

**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, May 11, 2022 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>

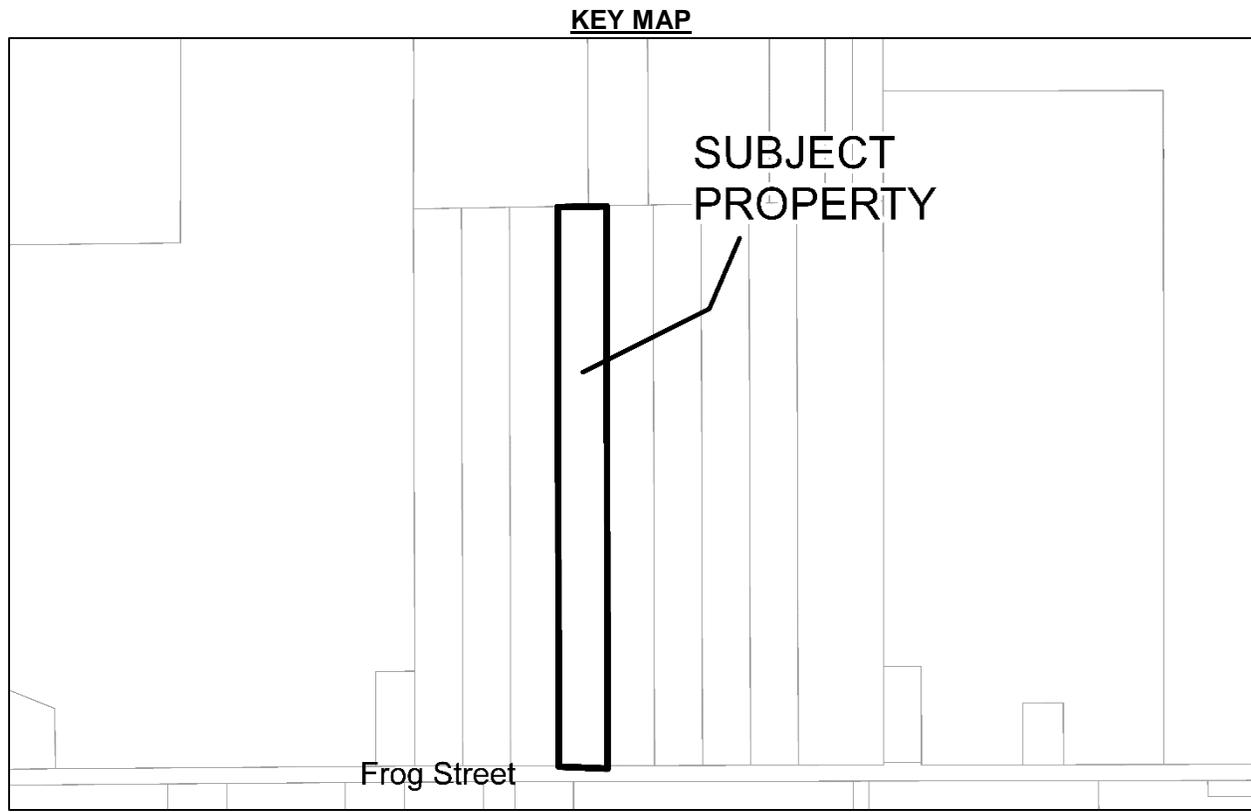
Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

The Town of Georgina has received the following application pursuant to the *Planning Act*.

<u>ADDRESS:</u>	N/S Frog Street
<u>LEGAL DESCRIPTION:</u>	Part Lot 4, Concession 3 (NG)
<u>WARD (COUNCILLOR):</u>	Ward 4 (Councillor Frank Sebo)

A Zoning By-law Amendment application has been submitted by Innovative Planning Solutions Inc. (c/o Greg Barker) on behalf of Alair Homes Georgina (c/o Ryan Lockman) to rezone the subject property from 'Rural' (RU) to 'site-specific Rural' (RU-XX) and 'site-specific Open Space' (OS-XX). The purpose of the application is to facilitate the construction of a single family dwelling.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File: 03.1164; Direct inquiries to Connor McBride, Senior Development Planner, at ext. 2275 or cmcbride@georgina.ca.** Please reference the File Number 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.

The staff report to be considered by Council will be available on Thursday, May 5, 2022 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>.

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.

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 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.

- 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 emailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary and include your acknowledgement regarding the collection of personal information as noted below.

