



GEORGINA

APPLICATION TO AMEND ZONING BY-LAW 500

**Deyril Blanchard & 703616 Ontario Inc.
58 – 80 Church Street**

**Public Meeting
March 3, 2019
Town of Georgina**

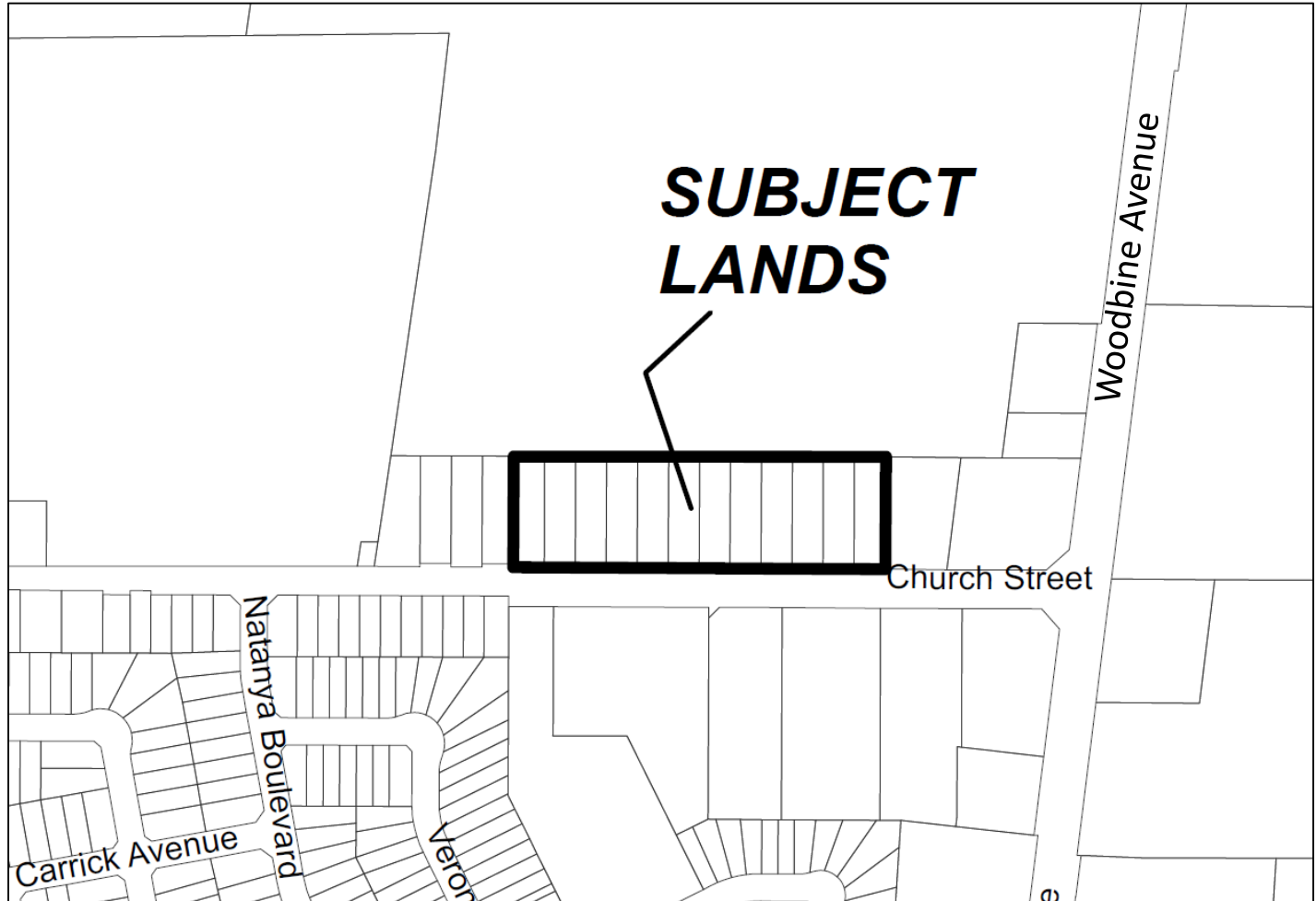
APPLICATION: 03.1099

REPORT NO: DS-2019-0033



GEORGINA

SUBJECT LANDS





GEORGINA

IDENTIFIED ISSUES

- Presence of Provincially Significant Wetland and/or compensation of natural heritage features
- Tree compensation
- Stormwater management
- Town road proposed through subject lands
- Low municipal water pressure in the area
- Municipal sanitary sewer servicing

