



THE CORPORATION OF THE TOWN OF GEORGINA

HERITAGE ADVISORY COMMITTEE

AGENDA

Wednesday, September 21, 2016
6:00 PM
Council Chambers

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

Pages 1 - 8

- (1) Minutes of Georgina Heritage Committee meeting June 29, 2016.

7. DELEGATIONS/SPEAKERS

Pages 9 - 12

- (1) Mr. Parakouits Regarding 25103 Kennedy Rd. Preliminary inquiry on building permit request/ requesting framework/advice for carrying out construction of addition on back of house.

8. PRESENTATIONS
9. CONSIDERATION OF REPORTS ON THE AGENDA
10. COMMUNICATIONS

Pages 13 – 99

- (1) Catering Road update

Pages 100

- (2) 1597 Metro Road North (permit to connect)
- (5) Georgina Heritage Committee requests to Council regarding investigating the Standardization of HIAs in the development Process

RESOLUTION NO. C-2016-0163

That correspondence from The Georgina Heritage Committee requesting Council endorsement of its proposal to include a Heritage Impact Assessment (HIA) as part of the development process, be received and referred to the Director of Development Services for comment for Council consideration.

11. OTHER BUSINESS**(1) Potential properties under consideration for designation.**

- Ravenshoe, United Church
- The Octagon House, (approximately) 121 Duclos point Road
- Hudsons Bay Company Trading Post (suspected)
- 172 Lake Drive North, Orchard Beach (south east corner of Orchard Beach Road and Lake Drive North)
- 221 Lake Drive North, Orchard Beach (Orchard Beach Lakefront Bar and Grill old section)
- 243 Lake Drive North, Orchard Beach (Ingleside)
- 275 Lake Drive North, Orchard Beach
- 387 Lake Drive North, Orchard Beach (near intersection of Lake Drive North and Metro Road)
- 25 Turner Street, Roches Point (Beehcroft)
- 86 The Queensway North, Keswick
- 25 The Queensway North, Keswick (Keswick Public School)

(2) Plaquing.

(A) Bruce Whittacker volunteered to contact Bradford East Gwillimbury regarding their signs. The provided the following website for their Heritage Plaques, (www.riversidebrass.com).

(B) The Ontario Heritage Foundation plaquing program, update.

(C) Request Heritage Plaque for 1 Main Street Pepperlaw, update.

(6) Demolition Permit request, verbal update if available.**(7) “Jones House” 6288 Ravenshoe Road, update.****(8) Municipal Property Assessment Corporation (MPAC) purchase of list of homes from 1878 -1919 or from all homes built prior to 1900s, update.****(9) Tax incentives – update if available**

(10) Budgets

(11) 2017 meeting dates

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

Next meeting March 16, 2016. Council Chambers 6:00 p.m.

**THE CORPORATION OF THE TOWN OF GEORGINA****HERITAGE ADVISORY COMMITTEE****MINUTES**

Wednesday, June 29, 2016

6:00 PM

Council Chambers

1. CALL TO ORDER

The meeting was called to order at 6:06 PM.

2. ROLL CALL

The following Committee members were present:

Lorne Prince, Chair

Terry Russell, Vice Chair

Councillor Frank Sebo

Wei Hwa

Allan Morton

The following Committee members were absent with regrets:

Bruce Whittaker

Lee Schwaderer

The following Staff members were in attendance:

Sarah Brislin, Committee Services Coordinator

The following members of the public were in attendance:

Hans Pape, regarding Catering Road.

Brian Lytle

3. INTRODUCTION OF ADDENDUM ITEMS

(1) Delegation from Hans Pape regarding agenda item 10(5) Catering Road.

4. APPROVAL OF AGENDA

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0042

That the June 29, 2016, Georgina Heritage Committee meeting agenda be approved with the addendum a delegation from Hans Pape regarding agenda item 10(5) Catering Road to be added as agenda item 7(1).

Carried.

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF - *None*
6. ADOPTION OF MINUTES

(1) Minutes of Georgina Heritage Committee meeting April 27, 2016.

Moved by Councillor Frank Sebo, Seconded by Terry Russell

RESOLUTION NO. GHC-2016-0043

That the minutes of the Georgina Heritage Committee meeting held on March 16, 2016, be adopted with amendments to the numbering of all resolutions (which begin at 2016-0030 and end with 2016-0041).

Carried.

7. DELEGATIONS/SPEAKERS

Mr. Pape addressed the Committee regarding the preservation of Catering Road. Hans requested the Committee consider ways in which the road including the following characteristics can be preserved:

- Mature trees
- Road winds and bends
- Cow crossings and sheep farmers heard sheep along the road
- A number of century farms exist along the road.

Options that the Committee discussed

- Historic District (maintaining elements, what makes the district unique, retain its character, define it).
- Declare the road historic
- Designate the road. (no known examples of open roadways being designated, refer to agenda material provided under item 10(5)).

