule 'A' at the end of this by-law are adopted and confirmed as if each proceeding and action were expressly adopted and confirmed by by-law. As if all such proceedings were expressly embodied in this by-law.

2. Subject to section 3, the Mayor, any other appropriate member of Council and the proper Town officials be authorized and directed to undertake all actions necessary to give effect to the proceedings and directions of Council referred to in section 1.

3. Where a proceeding or action requires an additional approval to that of Council before a particular action can be done in order to give full effect to it, the Mayor, any other appropriate member of Council and the proper Town officials before taking the particular action under the authorization of section 2, shall seek and obtain the necessary additional approval and are authorized to do so.

4. A document required to be signed on behalf of the Town shall be signed by the Mayor or Deputy Mayor, Town Clerk or Deputy Clerk.

5. A Member of Council, whose name is set out in Column 1 of Schedule 'B', Conflict of Interest, at the end of this by-law, has declared an interest with respect to any item in Column 2 set out opposite the member's name, and the Member has declared an interest in this confirmatory by-law as it relates to the confirmation of the proceedings and actions on the item.

6. 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 11th day of March, 2015.

_____
Margaret Quirk, Mayor

_____
John Espinosa, Town Clerk

Schedule 'A' to By-law No. 2015-0046 (COU-2)

MINUTES

Special Council Meeting of March 11, 2015.

Schedule 'B' to By-law No. 2015-0046 (COU-2)

CONFLICTS OF INTEREST

Column 1	Column 2
n/a	n/a