



**GEORGINA**

# **APPLICATION FOR DRAFT PLAN OF SUBDIVISION**

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

**Statutory Public Meeting  
March 27, 2019  
Town of Georgina**

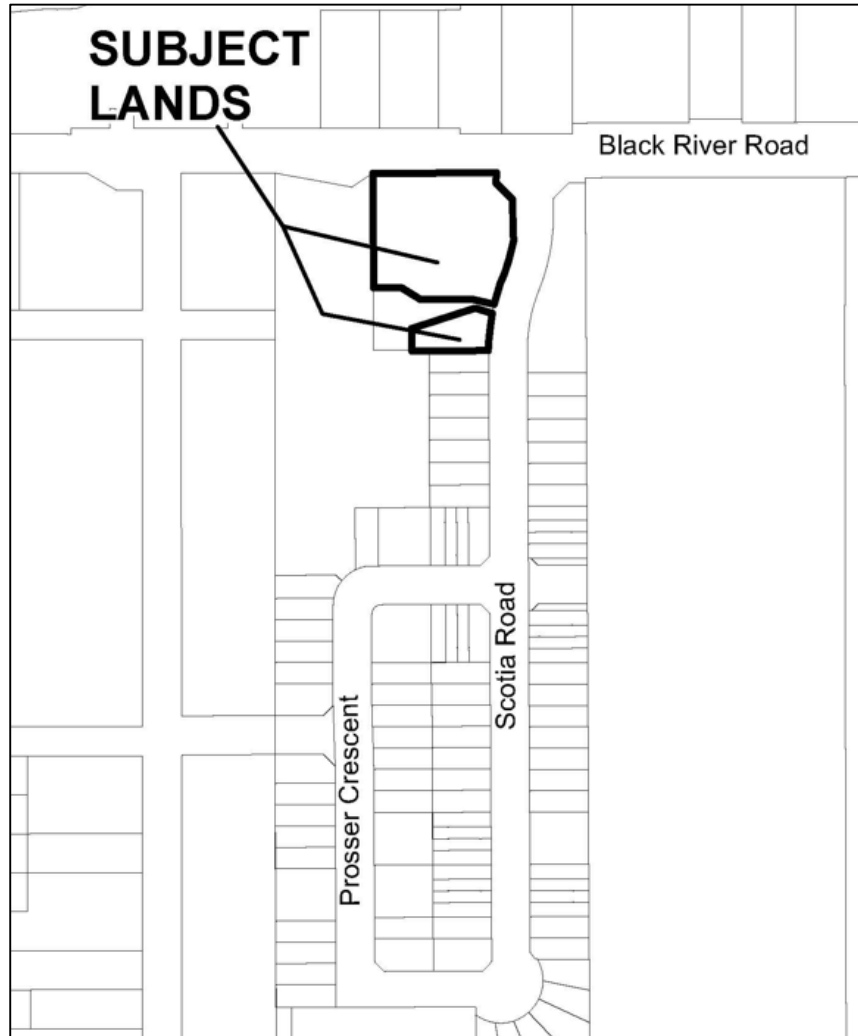
APPLICATION: 01.148 / 19T-18G02

REPORT NO: DS-2019-0041



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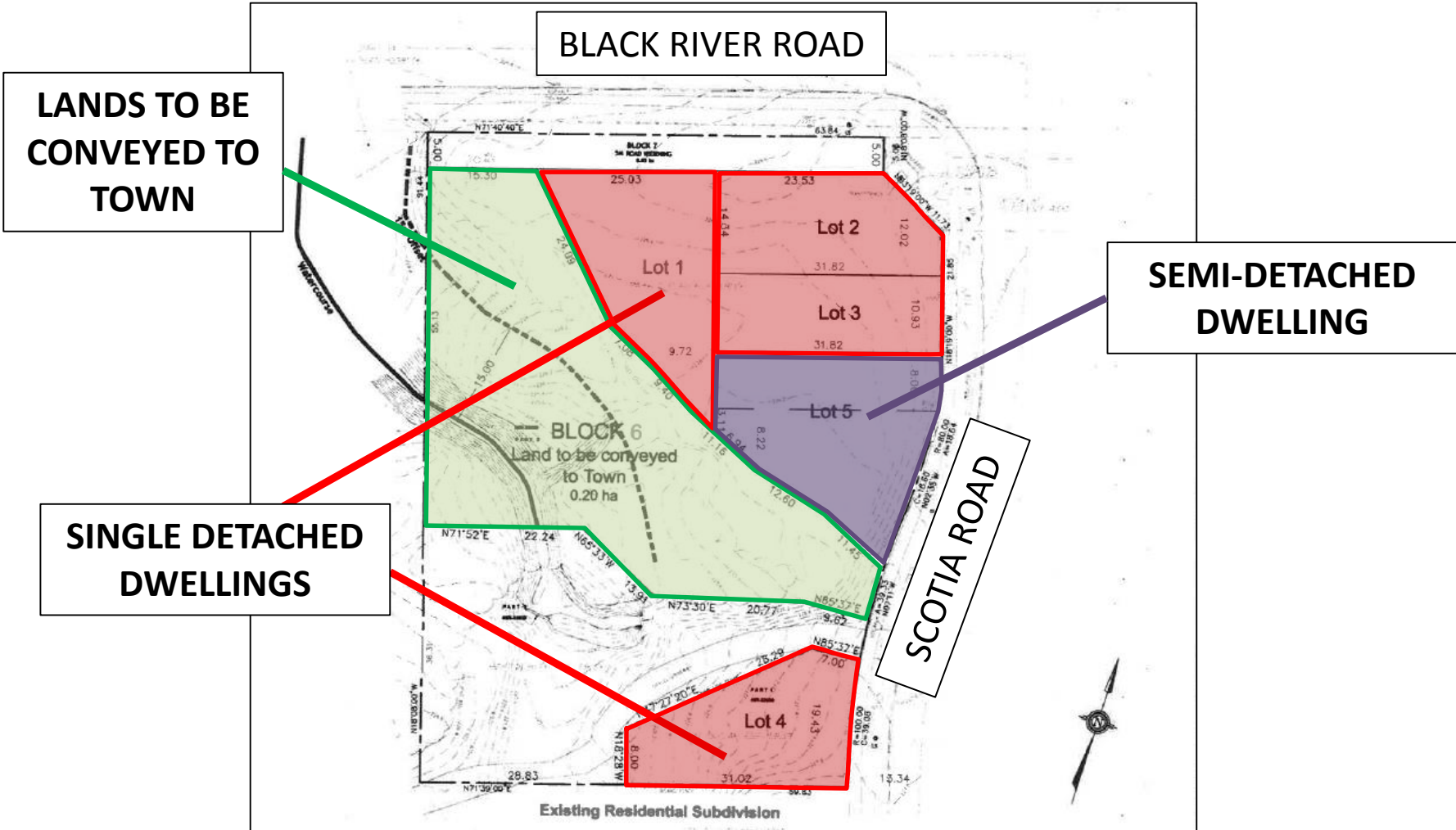
# SUBJECT LANDS