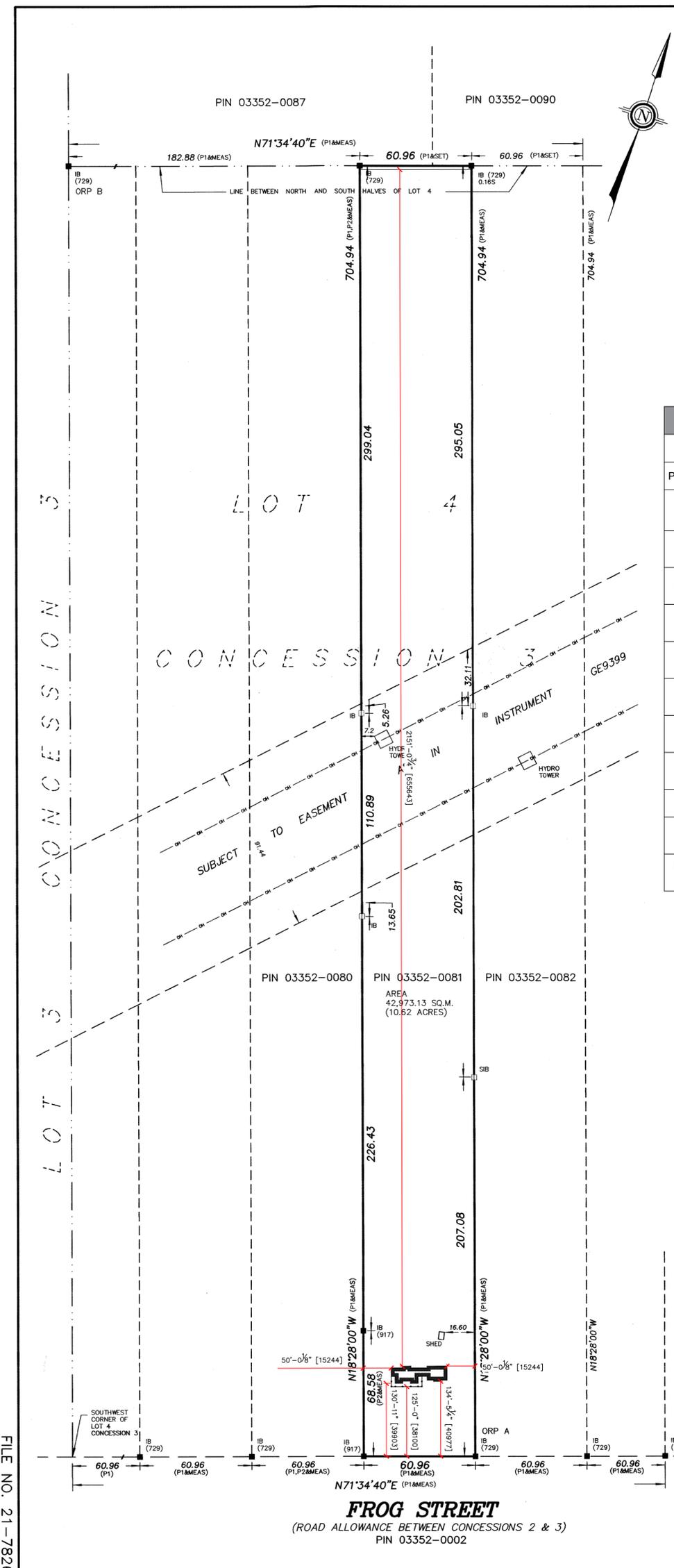
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the by-law is passed, 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 by-law is passed, 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 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 20th DAY OF APRIL, 2022

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



SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
**PART OF LOT 4
 CONCESSION 3**
 GEOGRAPHIC TOWNSHIP OF GEORGINA
 BEING IN THE
TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 1500
 E.R.GARDEN LTD.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 - REPORT SUMMARY
 SUBJECT TO EASEMENT AS IN INSTRUMENT GE9399
 NO BUILDING ENCROACHMENTS
 FENCING IS AS SHOWN ON PLAN
 THIS REPORT WAS PREPARED FOR
 THE EXCLUSIVE USE OF
 RYAN LOCKMAN

RURAL (RU) ZONE		
Provisions	Required	Provided
Permitted Residential Uses	Single Family Dwelling	Single Family Dwelling
Min. Lot Area	10.0ha (if single detached dwelling exists on lot)	4.29ha
Min. Lot Frontage	180.0m (RU Zone)	60.96m
Min. Front Yard Setback	30.0m (lots 4.0ha or greater)	39.90m
Min. Exterior Side Yard Setback	30.0m (lots 4.0ha or greater)	N.A.
Min. Rear Yard Setback	12.0m (RU & ER zones)	> 12.0m
Min. Interior Side Yard Setback	9.0m (RU & ER Zones)	15.24m
Min. Floor Area	112.0m ² (RU Zone / Lots >4,000.0m ²)	> 112.0m ²
Max. Lot Coverage	10% (Lots >4,000.0m ²)	5% (224.41m ²)
Max. Height	11.0m	< 11.0m
Number of Single Family Dwellings / Lot	1 dwelling	1 dwelling
Required Parking: Single Family Dwelling	3 spaces / unit	3 spaces

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES STANDARD IRON BAR
 SSIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 (729) DENOTES D.H. BLACK, O.L.S.
 (917) DENOTES R.A. GARDEN, O.L.S.
 (OU) DENOTES ORIGIN UNKNOWN
 PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 P1 DENOTES PLAN BY D.H. BLACK DATED NOVEMBER 4, 1967
 P2 DENOTES PLAN BY R.A. GARDEN DATED JULY 10, 1994
 -OH- DENOTES OVERHEAD WIRE

FOR BEARING COMPARISONS, P1 HAS BEEN ROTATED 2°25'20" COUNTER CLOCKWISE

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0).
 COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4901440.214	634350.304
ORP B	4902031.637	633895.857

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING REFERENCE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999786.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 26TH DAY OF AUGUST, 2021.

DATE: AUGUST 31 2021
 E.R. GARDEN
 ONTARIO LAND SURVEYOR

E.R.GARDEN LIMITED
 ONTARIO LAND SURVEYOR
 1260 JOURNEY'S END CIRCLE, UNIT 1
 NEWMARKET ONTARIO L3Y 8Z7
 PHONE 905-895-5600 FAX 905-895-7127
 TOLL FREE 1-877-895-5600 WWW.ERGARDENLIMITED.CA

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2167819

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3)

DRAWN BY: R.D.
 FILE NO.
21-7826

FILE NO. 21-7826