

**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF COMPLETE APPLICATION UNDER THE *PLANNING ACT***

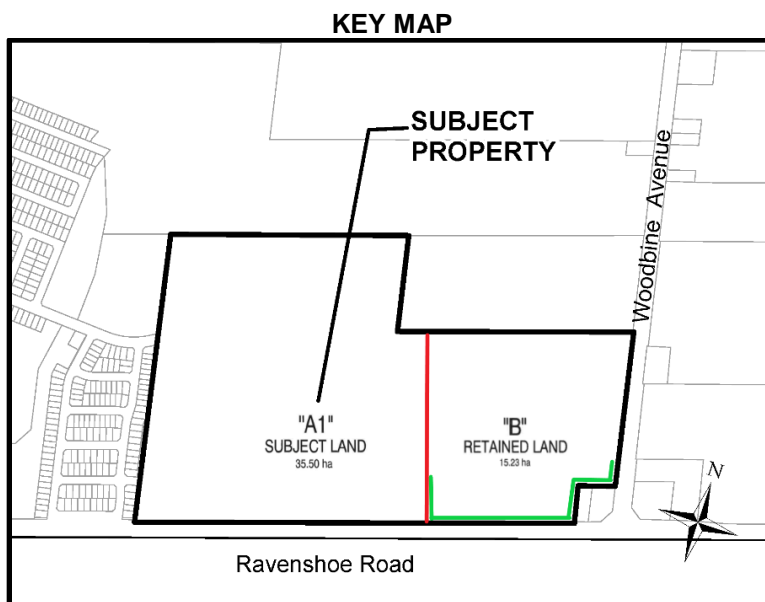
The Town of Georgina has received the following application pursuant to the *Planning Act*. Town Council will be considering this application at a future public meeting, the date and time of which will be published in the Georgina Advocate and on the Town of Georgina website.

ADDRESS: N/S Ravenshoe Road
LEGAL DESCRIPTION: Part Lot 1 and Part of the South Half of Lot 2, Concession 3 (NG)
WARD COUNCILLOR: Ward 1 (Councillor Mike Waddington)

Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning By-law Amendment applications have been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Carryspring Holdings Inc. to implement a residential development consisting of 339 single detached dwellings and 69 townhouse dwellings on Subject Land 'A1'.

The subject property is currently subject to Consent application B1-21, being an application to create Subject Land 'A1' and to retain Retained Land 'B'. The subject property is also subject to Consent application B2-21, being an application to create a permanent stormwater management easement along the south edge of Retained Land 'B', as shown in green in the below key map.

Town Files: 01.157 and 03.1161. Direct Inquiries to Connor McBride, Planner II, at ext. 2275 or cmcbride@georgina.ca. Please reference the File Numbers in all communications.



ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal is available upon request. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file as noted-above.

If you wish to be notified of the decision of Town Council for the submitted application, you must make a written request to the Town of Georgina.

PROVIDING COMMENT:

Any person may make written or verbal representation either in support of or in opposition to the application. Written comments should be mailed/emailed to the Planner noted above. Please ensure you include your name and address for record keeping purposes and so that you may be contacted if necessary.