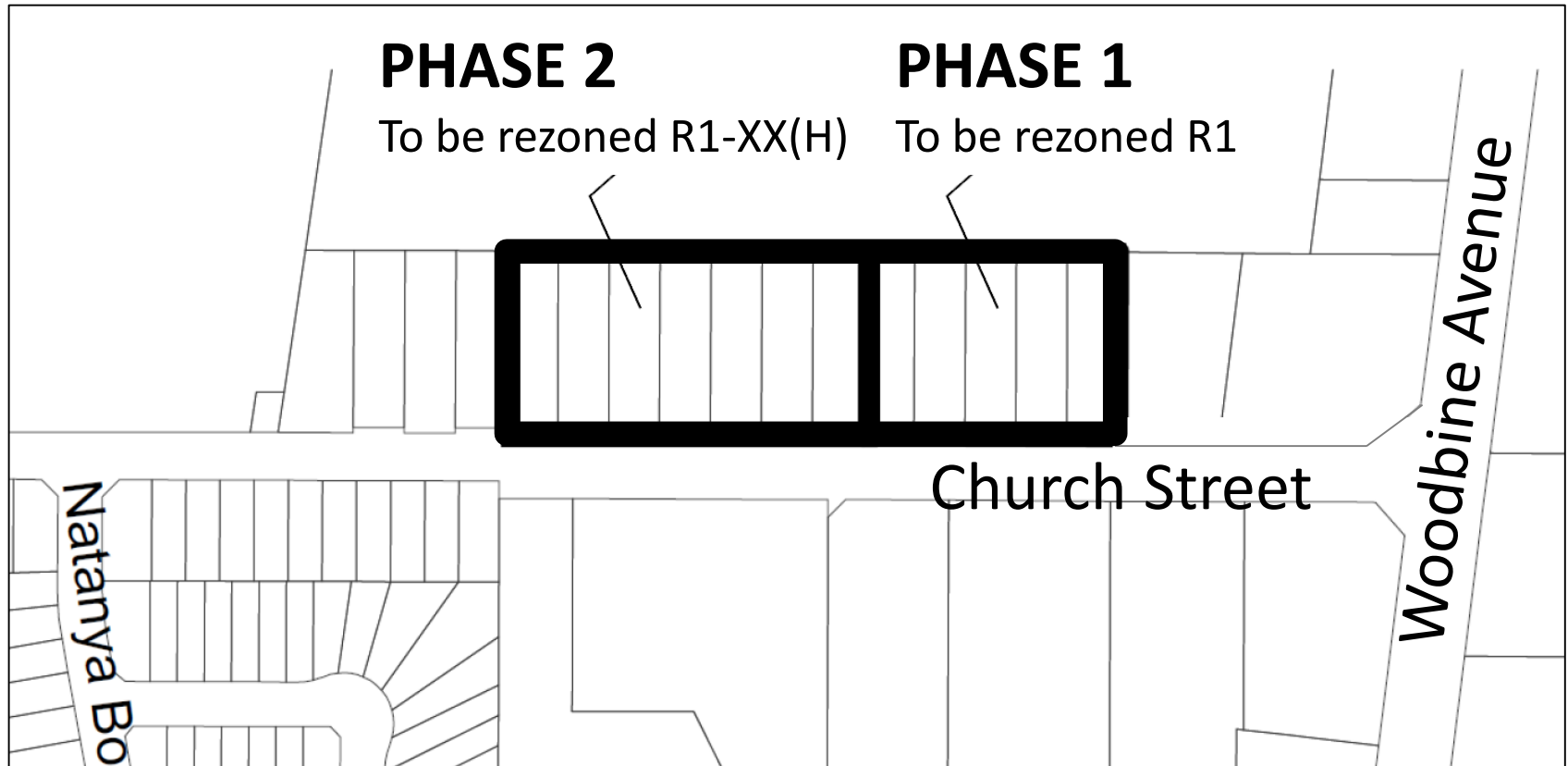


PROVINCIALY SIGNIFICANT WETLAND AND/OR COMPENSATION OF NATURAL HERITAGE FEATURES

- Wetland on western portion of lands
 - No longer designated PSW
 - Wetland feature still regulated by the LSRCA



PROVINCIALY SIGNIFICANT WETLAND AND/OR COMPENSATION OF NATURAL HERITAGE FEATURES





GEORGINA

TREE COMPENSATION

- The applicants have submitted payment for cash-in-lieu of planting in accordance to the Town's Tree Protection Policy
- Landscape Architect Planner has no further comments



GEORGINA

DEVELOPMENT AGREEMENT

- To address remaining issues
 - Stormwater management
 - Town road proposed through subject lands
 - Low municipal water pressure in the area
 - Municipal sanitary sewer servicing
- Executed and Registered in June 2018



GEORGINA

STORMWATER MANAGEMENT

- Preserve existing stormwater outlet on the lands
- Applicants granted an easement over the second most westerly lot in favour of the Town



GEORGINA

TOWN ROAD





GEORGINA

LOW WATER PRESSURE

- Low water pressure in surrounding area
- Treasure Hill will be constructing a new water pump for the area
- Agreement permits development on subject lands with in-house water booster pumps if development occurs prior to commissioning of new water pump



GEORGINA

