



GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF PUBLIC MEETING

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, November 15, 2023 at 7:00 p.m.

The meeting will be held in a hybrid format (digitally and in-person)
In-person attendance: Council Chambers at 26557 Civic Centre Road, Keswick
Digital viewing: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)
In-person, digital or phone participation: Contact Clerks@georgina.ca

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

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

ADDRESS: 30944 Highway 48
DESCRIPTION: Concession 7, Pt Lot 24, Pt Lot 25
WARD COUNCILLOR: Ward 5 (Councillor Lee Dale)
FILE NUMBERS: 02.205 / 03.1177

Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Rosemarie Humphries, Humphries Planning Group; on behalf of the Cannington Group, to facilitate the proposed development of a 12-building public self-storage facility with an associated onsite 2-storey ancillary office building. Outside storage of vehicles is also proposed at the rear of the property with associated pump out stations. Additionally, parking/charging bays for electric cars are proposed as well.

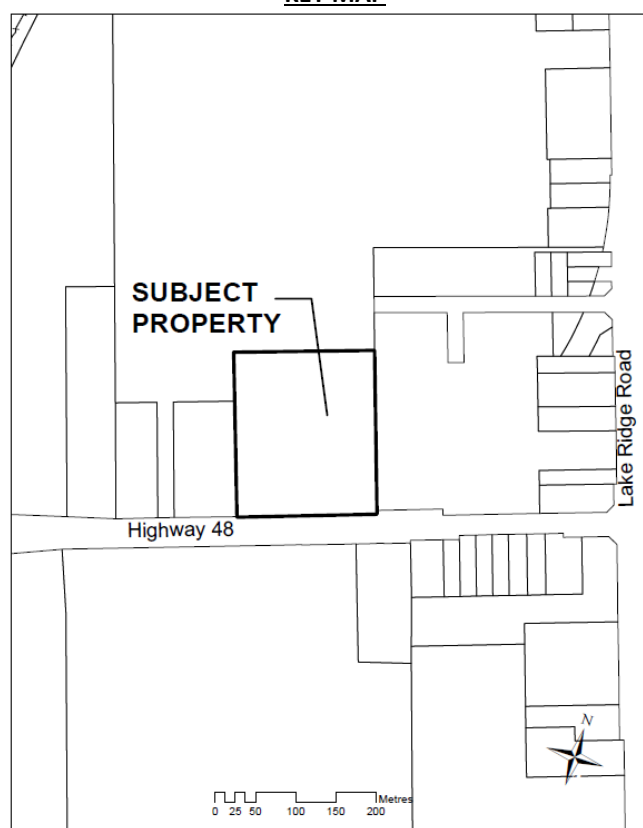
The applicant is proposing to redesignate the subject property from 'Commercial' designation to 'Industrial' designation through the Pefferlaw Secondary Plan, in order to accommodate the development as proposed.

The applicant is proposing to rezone the subject property from 'C2-29 – Highway Commercial Exception Zone' under Town of Georgina Zoning By-law 500 as amended to 'M1-XX – Restricted Industrial Exception Zone' in order to accommodate the development as proposed.

The proposed Site Plan is attached to this notice.

Town Files: 02.205 and 03.1177. Direct inquiries to Sean Lapenna, Senior Development Planner at ext. 2327 or slapenna@georgina.ca. Please reference the file number(s) in all communications.

KEY MAP





GEORGINA

ADDITIONAL INFORMATION:

Information and material related to the application(s) is available upon request. For more information about this matter, including information appeal rights, contact the above-noted planner.

The staff report to be considered by Council will be available on November 9, 2023 upon request from the above-noted planner or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)

If you wish to be notified of the decision of the Town of Georgina on the proposed applications, you must submit a Request to Notified form to the above-noted planner.

The Council meeting will be held in a hybrid format (digitally and in-person). Attendance is possible digitally, via phone or in-person.

If you want to provide comment in-person, by phone or digitally, submit a Request to Speak form to the Town Clerk (clerks@georgina.ca) via email, mail or in-person no later than noon on the last business day before the meeting to pre-register. Participation instructions will be provided. Provide speaker notes and/or written questions for Council with the form.

Both the Request to be Notified and Request to Speak forms are available at: [Georgina.ca/participate](https://www.georgina.ca/participate)

PROVIDING COMMENT:

Any person may make written or verbal comment on the application(s). Send written comments to the above-noted planner. Include your name, phone number, and address for contact purposes.

- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the applications. 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 proposed official plan amendment / zoning by-law amendment are 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 / zoning by-law amendment are 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 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 13th DAY OF OCTOBER, 2023

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

SURVEY INFORMATION TAKEN FROM:
**PLAN OF SURVEY OF
 PART OF LOTS 24 AND 25
 CONCESSION 7
 TOWN OF GEORGINA**
 REGIONAL MUNICIPALITY OF YORK
 H.F. GRANDER CO. LTD.
 PORT PERRY, ONT.
 NOVEMBER 7, 1988

STATISTICS

	sq. m.	sq. ft.
SITE AREA	35,865.5 (3,587 ha)	388,053 (8.86 acres)
AREA OF PAVING	28,029.2	301,703
AREA OF LANDSCAPING	7,836.3	84,349

BUILDING AREAS

Building	Heated	sq. m.	sq. ft.
Building 'A'	(Heated)	624.1	6,716
Building 'B'	(Heated)	833.4	8,971
Building 'C'	(Heated)	628.4	6,764
Building 'D'	(Unheated)	628.4	6,764
Building 'E'	(Heated)	628.4	6,764
Building 'F'	(Unheated)	628.4	6,764
Building 'G'	(Heated)	525.9	5,661
Building 'H'	(Unheated)	525.9	5,661
Building 'I'	(Unheated)	730.9	7,867
Building 'J'	(Unheated)	664.7	7,155
Building 'K'	(Unheated)	525.9	5,661
Building 'L'	(Unheated)	525.9	5,661
TOTAL BUILDING AREA		7,470.3	80,410

PARKING

VEHICLE	REQ'D	PROV
1 sp / 95 sq. m. GFA	79	88
RV (Drive-Thru + Covered)	-	36
RV (Back-In + Uncovered)	-	31
ACCESSIBLE PARKING (included)		

BUILDING GROUPS OBC DIV B, 3.10.4.2 (c)

Building Group 1 Bldgs A, C, E, G, I, K	3663.6 sq. m.
Building Group 2 Bldgs B, D, F, H, J, L	3806.7 sq. m.

FIRE ROUTE NOTE

FIRE ROUTE TO MEET O.B.C. 3.2.5.
 FIRE ACCESS ROUTE TO BE DESIGNED AND CONSTRUCTED TO SUPPORT THE WEIGHT AND TURNING RADIUS OF THE LARGEST/HEAVIEST RESPONDING APPARATUS TO THE PROPERTY DURING AN EMERGENCY (100,000 lbs.)

LEGEND - LANDSCAPE

- (+), (x), (o), (o) VARIOUS TREE SPECIES
- (G) VARIOUS GARDEN PLANTINGS

NOTE:
REFER TO LANDSCAPE PLANS FOR MORE INFORMATION AND REQUIREMENTS.

LEGEND

- ➔ PRINCIPAL ENTRANCE
- ➔ ENTRANCE / EXIT
- ➔ EMERGENCY EXIT ONLY
- ➔ LOADING ENTRANCE
- ⊕ FIRE HYDRANT
- ⊕ SIAMESE CONNECTION
- CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- BICYCLE STORAGE RACK
- RAINWATER LEADERS
- EXISTING GRADES
- PROPOSED GRADES
- FFE 118.35 FINISHED FLOOR ELEVATION
- ⊕ WALL LIGHTS (SEE ELECTRICAL DWG.)
- ⊕ POLE LIGHT (SEE ELECTRICAL DWG.)
- ⊕ CATCH BASIN
- ⊕ ACCESSIBLE PARKING SPACE TYPE 'A' AS PER MISSISSAUGA FACILITY ACCESSIBILITY DESIGN STANDARDS
- ⊕ ACCESSIBLE PARKING SPACE TYPE 'B' AS PER MISSISSAUGA FACILITY ACCESSIBILITY DESIGN STANDARDS
- ⊕ ACCESSIBLE PARKING SIGN
- ⊕ FIRE ROUTE SIGN (MAX 30m APART)

	ISSUED FOR	DD/MM/YY
1	ISSUED FOR PRELIMINARY REVIEW	09/12/21
2	REVISED PER CLIENT COMMENT	13/12/21
3	REVISED PER CLIENT COMMENT	10/01/22
4	REVISED PER CLIENT COMMENT	18/01/22
5	ISSUED FOR PRELIMINARY REVIEW (SPA)	20/09/22
6	REVISED SITE PLAN	21/12/22
7	ISSUED FOR SPA	06/04/23

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- DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING.
- THIS IS A METRIC DRAWING.
- LAST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.
- SUBMIT ALL SHOP DRAWINGS (SUCH AS TRUSS ETC.) TO THE DESIGNER FOR REVIEW.
- ALL CONSTRUCTION AND SERVICES MUST COMPLY WITH OBC (ONTARIO BUILDING CODE)