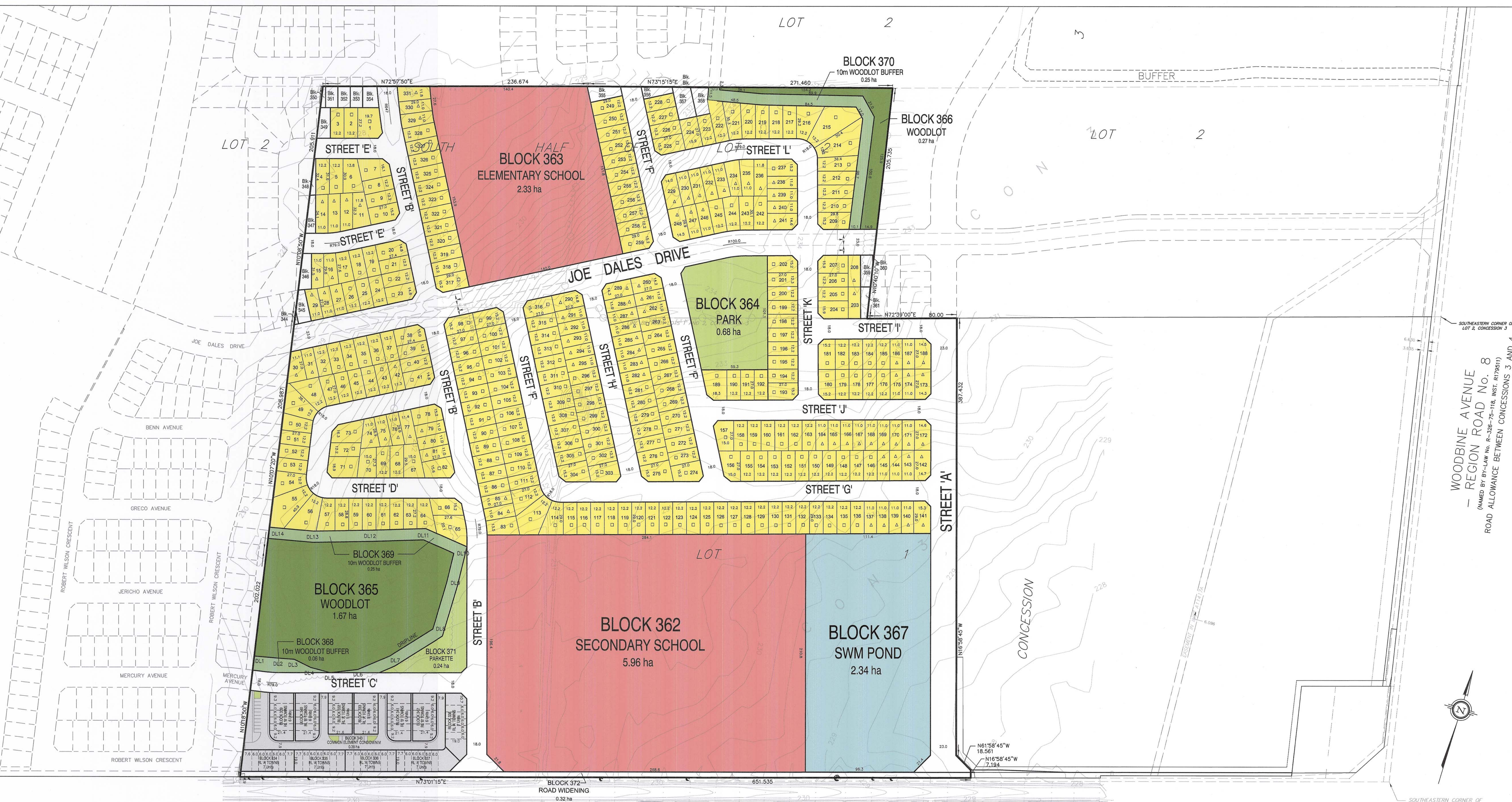
If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Georgina in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of Town of Georgina to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Georgina in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

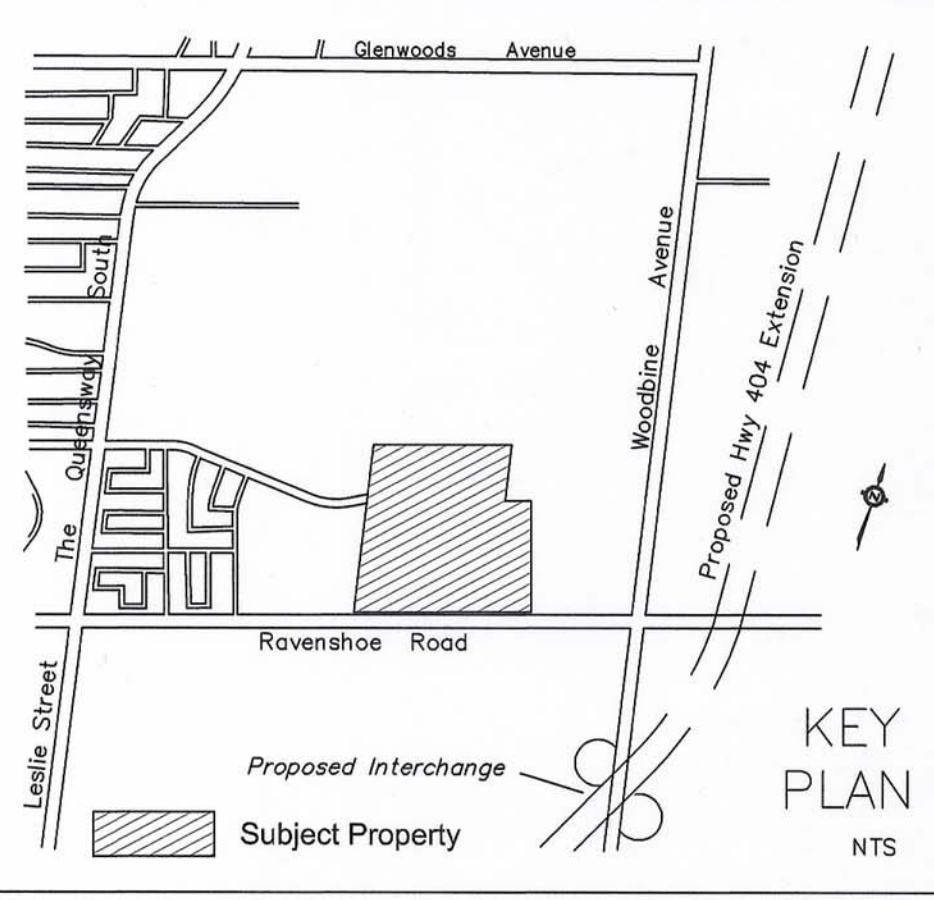
NOTICE OF COLLECTION OF PERSONAL INFORMATION:

