



GEORGINA

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

**711371 ONTARIO CORP. (c/o Oxford Developments)
5659 Black River Road, Sutton**

**Statutory Public Meeting
September 11, 2019
Town of Georgina**

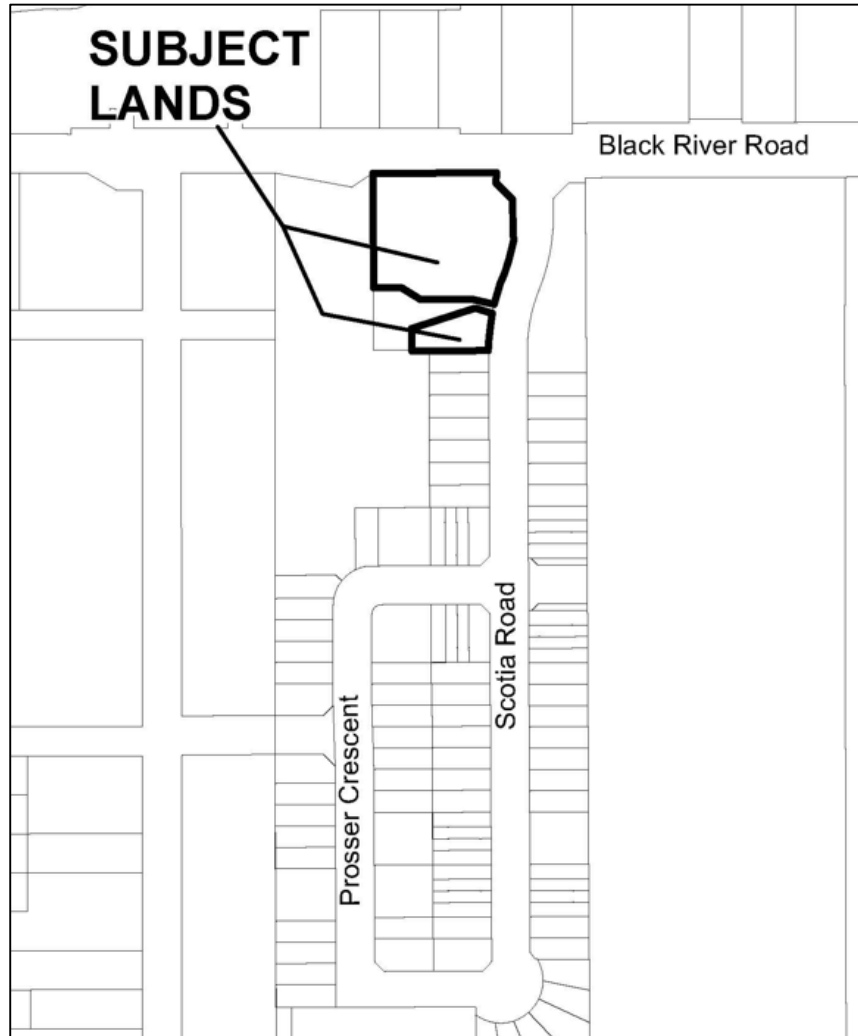
APPLICATION: 01.148 / 19T-18G02

REPORT NO: DS-2019-0118



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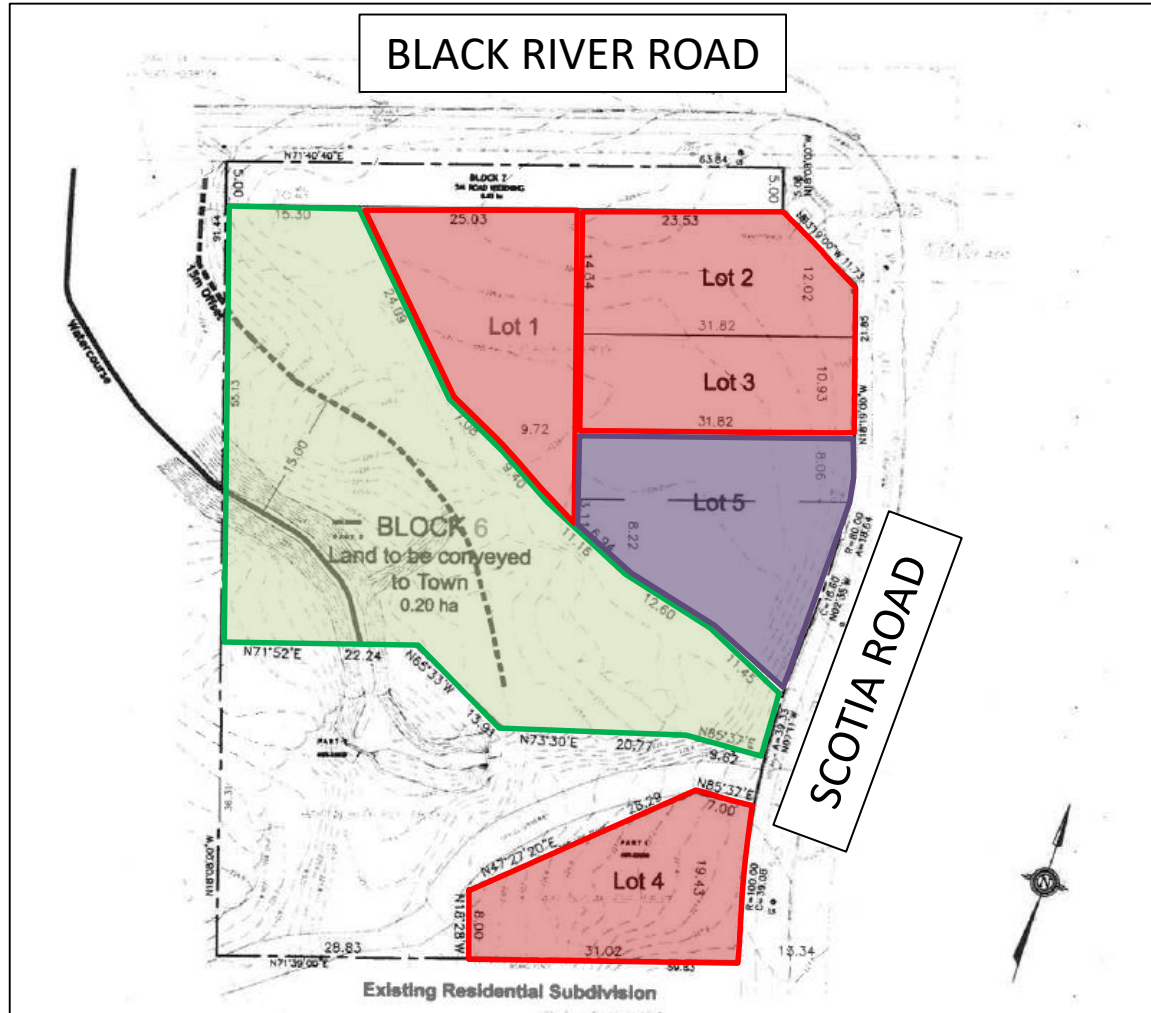
SUBJECT LANDS





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PROPOSAL





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IDENTIFIED ISSUES

1. Outstanding comments
2. Explanation of the process used to reduce the Vegetation Protection Zone
3. Parkland
4. Passive recreational use on lands to be conveyed to the Town
5. 'Major Development' within a Significant Groundwater Recharge Area



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IDENTIFIED ISSUES

6. Applicant obligations prior to conveying lands to the Town
7. Applicant obligations for road widening of Black River Road
8. Location and details of sanitary forcemain and grinder pumps
9. Upgrading of municipal sanitary infrastructure



VEGETATION PROTECTION ZONE

- Buffer areas intended to protect environmental features from developmental impacts
- Variable widths ranging from 0 – 30 metres
- Staff rely on the LSRCA to review and comment



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PARKLAND

Option 1 – 5% Parkland Dedication

Option 2 – Use Town Land for Park

Option 3 – Purchase Lands from Applicant

Option 4 – No Parkland Dedication

(i.e. Cash-in-lieu of Parkland)



PASSIVE RECREATIONAL USE ON TOWN LANDS

- No destination / purpose for the trail
- May encourage activities that may negatively impact the abutting residential lots and degrade the environmental feature (i.e. littering)
- Staff do not support the use of a trail on the lands to be conveyed to the Town



MUNICIPAL SANITARY INFRASTRUCTURE CAPACITY

- Existing sanitary sewers downstream may require upsizing to allow the additional flow
- Need to evaluate the existing sanitary infrastructure in consideration of other proposed developments (e.g. “Greenville / Cedar Ridge”)
- Cost Sharing Agreement between applicant and surrounding developers



DEPT & AGENCY COMMENTS

- All outstanding comments have been received
- No objections



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PUBLIC COMMENTS

- Two public comments received for the first meeting
- No further public comments received



