

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

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

**Wednesday, September 21, 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.*

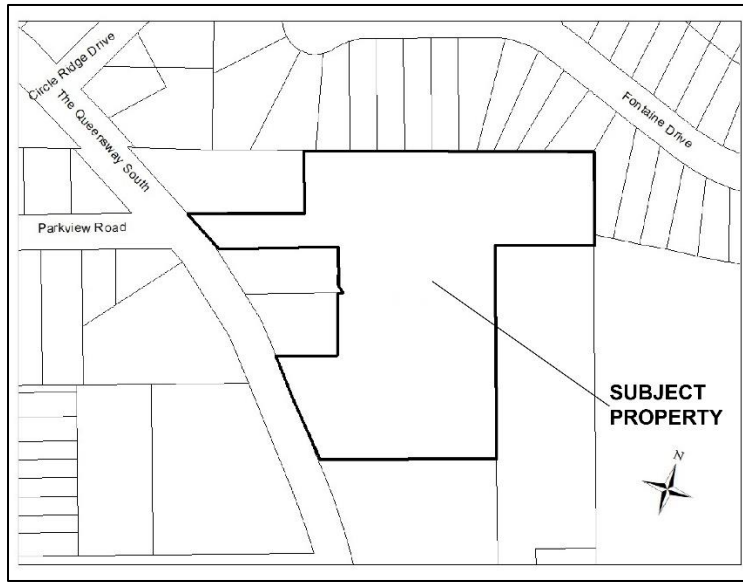
The Town of Georgina has received the following application pursuant to the *Planning Act*.

<b><u>ADDRESS:</u></b>	E/S Mel's Lane, Keswick
<b><u>LEGAL DESCRIPTION:</u></b>	Reg. Plan 78, Part Lot 2; Plan 65R5947, Parts 2 and 5, Plan 65R12519, Parts 1 and 2; Part Lot 12, Concession 3 (NG)
<b><u>WARD (COUNCILLOR):</u></b>	Ward 2 (Dan Fellini)

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 **Mel's Lane Developments Inc.** for the described lands. The purpose of the application is to implement the development of a 78-unit residential subdivision consisting of 20 semi-detached dwellings and 58 townhouse dwellings.

A key map showing the location of the described lands is provided below and the proposed site plan is attached. **Town Files: 01.158, 01.159, and 03.1166; Direct Inquiries to Angela Sciberras, Town Planning Consultant (Macaulay Shiomi Howson Ltd.), 905-503-3440 ext. 221 or [sciberras@mshplan.ca](mailto:sciberras@mshplan.ca).** Please reference the File Numbers in all communication.

**KEY MAP**



**DATED AT THE TOWN OF GEORGINA THIS 10<sup>th</sup> DAY OF AUGUST, 2022**

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

**ADDITIONAL INFORMATION:**

Additional material relating to the proposal, including the proposed plan of subdivision, plan of condominium, and/or amending zoning by-law, is 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.

The staff report to be considered by Council will be available on Thursday, September 15, 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>.

If you wish to be notified of the decision of Town Council of the Town of Georgina on the proposed plan of subdivision, plan of condominium and/or 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](mailto: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](mailto: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](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.

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:**

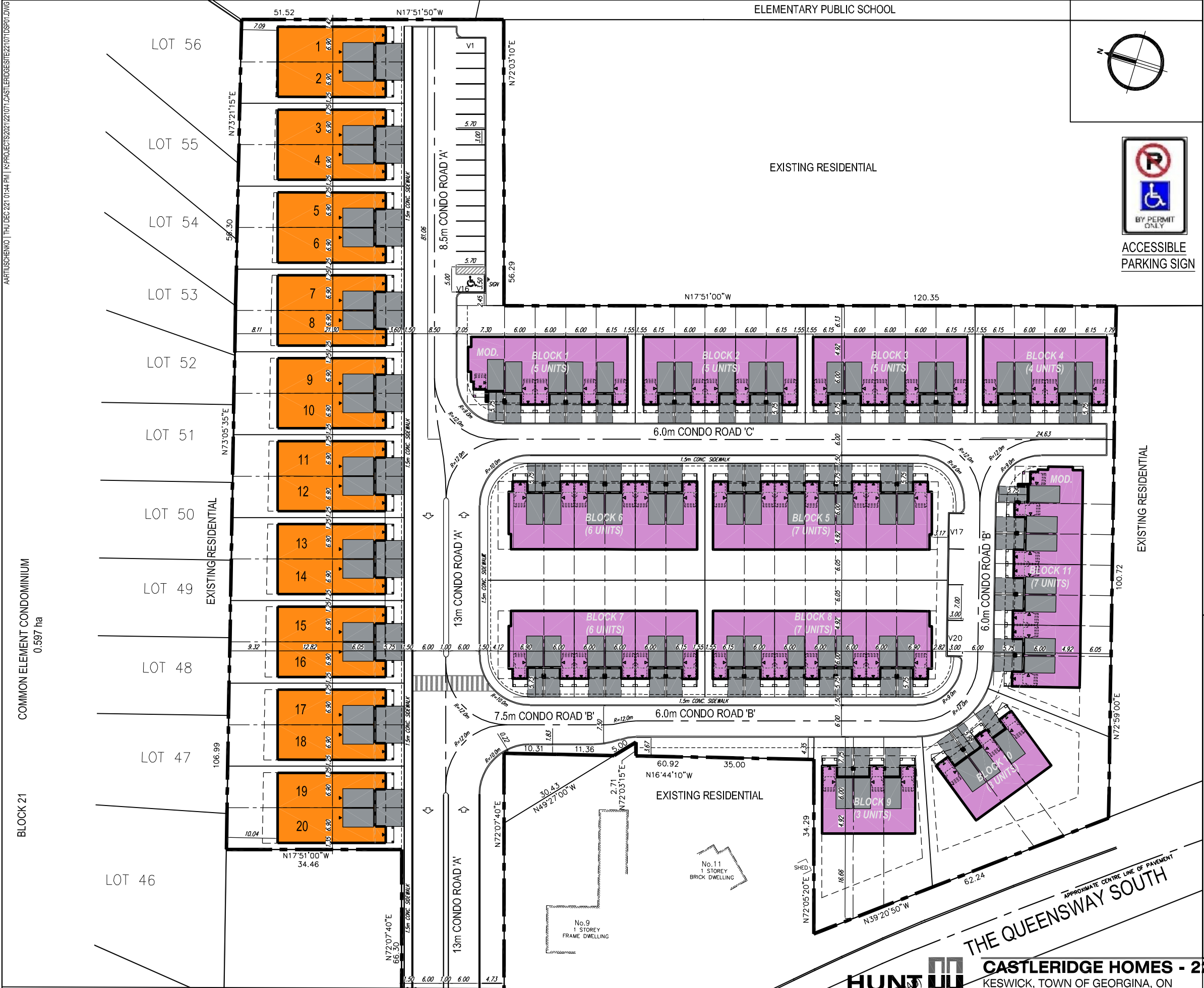
Personal information collected in response to this planning notice or in relation to this application will be used to assist Town staff and Council to process the application and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal 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](mailto:rdillabough@georgina.ca).

