

Proposed Residential Plan of
Subdivision

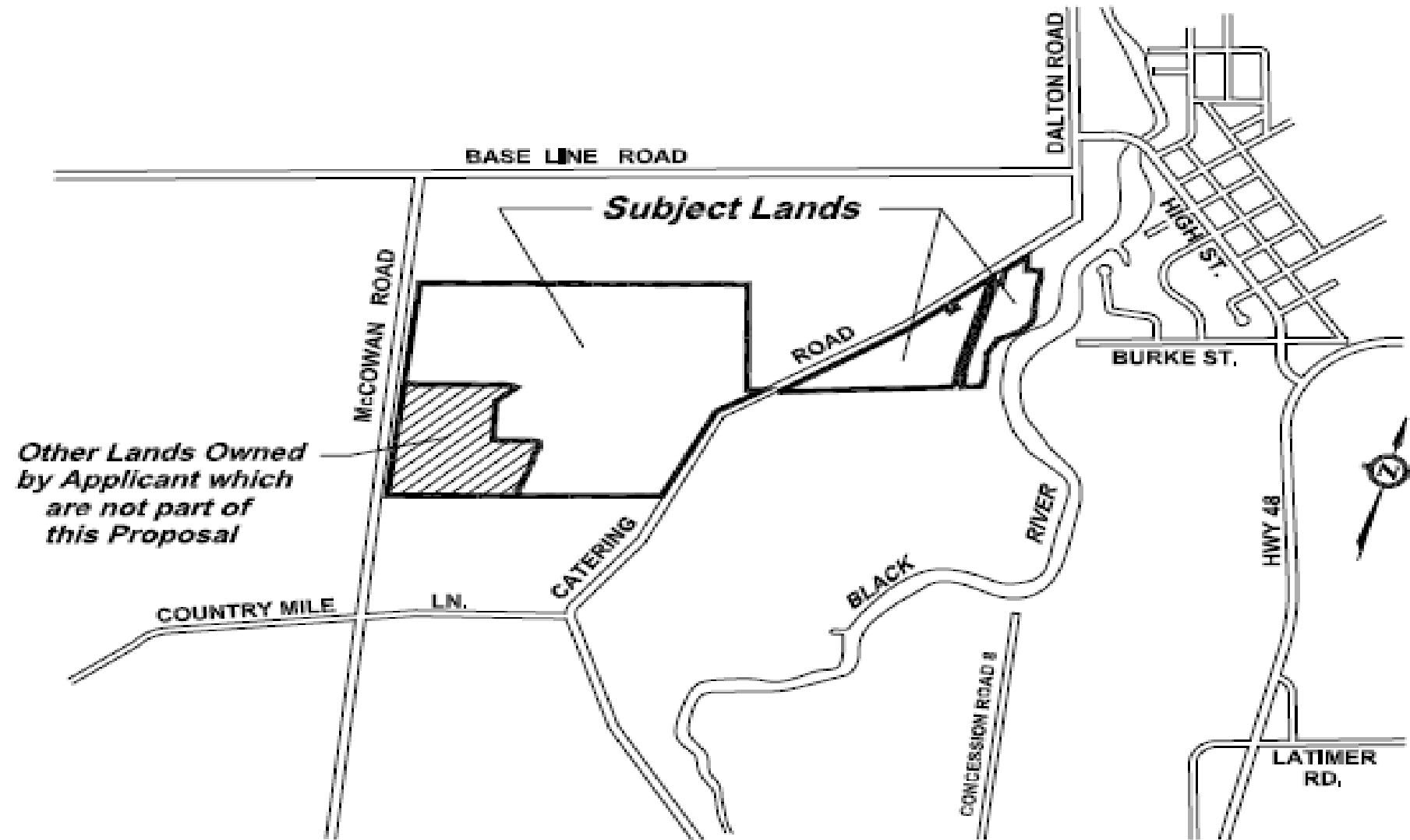
Ainslie Hill I and II

Part of Lots 21,22, and 23,

Concession 7 (N.G.)

