

# THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF PUBLIC MEETING

**YOU ARE INVITED** to attend a Public Meeting on:

**Wednesday, November 10, 2021 at approximately 7:00 p.m. via Zoom Video Conferencing at:**  
<https://www.georgina.ca/municipal-government/council-meetings/livearchived-meeting-broadcasts>

*Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.*

**ADDRESS:** 389 Curley Street  
**LEGAL DESCRIPTION:** Lot 17 and Part Lot 18, Town Plot of Keswick  
**WARD (COUNCILLOR):** Ward 3 (Councillor Dave Neeson)  
**TOWN FILE NUMBER:** 02.200

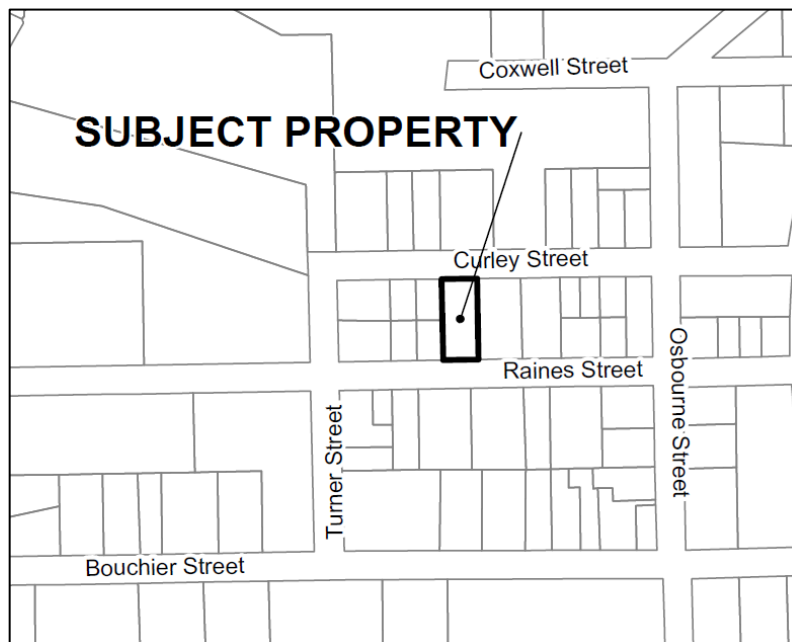
An Official Plan Amendment application has been submitted by MLS Planning Consulting on behalf of Margaret Gallina to facilitate a Consent application (for severance) to divide the subject property into two (2) residential building lots.

The property is designated 'Serviced Lakeshore Residential Area' in the Official Plan. An Official Plan Amendment application is required as the proposed severance does not conform to Section 11.4.2.8(e) of the Official Plan, which provides the minimum lot frontage and area requirements in the 'Serviced Lakeshore Residential Area' designation.

The associated Consent application has not been submitted at this time and will be submitted to the Town pending approval of this Official Plan Amendment application.

A key map showing the location of the subject property is provided below and the proposed site plan is attached.

## KEY MAP



## **ADDITIONAL INFORMATION:**

Additional material relating to the proposal, including the proposed Official Plan Amendment, is available for viewing upon request from the Planner, **Ingrid Fung, Planner II, at ext. 2244 or [ifung@georgina.ca](mailto:ifung@georgina.ca)**. Please reference the Town File Number in all communications. For more information about this matter, including information about preserving your appeal rights, please contact the above-noted Planner.

The staff report to be considered by Council will be available on Thursday, November 4, 2021 upon request from the above-noted Planner or online within the full Council Agenda at <https://www.georgina.ca/municipal-government/council-meetings/agendas-and-minutes>.

If you wish to be notified of the decision of Town Council on the proposed Official Plan Amendment, you must make a written request to the Planner noted above.

