

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

YOU ARE INVITED to attend a Public Meeting on:

**Wednesday, December 07, 2022 at approximately 7:30 p.m. in the
Council Chambers of the Georgina Civic Centre at 26557 Civic Centre Road, Keswick.**

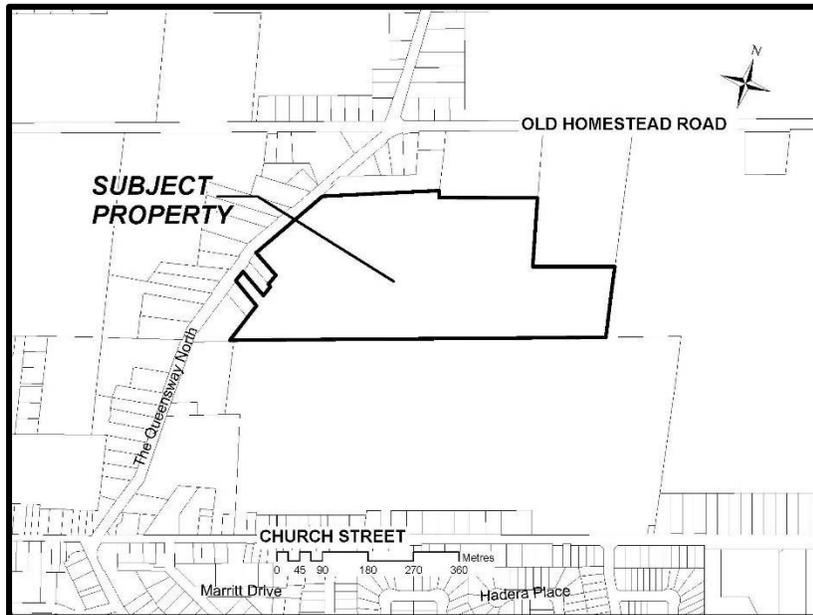
Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

<u>ADDRESS:</u>	E/S The Queensway North
<u>LEGAL DESCRIPTION:</u>	Con 3, Lot 15 (NG)
<u>WARD (COUNCILLOR):</u>	Ward 3 (Dave Neeson)

A Draft Plan of Subdivision and Zoning By-law Amendment applications has been submitted by Michael Smith Planning Consultants; Development Coordinators Ltd.; on behalf of Ballymore Development (Georgina) Corp. for the residential development of 77 single detached lots and to rezone the subject site from Residential (R) and Rural (RU) to Low-Density Urban Residential (R1-XX and R1-YY) and Open Space (OS-ZZ). The proposed development will include a storm management pond, park, environmental protection area, and Roads St. "A" with 18m R.O.W.

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

KEY MAP



DATED AT THE TOWN OF GEORGINA THIS 18th DAY OF NOVEMBER, 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 and the proposed Zoning By-law Amendment, is available for viewing upon request from the Planner, David Igelman, Planner, 416.626.5445 extension 204, or by email at david@designplan.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, December 01, 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 the Town Council on the proposed plan of subdivision and zoning by-law 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 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. 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 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 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.
- iv) 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.
- v) 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

