

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

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, July 21, 2021 at 7:00 p.m.

The Meeting will be held in an electronic format through the Town website and can viewed at:
<https://www.georgina.ca/municipal-government/council-meetings/livearchived-meeting-broadcasts>

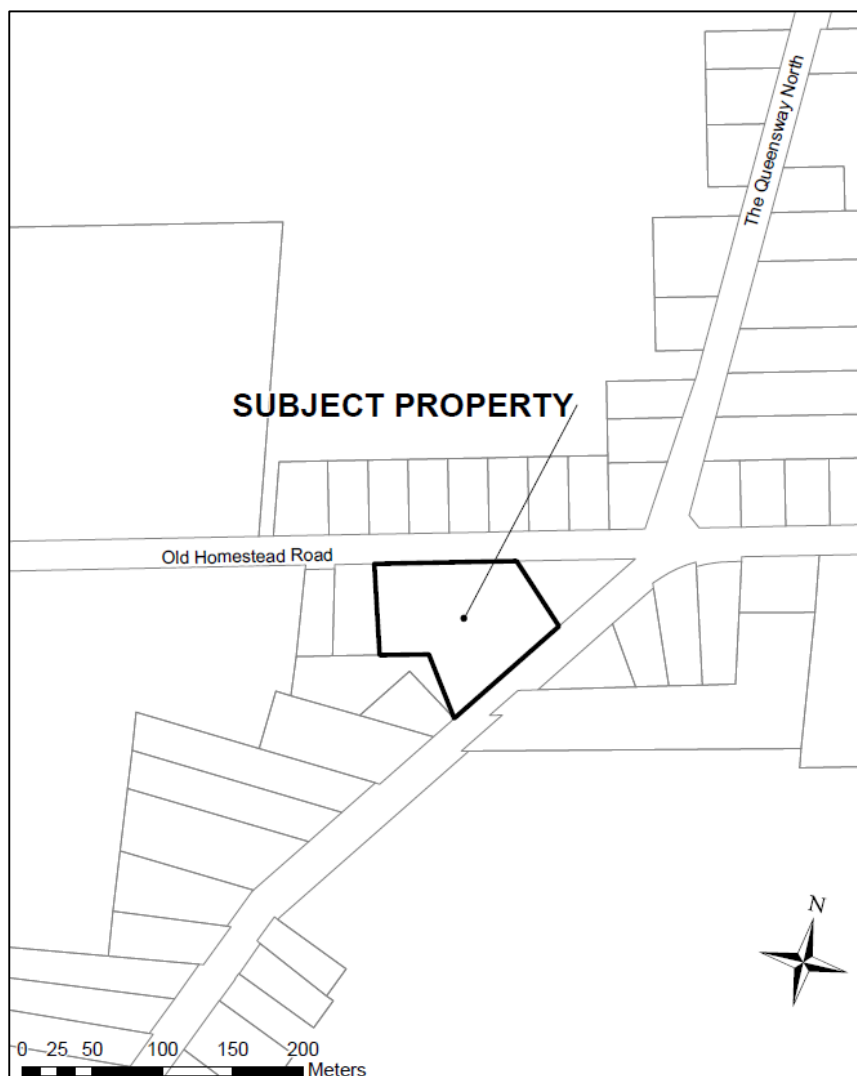
Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

ADDRESS: 169 Old Homestead Road, Keswick
LEGAL DESCRIPTION: Part Lot 15, Concession 3 (NG)
WARD (COUNCILLOR): Ward 3 (Dave Neeson)

An application for a Zoning By-law Amendment has been submitted by Larkin+ Land Use Planners Inc. on behalf of **1430964 Ontario Ltd.** to rezone the above-noted property from a Residential (R) zone to a Low Density Urban Residential (R1) Zone to permit four (4) single detached dwelling units (including one (1) existing single detached dwelling unit) and a Low Density Urban Residential (R2) Zone to permit eight (8) semi-detached dwelling units. The single detached dwelling units are proposed to front Old Homestead Road and the semi-detached dwelling units are proposed to front The Queensway North. Land division of the subject property is proposed via a Subdivision application, which will be submitted at a later date. A key map showing the location of the property is provided below and the proposed site plan is attached.