**DATED AT THE TOWN OF GEORGINA THIS 10<sup>th</sup> DAY OF AUGUST, 2022**

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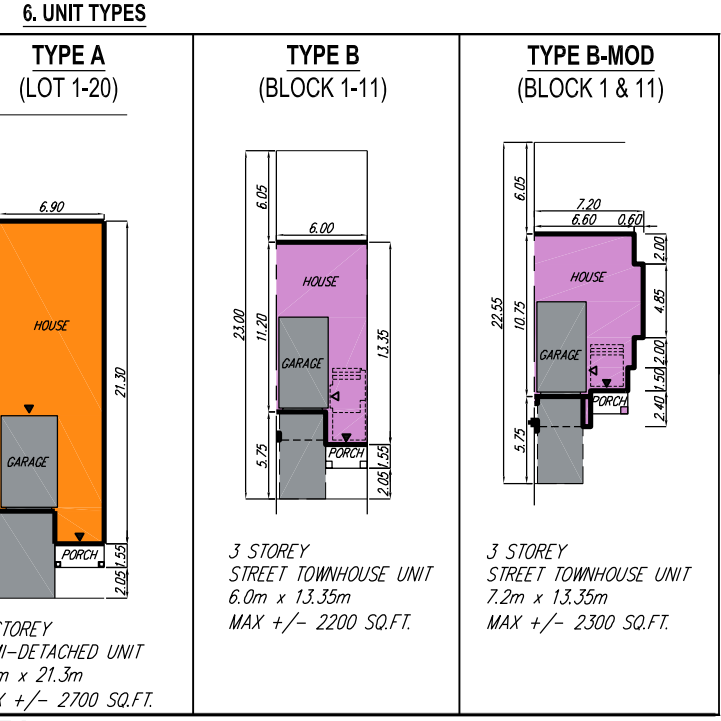
Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1

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## SITE STATS SCHEME-1

<b>1. SITE AREA:</b>	
Total area	= 21,803.76 sq.m. (2.18 ha) (5.39 acre)
<b>2. NUMBER OF UNITS:</b>	
TYPE 'A' - 6.9 m SEMIDETACHED, 2 STOREY	= 20 UNITS
TYPE 'B' - 6.0 m STREET TOWNHOUSE, 3 STOREY	= 56 UNITS
TYPE 'B' - 7.2 m STREET TOWNHOUSE, 3 STOREY	= 2 UNITS
<b>TOTAL:</b>	<b>= 78 UNITS</b>
<b>3. DENSITY:</b>	
<b>3.1 DENSITY: SEMI-DETACH BLOCK</b>	
20 UNITS / 1.35 ACRE (SEMI-DETACH BLOCK)	= 14.81 upa
20 UNITS / 0.55 HECTARE (SEMI-DETACH BLOCK)	= 36.5 uph
<b>3.2 DENSITY: TOWNHOUSE BLOCK</b>	
58 UNITS / 4.03 ACRE (TOWNHOUSE BLOCK)	= 14.39 upa
58 UNITS / 1.63 HECTARE (TOWNHOUSE BLOCK)	= 35.58 uph
<b>3.3 DENSITY: TOTAL SITE AREA</b>	
78 UNITS / 5.39 ACRE (TOTAL SITE AREA)	= 14.47 upa
78 UNITS / 2.18 HECTARE (TOTAL SITE AREA)	= 35.78 uph
<b>4. G.F.A. (sq.m.)</b>	
TYPE 'A' - (6.9 m 2 Storey Semidetached) x 20 UNITS	= 54,000 sf
TYPE 'B' - (6.0 m 3 Street Townhouse) x 56 UNITS	= 123,200 sf
TYPE 'B-MOD' - (7.2 m 3 Street Townhouse) x 2 UNITS	= 4,600 sf
<b>TOTAL GFA</b>	<b>=181,800 sf</b>
<b>5. PARKING</b>	
RESIDENT PARKING (Garage and Driveway):	156 Spaces
VISITOR PARKING (0.25 spaces per unit):	20 Spaces (Including 1 accessible)



COMMON ELEMENT CONDOMINIUM  
0.597 ha