SANITARY SEWERS

- Gravity sewers no longer feasible
- Agreement requires applicants to install in-house grinder pumps for each lot



SUBSEQUENT ISSUE: SERVICING ALLOCATION WITHIN KESWICK

- Lands have not been formally assigned servicing allocation
- Keswick Water Pollution Control Plant has reached its current servicing capacity as permitted by York Region
- York Region not in position to release remaining 4,000 p.e. of servicing at this time
- Until the servicing is released, new development will not receive formal assignment



SUBSEQUENT ISSUE: SERVICING ALLOCATION WITHIN KESWICK

- Appropriate and reasonable for applications considered by Council prior to December 11, 2018 to proceed and receive formal allocation
- Should Council approve the application, to also pass a resolution to assign servicing to the subject lands



GEORGINA

DEPT & AGENCY COMMENTS

- All outstanding comments and identified issues have been addressed
- No objections



GEORGINA

PUBLIC COMMENTS

- Hugh Colquhoun – 82 Church Street
- Michael Smith Planning Consultants – on behalf of Treasure Hill



GEORGINA

PLANNING DOCUMENTS

- Provincial Policy Statement
- Growth Plan / Greenbelt Plan
- Lake Simcoe Protection Plan
- York Region Official Plan
- Town of Georgina Official Plan