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# PROPOSAL





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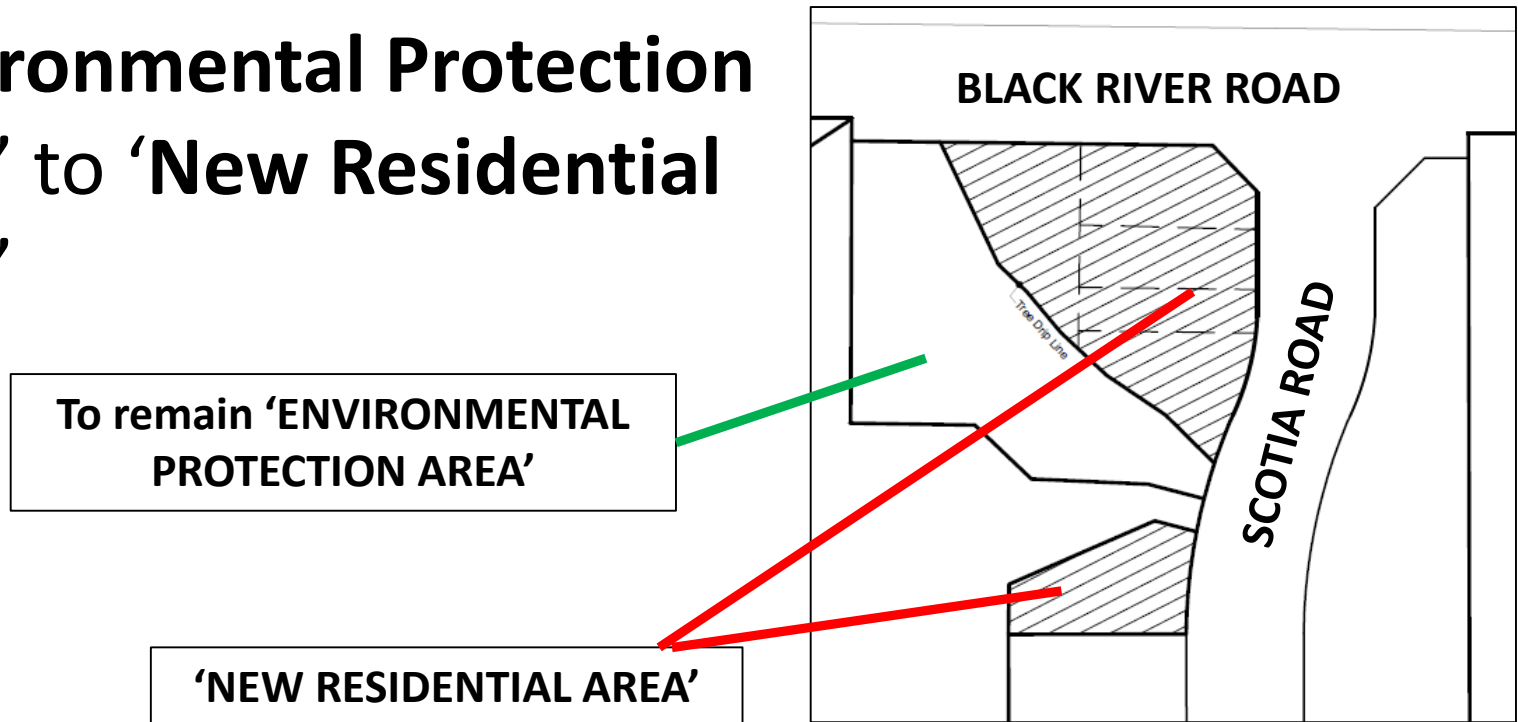
# PREVIOUS APPLICATIONS