## **PROVIDING COMMENT:**

Due to COVID-19, the Town is currently holding virtual Council meetings on the ZOOM platform. For those who wish to make verbal representation at the virtual Council meeting, a *Request to Speak Form* must be completed and submitted to the Office of the Town Clerk at [clerks@georgina.ca](mailto:clerks@georgina.ca) no later than noon on the last business day prior to a scheduled meeting to pre-register. *Request to Speak Forms* can be found at [www.georgina.ca/municipal-government/council-meetings](http://www.georgina.ca/municipal-government/council-meetings). When you are confirmed as a registered speaker, you will be provided with codes and instructions to participate in the electronic Council meeting.

**DATED AT THE TOWN OF GEORGINA THIS 20<sup>th</sup> DAY OF OCTOBER, 2021**

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1

- i) Any person may attend the meeting and/or 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 so that you may be contacted if necessary.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.
- iii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Georgina before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 application 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 905-476-4301, ext. 2223, or by email to [rdillabough@georgina.ca](mailto:rdillabough@georgina.ca).

**DATED AT THE TOWN OF GEORGINA THIS 20th DAY OF OCTOBER, 2021**

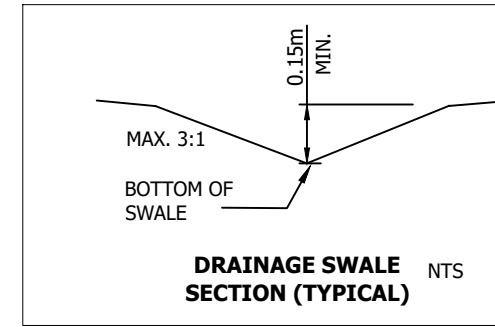
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**GENERAL NOTES:**

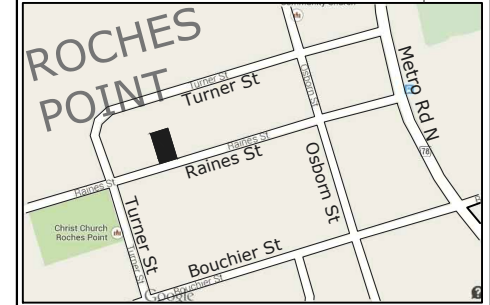
1. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
4. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
5. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED TOWARDS THE ROAD DITCH;
6. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED (IF REQUESTED) TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.
7. EXISTING DRAINAGE PATHS OF ADJOINING LANDS SHALL NOT BE ALTERED;
8. ALL EXCESS FILL MATERIALS SHALL BE REMOVED FROM THE SITE;
9. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE APPROVED PERMIT AND GRADING PLANS.

LOT AREA: 697 sq.m  
 HOUSE FOOTPRINT: 241.5 sq.m  
 LOT COVERAGE: 34.6 %



REFERENCE: TOPOGRAPHICAL SURVEY BY E.R. GARDEN - NOV. 29, 2011 FILE NO. 11-5669

**KEY MAP** NTS



**LEGEND**

- x 231.08 EXISTING ELEVATIONS
- x (230.77) SWALE ELEVATIONS
- 231.35 PROPOSED ELEVATIONS
- ⬇️ ROOF DOWNSPOUTS
- ➔ SWALE DIRECTIONS
- ↶ SURFACE DRAINAGE DIRECTIONS
- HP HYDRO POLE
- 🌳 EXISTING TREE