Catering Road, Sutton

Town of Georgina



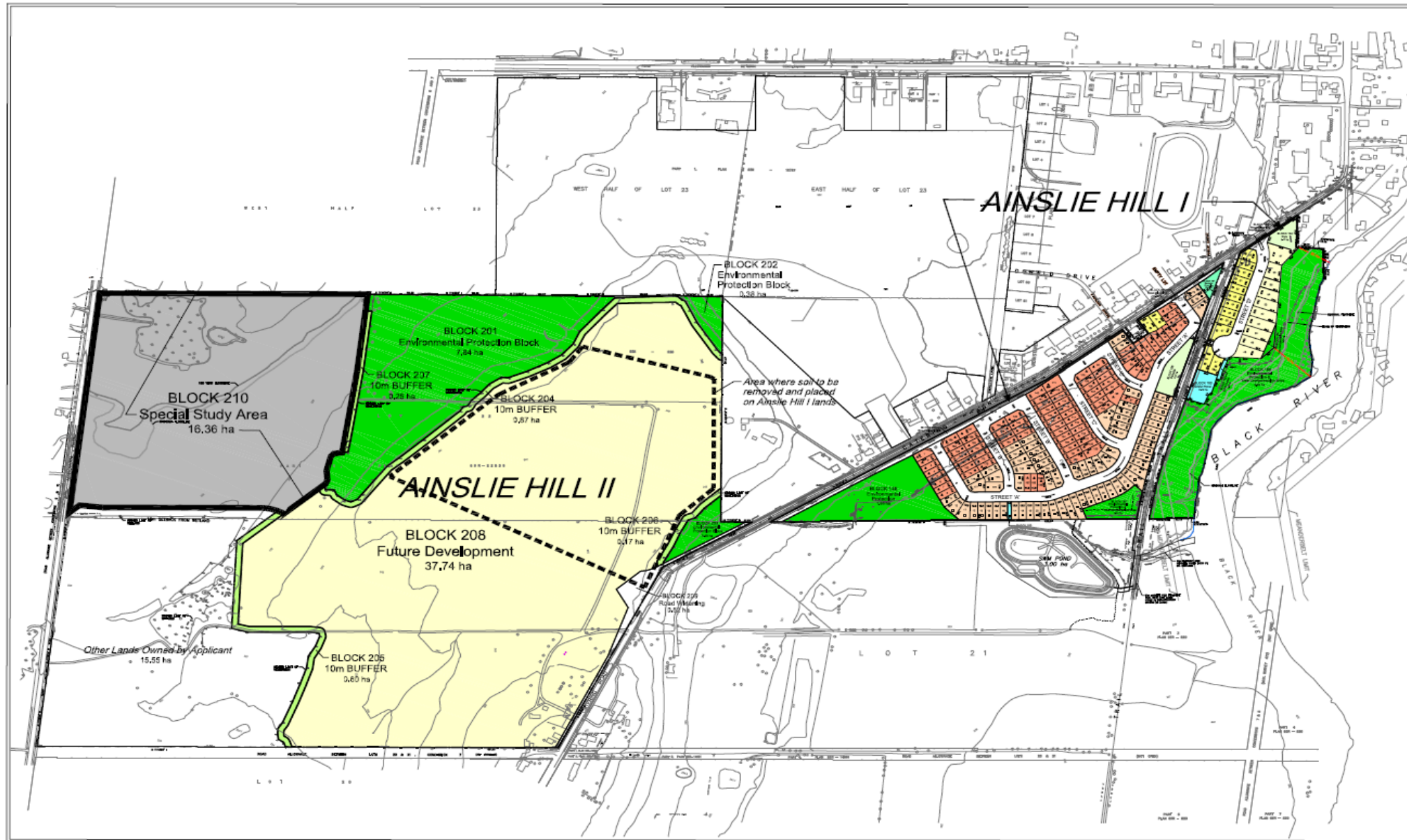
Studies Submitted in Support of Planning Applications (Prior to April 19, 2017)

- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Natural Heritage Evaluation
- Arborist Report and Tree Preservation, Protection and Replacement Plan
- Erosion Threshold Assessment
- Black River Meanderbelt Width Assessment
- Assessment of Landform Significance – Glacial Lake Algonquin Shoreline
- Hydrogeological Study
- Slope Stability Assessment
- Soil Investigation
- Phase 1 Environmental Site Assessment
- Limited Phase II Environmental Site Assessment
- Stage 1 and 2 Archaeological Assessment of Lands East of Catering Road
- Stage 1 and 2 Archaeological Assessment of Lands West of Catering Road
- Planning Justification Report

September 13, 2017 Subdivision Proposal

Studies Submitted in Support of Planning Applications (After April 19, 2017)

