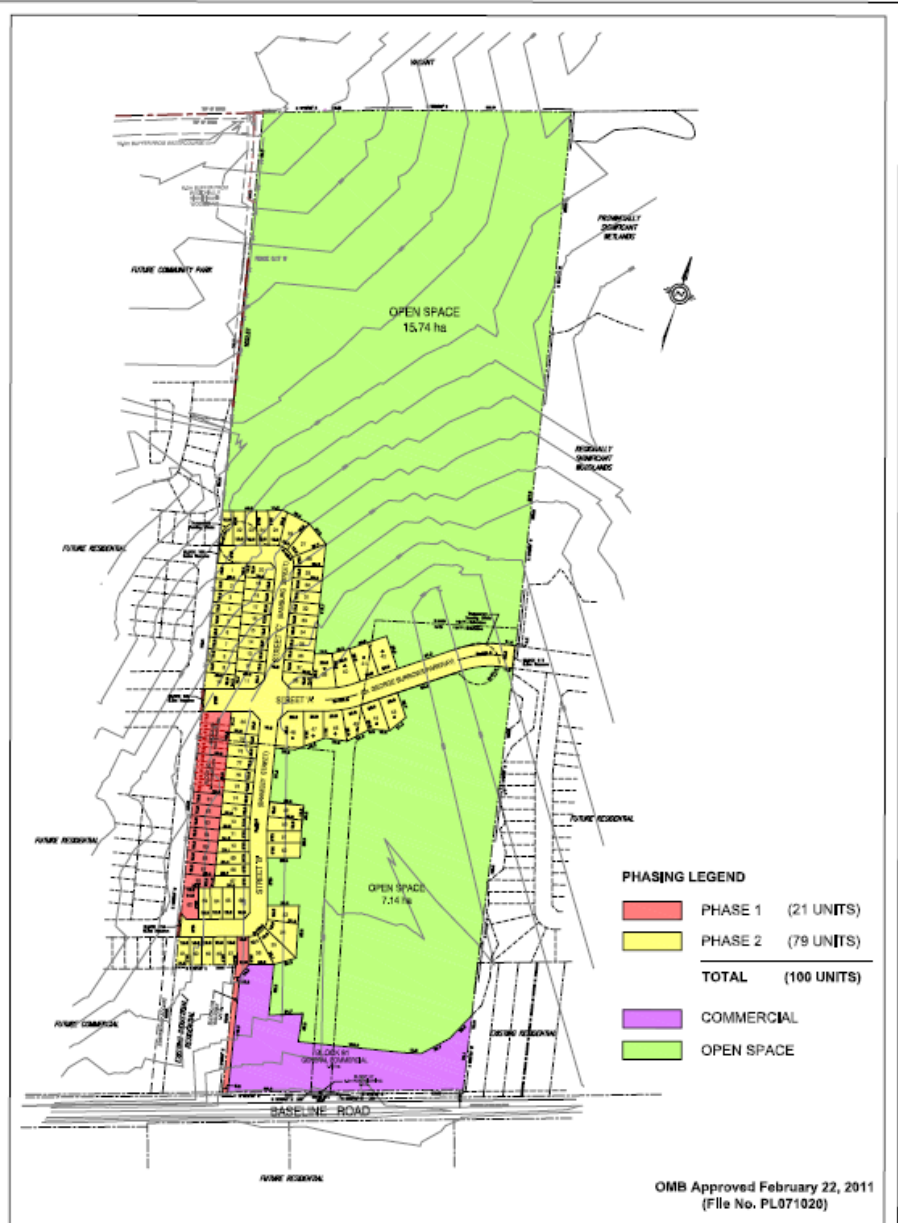


Proposed Commercial Boundary
Adjustment – Christina Homes Plan of
Subdivision
Baseline Road, Sutton
Town of Georgina