- OPA 02.187 & ZBA 03.1094
  - Approved July 19, 2017
  - By-laws withheld



# OPA 02.187

- **'Environmental Protection Area' to 'New Residential Area'**

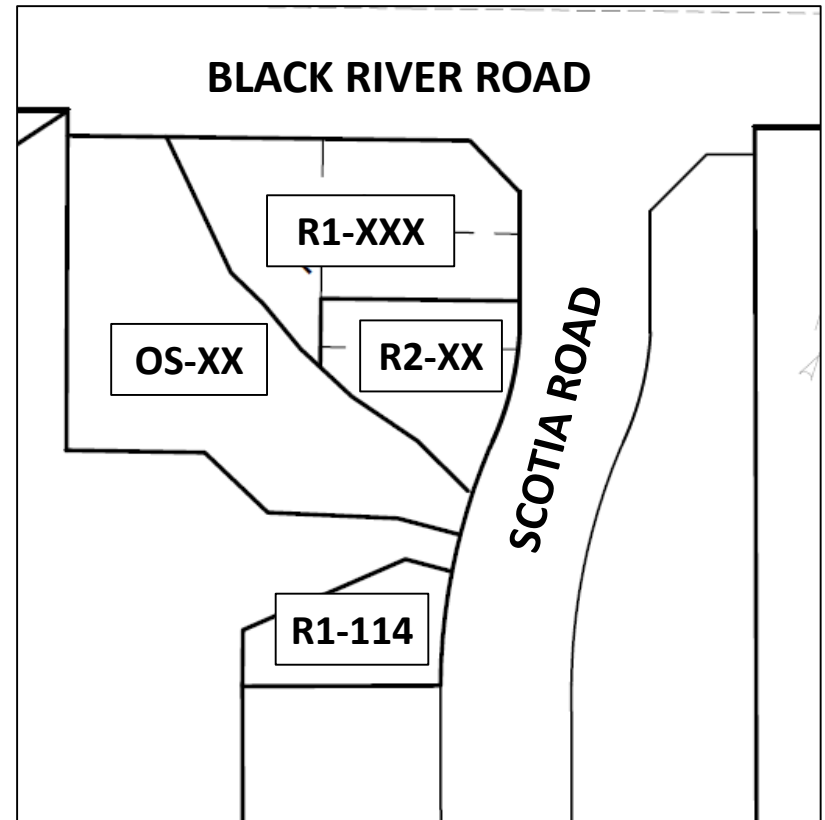




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# ZBA 03.1094

- **‘Rural (RU)’ to ‘Low Density Urban Residential (R1-114, R1-XXX)’ and ‘Low Density Urban Residential (R2-XXX)’ and ‘Open Space (OS-XXX)’**





# ISSUES TO BE ADDRESSED THROUGH DRAFT PLAN OF SUBDIVISION

- Environmental considerations
- Building design
- Transportation and traffic
- Municipal servicing and infrastructure
- Lands to be conveyed to town



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# ENVIRONMENTAL CONSIDERATIONS

- Significant Groundwater Recharge Area
- Compensation of Environmental Features
- Fencing of Environmental Features





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# BUILDING DESIGN

- Urban and Architectural Design Guidelines
- Sustainable Design / Green Buildings



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# TRANSPORTATION AND TRAFFIC

- Road widening
- Active Transportation



# MUNICIPAL SERVICING AND INFRASTRUCTURE

- Servicing Allocation
- Stormwater Management Plan



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# LANDS TO BE CONVEYED TO TOWN

- Remove specific trees on lands prior to conveying land to Town



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## ADDITIONAL ISSUES TO BE ADDRESSED

- Sanitary Forcemain
- Municipal Sanitary Infrastructure Capacity



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# DEPT & AGENCY COMMENTS

- **Development Engineering Division**
  - Existing sanitary sewers downstream at full capacity
  - May need to upgrade the sanitary sewers
- **Operations and Infrastructure Department**
  - Does not support the proposed forcemain servicing concept
- **York Region**
  - Location of grinder pumps and holding tank to be finalized prior to providing formal comments and conditions
- **Canada Post**
  - Confirmed that the permanent mailbox location to service this area will not impact the proposed lot configuration



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# PUBLIC COMMENTS

- No public response at time of writing report
- Following the completion of the report, Staff received two public comments requesting the Town to include a park



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# RECOMMENDATIONS

- Staff report further to Council following the receipt and assessment of all Town Department and external agency comments.