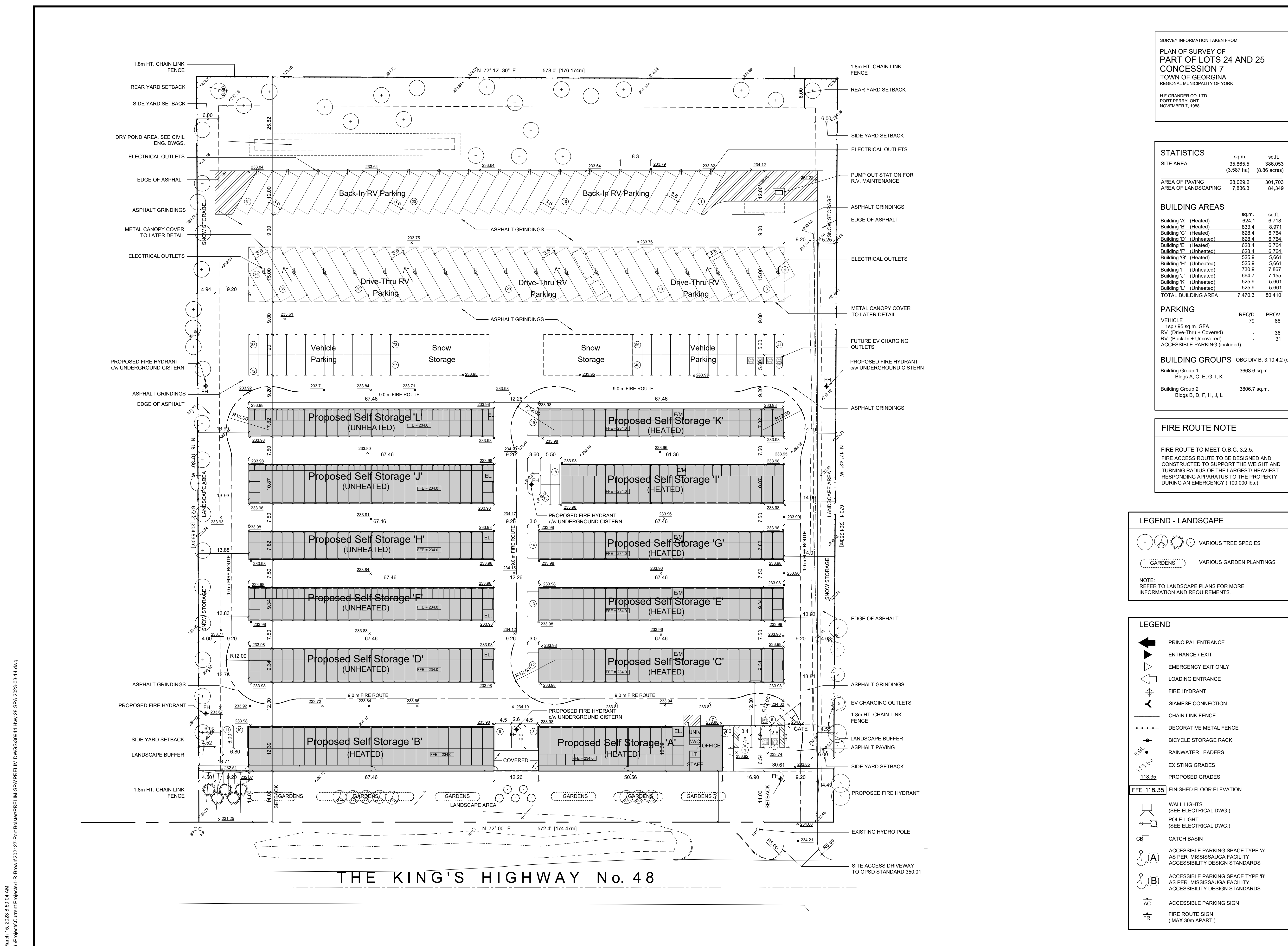
PRELIMINARY NOT FOR CONSTRUCTION

RICK BROWN & ASSOCIATES INC.
 1100 CENTRAL PARKWAY WEST
 SUITE 30, 2ND FLOOR
 MISSISSAUGA, ON, L5C 4E5
 T: 905 897-0388
 C: 905 510-2579
 rick@RBAdesign.ca

CLIENT NAME & ADDRESS:
APPLE DEVELOPMENT
 16 INDUSTRIAL PARKWAY SOUTH,
 AURORA, ONT. L4G 0R4
 (905) 917-0724

PROJECT NAME & ADDRESS:
PROPOSED SELF-STORAGE
 30944 HIGHWAY #48,
 PORT BOLSTER, ON

SCALE: 1:500	DATE: DEC. 6, 2021	DRAWN BY: M.S.	JOB No.: 202127
DRAWING TITLE: PROPOSED SITE PLAN			DRAWING No.: SP-01



THE KING'S HIGHWAY No. 48

March 15, 2023 8:50:04 AM
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