History of Christina Homes Subdivision

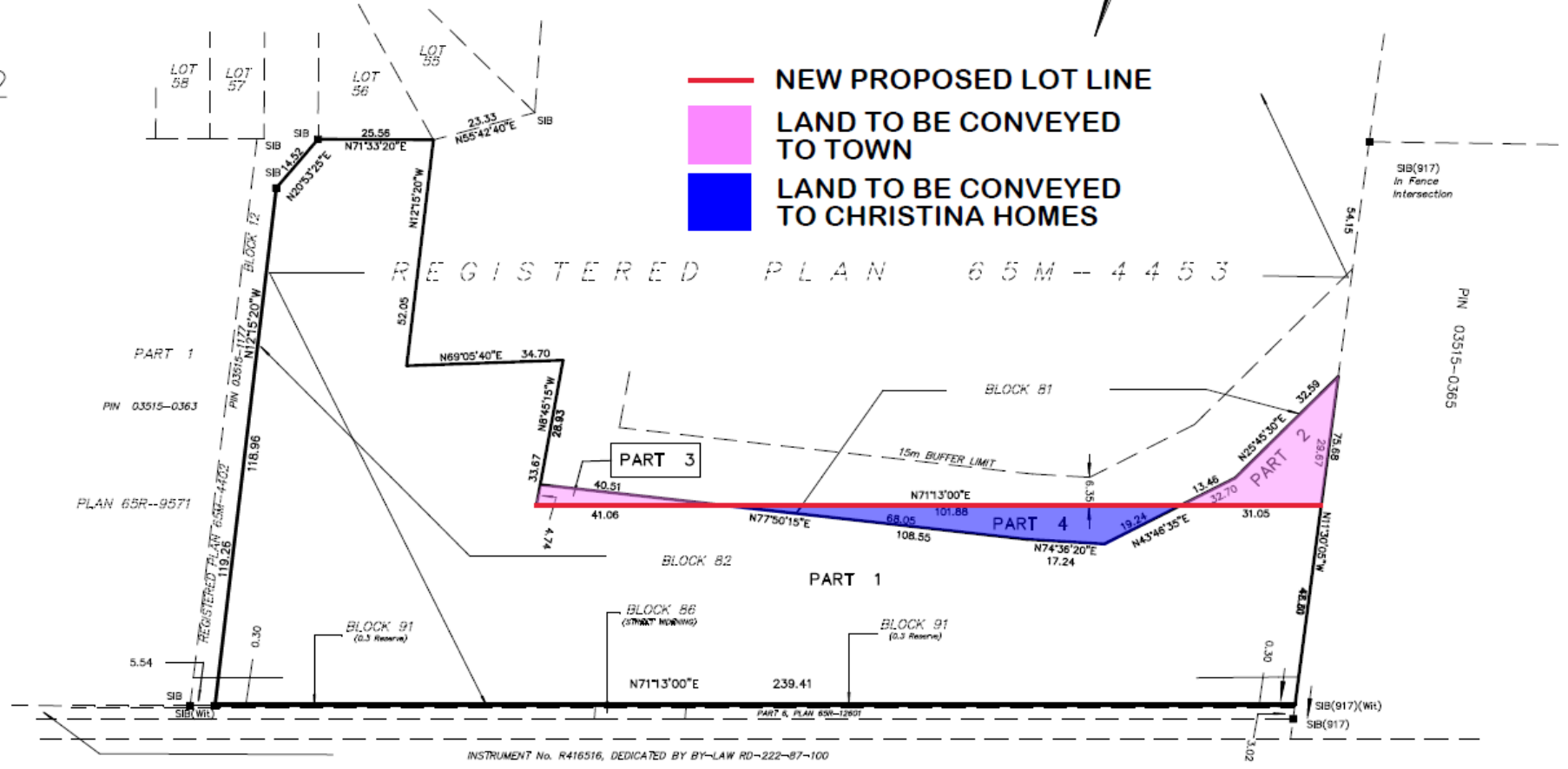
- Phase 1 of Subdivision, 65M-4402, registered in December 2013 and Phase 2 65M-4453, registered in May 2015
- Comprised of 100 homes, Open Space Blocks (23 ha) and a Commercial Block (1.5 ha.)
- Block 81 - Open Space Block
- Block 82 - Commercial Block
- Christina Homes seeking to develop the Commercial Block.

PLAN OF SURVEY OF
 ALL OF BLOCK 82 AND PART OF BLOCK 81
 REGISTERED PLAN 65M-4453

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

TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

DAVID J. PESCE SURVEYING 2017



YORK REGIONAL ROAD 8A

KNOWN AS BASE LINE ROAD
 ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 7 AND 9

Proposed Land Swap with Town

- North lot line of commercial block proposed to be straightened (red line) to allow for more efficient commercial site layout.
- The Open Space block contains a Provincially Significant Wetland (PSW) with a 15 metre buffer.
- The lands to be conveyed from the Town to Christina Homes form part of the 15 metre buffer.
- The buffer would be reduced to 6 metres at one point but increased in others. The lands to be conveyed have been planted with trees.
- The land area to be swapped is 0.05 ha(0.12 ac.) each.
- The impact on the PSW buffer is negligible and the LSRCA has indicated it has no objection.