**BARNES RESIDENCE**  
 LOT 17 PLAN 49  
 #389 CURLEY STREET  
 TOWN OF GEORGINA

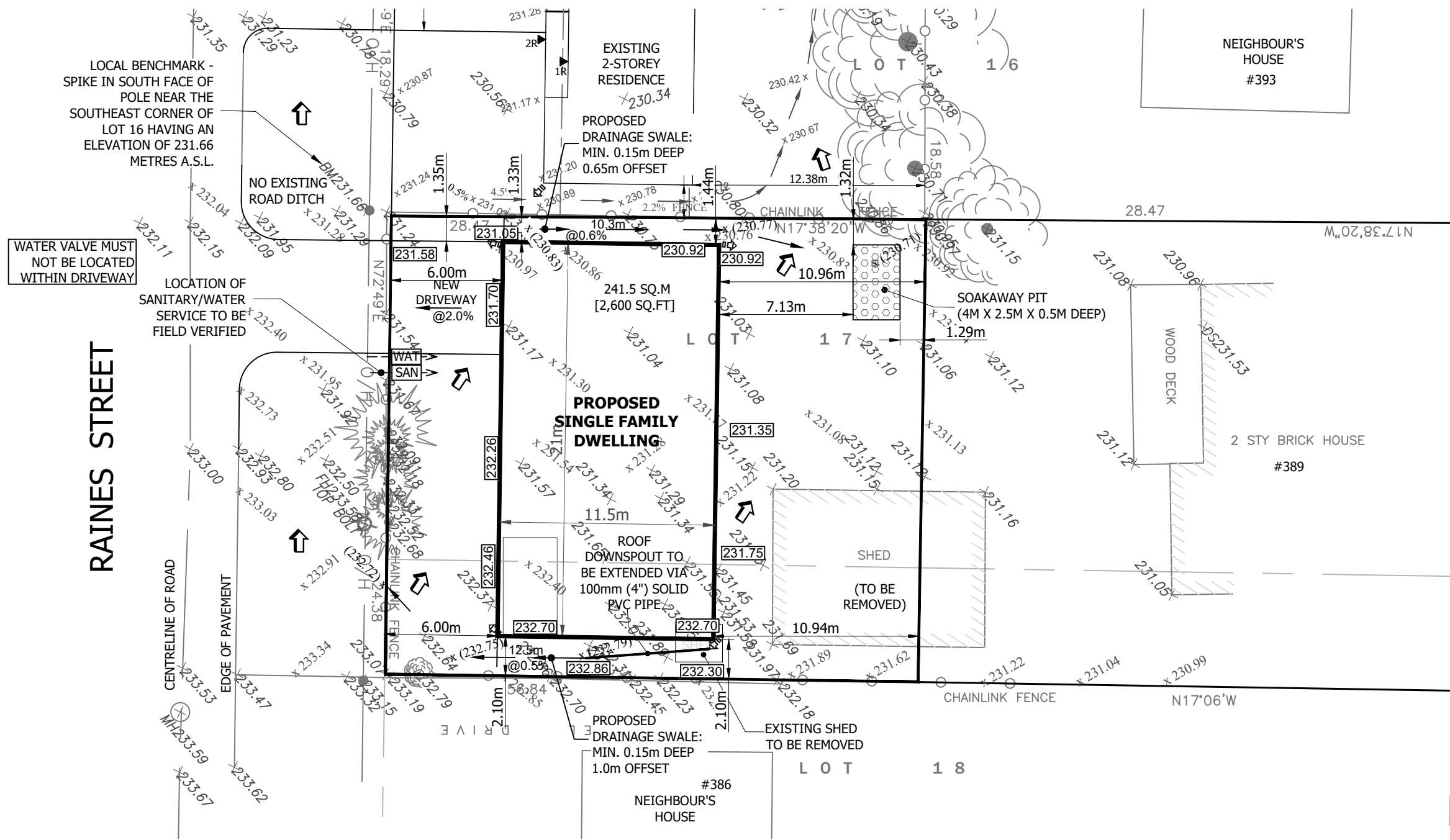
**SITE & GRADING PLAN**

**BJH Engineering Ltd.**  
 #25944 WOODBINE AVENUE,  
 KESWICK, ONT L4P 3E9  
 phone: 1.888.530.0699  
 email: bjhongconsulting@gmail.com  
 www.bjhconsulting.ca

PROJECT NO.: **20-1212**

DRAWING NO.: **GP-1**

Date: MAY 2021  
 Scale: 1 : 250  
 Designed By: BH  
 Drawn By: BH



RAINES STREET

CURLEY STREET