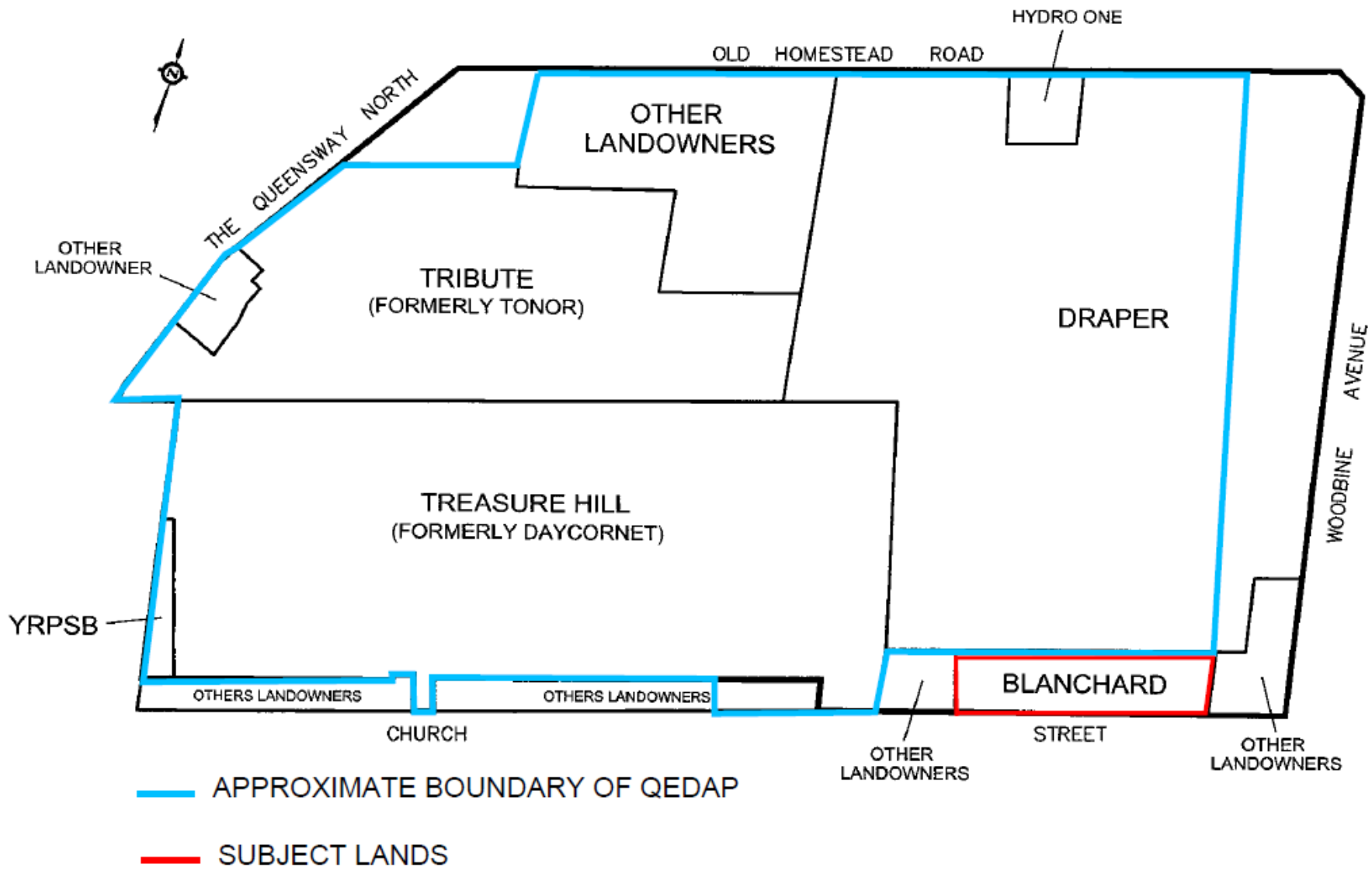
GEORGINA

RECOMMENDATIONS

- That Council approve the application
- That Council pass the amending by-law
- That Council pass a resolution to formally assign servicing to the subject lands

OR

- Should comments / concerns be raised at the public meeting, Staff recommend that further investigation occur before the matter is brought back before Council.
- Staff report further to Council following the receipt and assessment of all Town Department and external agency comments.



— APPROXIMATE BOUNDARY OF QEDAP

— SUBJECT LANDS