- Updated Stormwater Management Strategy
- Natural Heritage Evaluation
 - Breeding bird surveys and summary;
 - Bat habitat surveys and correspondence with the MNRF;
 - Butternut surveys and updated Butternut Health Assessments
 - Butternut compensation planting, and
 - Compensation details to LSRCA (letter dated July 5, 2017).
- Updated Stage 1 and 2 Archaeological Assessment of Lands East of Catering Road
- Update Stage 1 and 2 Archaeological Assessment of Lands West of Catering Road
- Summary of Energy Conservation Features



KEY MAP

Subject Lands Other Lands Owned by Applicant

LAND USE SCHEDULE
AINSLIE HILL I & SAGONARA PROPERTIES

LAND USE	LOT & BLOCK NO.	AREA ha
RESIDENTIAL	1-185	8.12 ha
ENVIRONMENTAL PROTECTION AND TREE COMPOSITION AREA	186-188	2.67 ha
STORM WATER MANAGEMENT POND	189	0.16 ha
STORM WATER POND ACCESS	189-193	0.04 ha
PAVED	194	0.17 ha
PAVED	195	0.27 ha
ROAD WEDGING	196-197	0.02 ha
ROAD WEDGING	198-200	0.06 ha
ROADS (Grade A-D) (Width 10m - 100m)	201-202	3.11 ha
TOTAL		165

AINSLIE HILL II

ENVIRONMENTAL PROTECTION BLOCKS	201-203	8.71 ha
10m BUFFER BLOCKS	204-207	1.88 ha
FUTURE DEVELOPMENT	208	37.74 ha
ROAD WEDGING	209	0.82 ha
SPECIAL POLICY AREA	210	16.36 ha
TOTAL		65.22 ha

GRAND TOTAL 82.45 ha

OWNERS' AUTHORIZATION

I, the undersigned, do hereby authorize the undersigned to execute and deliver all documents necessary for the registration of the plan and the carrying out of the plan.

Land: _____ Date: _____
 Made by: _____
 Made by: _____
 Made by: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands shown on this plan are correctly shown and that the plan is a true and correct copy of the original plan as shown to me by the owner of the lands.

Surveyor: _____ Date: _____

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

1. Name of the land: _____
 2. Name of the land: _____
 3. Name of the land: _____
 4. Name of the land: _____
 5. Name of the land: _____
 6. Name of the land: _____
 7. Name of the land: _____
 8. Name of the land: _____
 9. Name of the land: _____
 10. Name of the land: _____

SCALE:

0 100 200
metres

DRAFT PLAN OF SUBDIVISION
AINSLIE HILL PROPERTIES
PART OF LOTS 21, 22 AND 23
CONCESSION 7 (N.G.)
TOWN OF GEORGIA
REGIONAL MUNICIPALITY OF YORK
PERMITS DIVISION OF NORTH GUELPHURST, COUNTY OF YORK

SCALE 1 : 2000
DATE: May 20, 2019

Michael Smith PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.

DRAWING NUMBER 968

Michael Smith **PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.**

Legend

- 11m Singles
- 12.2m Singles
- 15.2m Singles
- 18m Singles
- Environmental Protection & Tree Compensation Area
- Open Space
- Sewage Pump Station
- Storm Water Management Pond & Pond Access
- Trails
- Boulevard Multi-Use Trail
- Sutton Zephyr Rail Trail
- Streetscape Trees



AINSLIE HILL I INC. - LANDSCAPE AND OPEN SPACE PLAN
TOWN OF GEORGINA

DECEMBER 2016
SCALE: 1:1000



**COSBURN
GIBERSON** LANDSCAPE
ARCHITECTS



AINSLIE HILL I INC. - PHASE 1 PARKETTE (BLOCK 195)