Town File: 03.1156 (ZBA) Direct Inquiries to Shayne Connors, Planner II, at ext. 2442 or sconnors@georgina.ca. Please reference the file number in all communications.

KEY MAP



ADDITIONAL INFORMATION:

Additional material relating to the proposal, including the proposed amending zoning by-law, are available for viewing upon request from the above-noted Planner. For more information about this matter, including information about preserving your appeal rights, please contact the above-noted Planner.

DATED AT THE TOWN OF GEORGINA THIS 9th DAY OF JUNE, 2021

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

The staff report to be considered by Council will be available on Thursday, July 15, 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 of the Town of Georgina on the proposed Zoning By-law Amendment, you must make a written request to the Planner noted above.

PROVIDING COMMENT:

- i) Due to COVID-19, the Town is currently holding virtual Council meetings. The session starts at 7:00 p.m. The Town is using the ZOOM platform for the meetings, in addition to the usual broadcast through the Town's live internet streaming tool. Residents can participate by providing email comments to the Office of the Town Clerk at clerks@georgina.ca no later than noon the day before a scheduled meeting. Public comments regarding an item on the agenda will be addressed during the meeting and the email received will be entered into the public record of the meeting. 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 no later by 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. When you are confirmed as a registered speaker, you will be provided with codes and instructions to participate in the electronic Council meeting.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Local Planning Appeal 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 official plan amendment is adopted and/or the amending by-law is passed, 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 official plan amendment is adopted and/or the amending by-law is passed, 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.
- iv) If a person or public body does not make oral submissions at the public meeting 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 of the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Georgina to the Local Planning Appeal Authority.
- v) If a person or public body does not make oral submissions at the public meeting 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 of 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:

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.

DATED AT THE TOWN OF GEORGINA THIS 9th DAY OF JUNE, 2021

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



CONCEPTUAL SITE PLAN
 169 OLD HOMESTEAD ROAD
 KESWICK

INGOGLIA 2020-07-22



Key Plan NTS

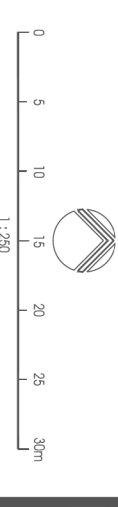
SITE AREA	0.86 Ha	[2.12 Ac]
SUBJECT LAND *		
PROPOSED UNITS		
SINGLES	4 Units	
SEMI-DETACHED	8 Units	
TOTAL UNITS	12 Units	

SETBACKS (SINGLES)	
Front Yard S/B	6.0 m
Rear Yard S/B	8.0 m
Interior Side Yard S/B	2.2 m
SETBACKS (SEMI-DETACHED)	
Front Yard S/B	6.0 m
Rear Yard S/B	7.5 m
Interior Side Yard S/B	1.7 m

Water + Sanitary from South (The Queensway N)

No.	PLAN	REVISION	BY	DATE
01	01	Adjustments of lots on the Queensway N		2020.07.21
02	02	Modification of lots on Old Homestead Road		2020.06.18
01	02	Modification of lots on Old Homestead Road		2020.06.07
01	02	Modification of lots on the Queensway N		2019.12.03

Revisions



Prepared for:
 169 Old Homestead Road, Keswick
 1430964 Ontario Ltd.

notes:
 *PROPERTY LIMITS ARE TO BE CONSIDERED APPROXIMATE
 PENDING FURTHER REVIEW AND STAKING ON SITE.
 Graphic Base Source:
 Municipality of York's Open Data Licence.

LARKIN+
 land use planners inc.

849 Gosham Street
 Newmarket, ON
 Canada L3Y 1L7
 905-883-0554 / 888-854-0044
 www.larkinssolutions.com

2020.07.22
 DATE
 INGO
 PROJECT
 SCALE
 1:250
 CONCEPT
CP3