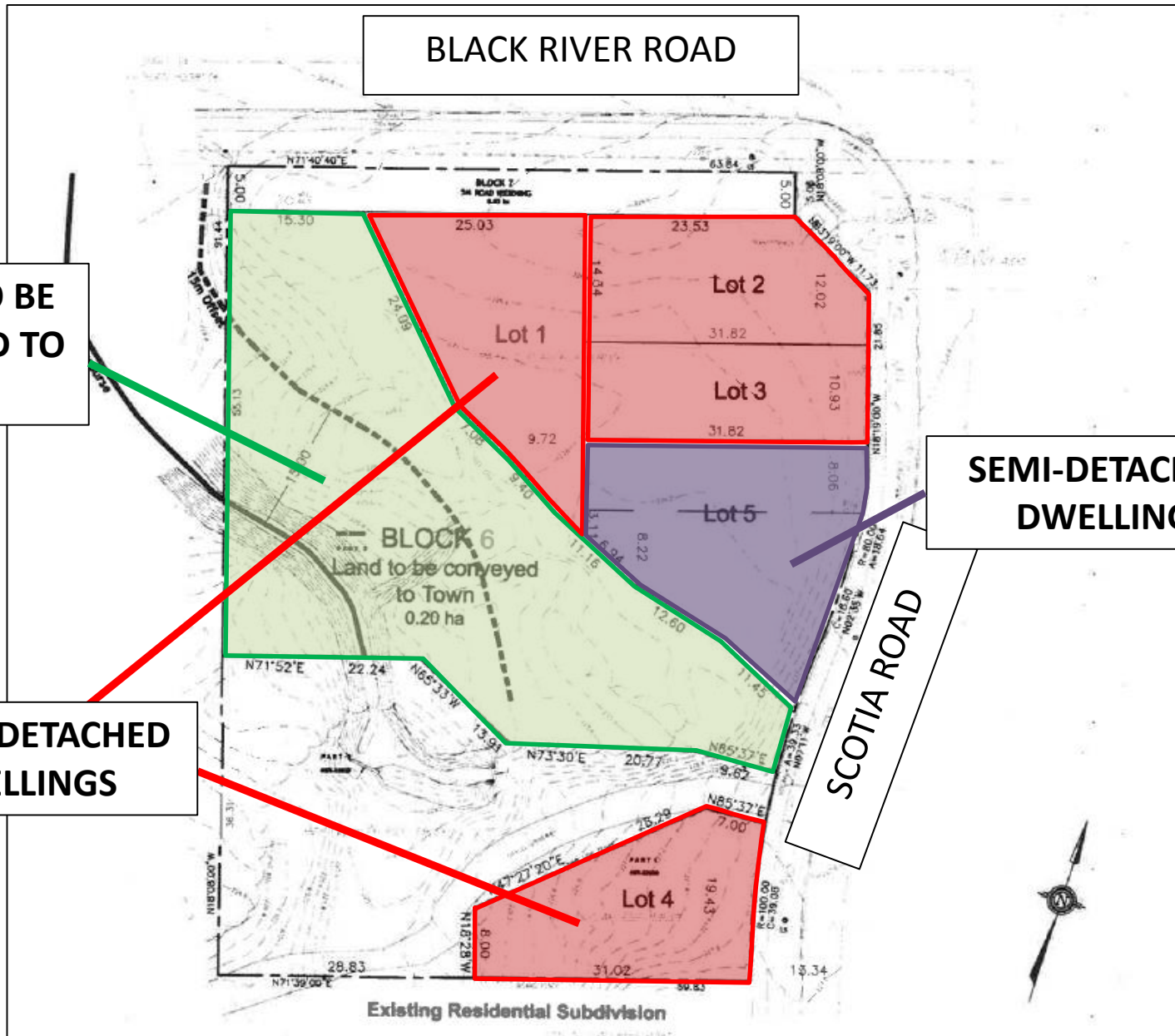
BLACK RIVER ROAD

LANDS TO BE  
CONVEYED TO  
TOWN

SINGLE DETACHED  
DWELLINGS

SEMI-DETACHED  
DWELLING

SCOTIA ROAD



Existing Residential Subdivision