TOWN OF GEORGINA

DECEMBER 2016
SCALE: 1:250



**COSBURN
GIBERSON** | LANDSCAPE
ARCHITECTS



AINSLIE HILL I INC. - PHASE 1 PARKETTE (BLOCK 194)
TOWN OF GEORGINA

DECEMBER 2016
SCALE: 1:250



COSBURN
GIBERSON LANDSCAPE
ARCHITECTS

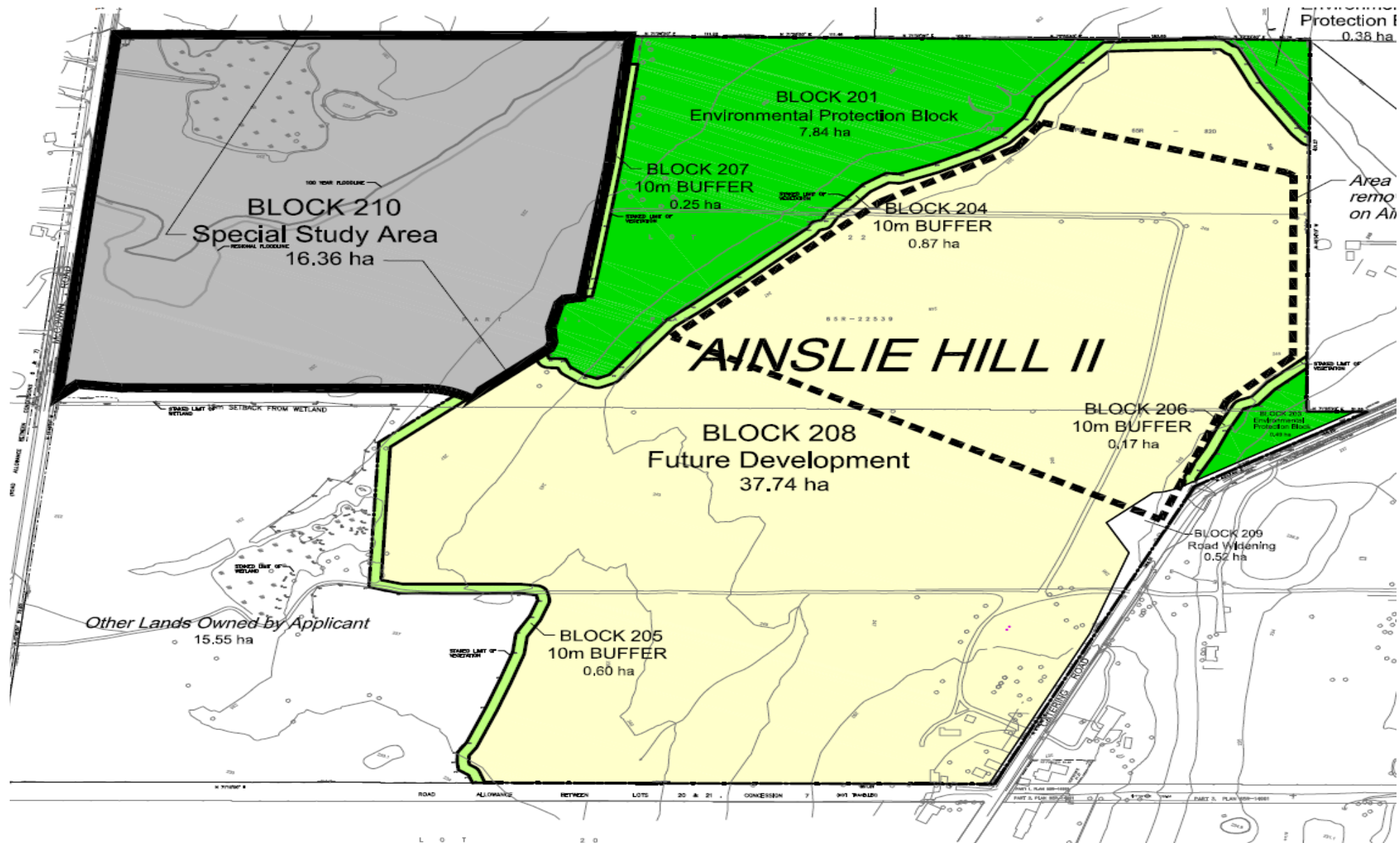


TABLE 1
LAND USE CHART – AINSLIE HILL I

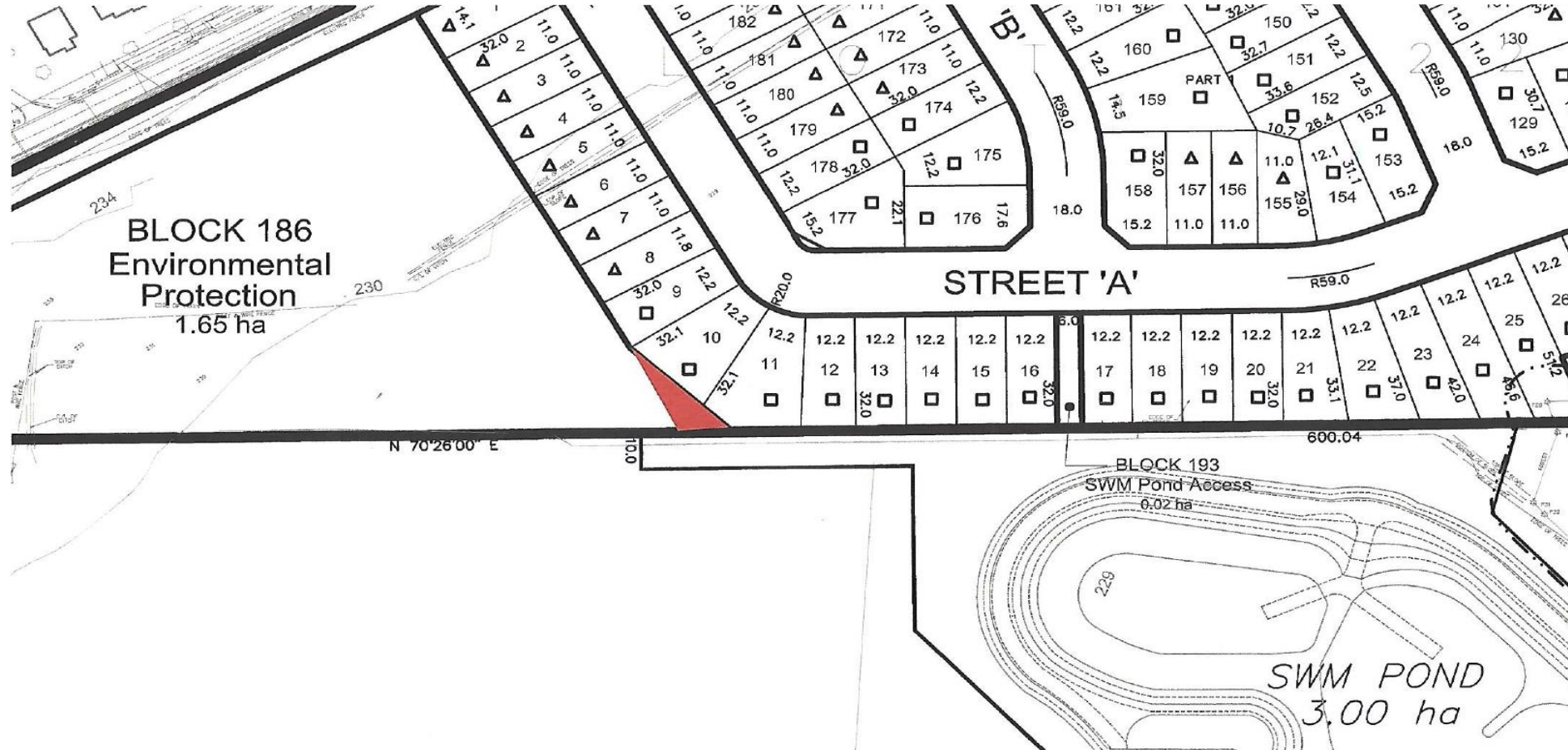
Lands East of Catering Road		
Land Use	Lot & Block No.	Area (ha)
Residential (185 Single Detached Lots)	1-185	8.12
Environmental Protection and Tree Compensation Area	186-189	5.67
Storm Water Management Pond	190	0.19
Sewage Pumping Station	191	0.08
Storm Water Pond Access	192-193	0.04
Park	194	0.17
Parkette	195	0.27
Emergency Access	196-197	0.02
Road Widening	198-200	0.59
Roads (Streets A-D @ 18.0 metres R.O.W. = 1 655 m)	N/A	3.11
<i>Sub-Total</i>		18.26

TABLE 2
LAND USE CHART – AINSLIE HILL II

Lands West of Catering Road

Land Use	Lot & Block	Area (ha)
Environmental Protection Blocks	201-203	8.71
10 m Buffer Blocks	204-206	1.89
Future Development	207	37.74
Road Widening	208	0.52
Special Policy Area	210	16.36
<i>Sub-Total</i>		65.22

Except of Ainslie Hill 1 Showing Widened Connection Between EPA Block 186 and Adjacent SWM Pond Block



Excerpt of Ainslie Hill I Showing Widening of Park Block 194