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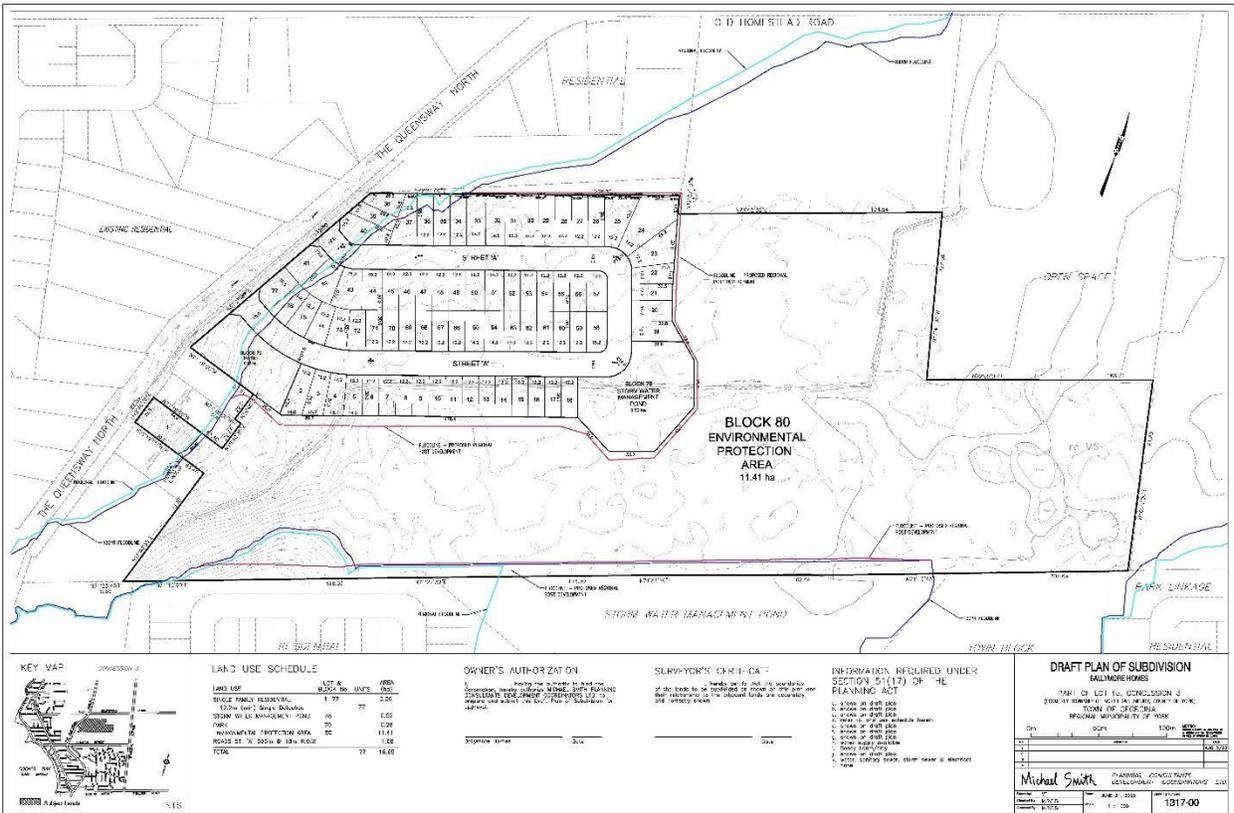
- vi) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the official plan amendment is adopted and/or the amending by-law is passed, the person or public body is not entitled to appeal the decision.
- vii) 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- viii) 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 Ontario Land Tribunal Appeal Authority.
- ix) 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 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.

DATED AT THE TOWN OF GEORGINA THIS 18th DAY OF NOVEMBER, 2022

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



LAND USE SCHEDULE

LAND USE	LOT #	AREA (SQ. METERS)	AREA (ACRES)
SINGLE FAMILY RESIDENTIAL	1-77	2,500	0.61
15/20m Lot - Single Detached	78	2,000	0.49
OPEN SPACE	79	6,000	1.48
ENVIRONMENTAL PROTECTION AREA	80	11,410	2.82
TOTAL	77	16,400	4.00

OWNER'S AUTHORIZATION

I, the undersigned, hereby authorize the above described lands to be subdivided into lots, streets and alleys, as shown on the attached plan, and to be registered in the Land Registry Office of the Province of Ontario.

Signature: _____ Date: _____

SUBDIVISION'S CHIEF ENGINEER

I, the undersigned, hereby certify that the above described lands have been surveyed and subdivided in accordance with the attached plan, and that the same are ready for registration in the Land Registry Office of the Province of Ontario.

Signature: _____ Date: _____

INFORMATION REQUIRED UNDER SECTION 5(1)(7) OF THE PLANNING ACT

1. PLAN OF SUBDIVISION
 2. PLAN OF ZONING
 3. PLAN OF LAND USE
 4. PLAN OF ENVIRONMENTAL PROTECTION
 5. PLAN OF OPEN SPACE
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DRAFT PLAN OF SUBDIVISION

PART OF LOT 1, CONCESSION 2, BALDWIN PARISH, TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK

DATE	BY	SCALE	REVISION
11/18/22	Michael Smith	1:1000	1

Michael Smith
 PLANNING CONSULTANT
 10111 KENNEDY ROAD, UNIT 101, MARKHAM, ONTARIO L3R 9W7
 TEL: (905) 477-1111 FAX: (905) 477-1112
 WWW: MICHAELSMITH.COM

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