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the applications and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to rdillabough@georgina.ca.

DATED AT THE TOWN OF GEORGINA THIS 16th DAY OF NOVEMBER, 2021



RAVENSHOE ROAD – REGION ROAD No. 32
ROAD ALLOWANCE BETWEEN THE GEOGRAPHIC TOWNSHIPS OF EAST GWILLIMBURY AND NORTH GWILLIMBURY



LAND USE SCHEDULE

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL	1-331		
▲ SINGLE FAMILY 11.0m (min.)		83	11.81
□ SINGLE FAMILY 12.2m (min.)		248	
REAR LANE 'A' TOWNHOUSES (6.0m x 15.55m)	332-338	45	0.62
REAR LANE 'B' TOWNHOUSES (6.0m x 14.25m)	339-342	24	0.36
COMMON ELEMENT CONDOMINIUM	343	0.38	
PART LOT RESIDENTIAL	344-361	(8)	0.42
SECONDARY SCHOOL	362	5.96	
ELEMENTARY SCHOOL	363	2.33	
WOODLOTS	364	0.68	
PARK	365-366	1.94	
SWM POND	367	2.34	
10m WOODLOT BUFFERS	368-370	0.64	
PARKETTE	371	0.24	
ROAD WIDENING	372	0.32	
FUTURE ROAD	373	0.01	
ROADS 23.0m R.O.W. – 930m		7.44	
ROADS 18.0m R.O.W. – 2,768m			
TOTAL		408	35.49

BENEFICIAL OWNER'S AUTHORIZATION

I, Nicholas Fidei, on behalf of Carryspring Holdings Ltd., hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Nicholas Fidei
Nicholas Fidei
Carryspring Holdings Ltd.
Date: Sept. 22, 2021

SURVEYOR'S CERTIFICATE

I, Gary, B. Vanderveen, O.L.S. hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

G. B. Vanderveen
Gary, B. Vanderveen, O.L.S.
Holdings Jones Vanderveen Inc.
Date: Sept. 22, 2021

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

- a. shown on draft plan
- b. shown on draft plan
- c. shown on draft plan
- d. refer to land use schedule herein
- e. shown on draft plan
- f. shown on draft plan
- g. shown on draft plan
- h. water supply available
- i. Sandy Loam/clay
- j. shown on draft plan
- k. water, sanitary sewer, storm sewer & electrical
- l. none

DRAFT PLAN OF SUBDIVISION
CARRYSRING HOLDINGS LTD.

PART LOTS 1 & 2, CONCESSION 3 (N.G.)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

No.	Revisions	Date
1.		APR 08/21
2.		MAY 16/21
3.		JUL 23/21

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.
Drawn by: VT Date: DECEMBER 27, 2011 Drawing Number: 1265-00
Checked by: M.R.E.S. Scale: 1 : 1500
Approved by: M.R.E.S.