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RECOMMENDATIONS

- Council approve the application
- That prior to formal issuance of Draft Plan Approval, Staff finalize the conditions of Draft Plan Approval for Council's review and approval.
- Following formal issuance of Draft Plan Approval, that Council assign 16.38 person's equivalent of servicing to the subject Draft Plan

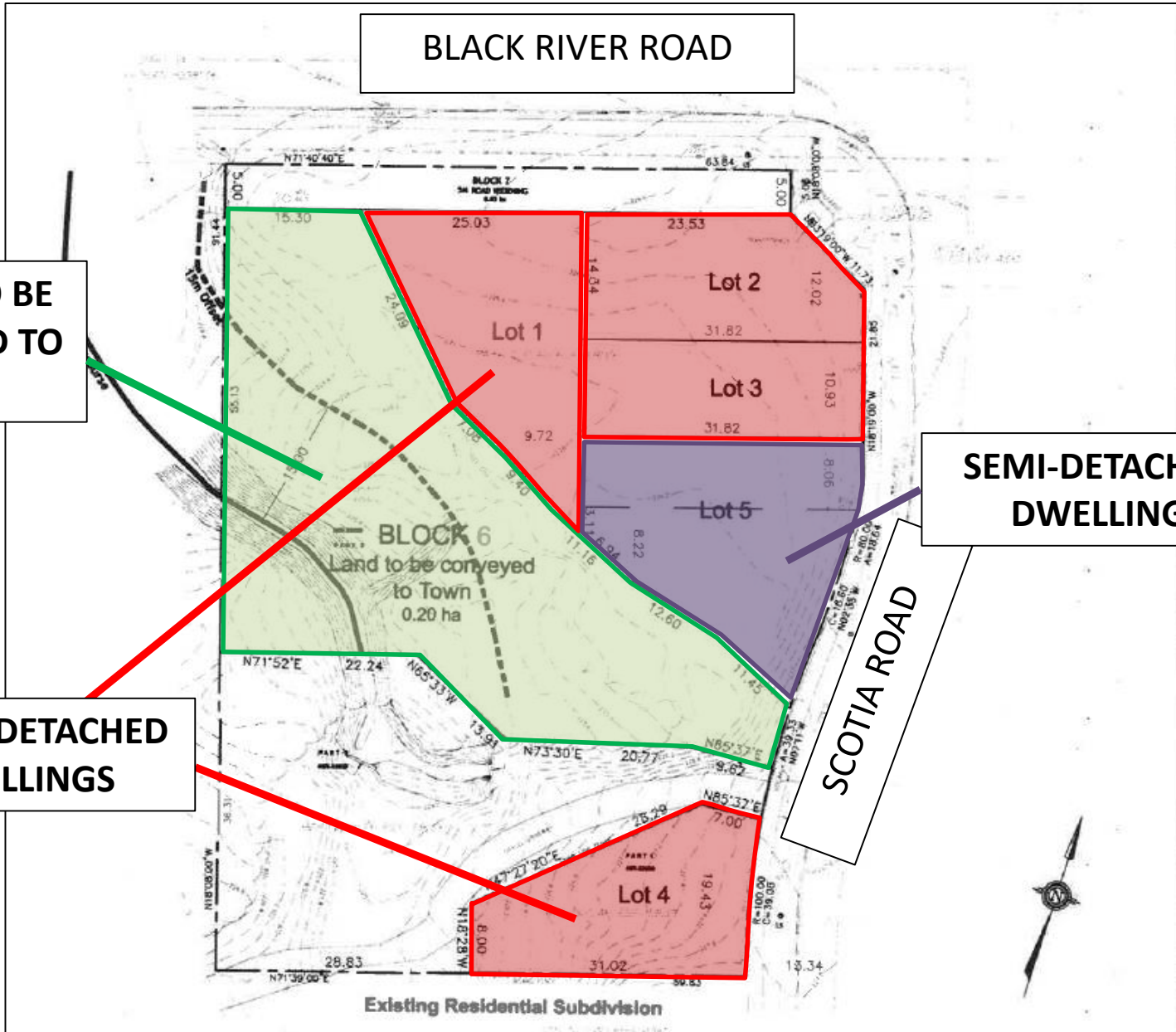
BLACK RIVER ROAD

LANDS TO BE
CONVEYED TO
TOWN

SINGLE DETACHED
DWELLINGS

SEMI-DETACHED
DWELLING

SCOTIA ROAD



Existing Residential Subdivision