Moved by Councillor Frank Sebo, Seconded by Terry Russell

RESOLUTION NO. GHC-2016-0044

That the Georgina Heritage Committee received the delegation given by Hans Pape and refer the request to the Planning department for a recommendation of a course of action on how to consider preserving Catering Road.

8. PRESENTATIONS

9. CONSIDERATION OF REPORTS ON THE AGENDA

Pages

- (1) St. James Parish Hall verbal update.

The Committee was advised of an upcoming staff report that would be given to Council. The Committee Services Coordinator clarified the Clerk has the draft copy of the Report. Due to the Council agenda planner, the Report is not scheduled until the August Council meeting. The Committee was advised that the Report would detail the Committee's comments regarding to the process on the Saint James Parish Hall Designation and correspondence received in relation to the designation. The Report would affirm that the Committee decided to take no action and remained committed to the designation process.

Committee member Allan Morton circulated a list of 6 provisions the Parish requested considered in the by-law.

The Committee considered each provision individually and whether or not they should forward this to Council.

Moved by Terry Russell, Seconded Councillor Frank Sebo

RESOLUTION NO. GHC-2016-0045

That the Georgina Heritage Committee receive the verbal update and request Committee Services Coordinator Sarah Brislin Contact the Parish Hall and suggest they forward their request of provisions to be included in the St James Parish Hall Designation By-law to Council if they seek consideration

Carried.

10. COMMUNICATIONS

- (1) National Trust subscription renewal

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0046

That the Georgina Heritage Committee renew the National Trust subscription

Carried.

- (2) National Trust editorial articles

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0047

That the Georgina Heritage Committee receive the National Trust editorial articles.

Carried.

- (3) 5643 Smith Blvd, addition FYI (property on heritage register).

Moved by Wei Hwa, Seconded by Councillor Frank Sebo

RESOLUTION NO. GHC-2016-0048

That the Georgina Heritage Committee receive the update regarding the addition to 5643 Smith Blvd.

Carried.

- (4) Ontario Medal for Good Citizenship nomination

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0049

- (5) That the Georgina Heritage Committee receive the Ontario Medal for Good Citizenship nomination for information.

Carried.

- (6) Designation of roadway inquiry

NOTE: The Committee discussed the preservation of roadways, specifically catering road under agenda item 7(1) with the delegate Hans Pape, regarding Catering Road.

- (7) Surrounding Municipality responses (emails regarding adding to the Heritage Register)

The Committee discussed using money from the current the budget to purchase the list from MPAC versus considering including the price in the upcoming budget request.

- (8) Surrounding Municipalities responses (emails regarding demolition on a registered property)

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0050

That the Georgina Heritage Committee receive the Surrounding Municipality responses regarding adding to the Heritage Register and demolition on a registered property

Carried.

- (9) Lee Schwaderer's report on the 2016 Stratford Ontario Heritage Conference.

Moved by Terry Russell, Seconded by Allan Morton

RESOLUTION NO. GHC-2016-0051

That the Georgina Heritage Committee receive Lee Schwaderer's report on the 2016 Stratford Ontario Heritage Conference.

Carried.

11. OTHER BUSINESS

- (1) Lakeview village Submission 2

The Committee reviewed the Lakeview Village (Submission 2) the Committee discussed the hamlet of Jackson's Point being in existence for almost 200 years and their belief that a Heritage Impact Assessment will be of benefit to the Town and potentially to the development. The Committee noted the addition of this development will add to the Town and vibrancy of the Community.

Moved by Terry Russell, Seconded by Allan Morton

RESOLUTION NO. GHC-2016-0052

That the Georgina Heritage Committee forward the following comments to Barb Antic:

1. The hamlet of Jackson's Point being in existence for almost 200 years and the GHC believes that a Heritage Impact Assessment will be of benefit to the Town and potentially to the development
2. The Committee believes the addition of this development will add to the Town and vibrancy of the Community.

The Georgina Heritage Committee recommend that a Heritage Impact Assessment be carried out at the cost of the developer.

Carried.

(2) Potential properties under consideration for designation.

- Ravenshoe, United Church
- The Old tree on the Briars property
- The Octagon House, (approximately) 121 Duclos point Road
- Hudsons Bay Company Trading Post (suspected)
- 172 Lake Drive North, Orchard Beach (south east corner of Orchard Beach Road and Lake Drive North)
- 221 Lake Drive North, Orchard Beach (Orchard Beach Lakefront Bar and Grill old section)
- 243 Lake Drive North, Orchard Beach (Ingleside)
- 275 Lake Drive North, Orchard Beach
- 387 Lake Drive North, Orchard Beach (near intersection of Lake Drive North and Metro Road)
- 25 Turner Street, Roches Point (Beechcroft)
- 86 The Queensway North, Keswick
- 25 The Queensway North, Keswick (Keswick Public School)

The Committee agreed to take the Old tree on the Briars property off the list since they had received a “no” in response to their inquiry of interest in designating the Tree.

The Committee requested Committee Services Coordinator contact the Board of Education (local trustee) regarding the possibility of designating 25 The Queensway North, Keswick (Keswick Public School). The Committee noted the Board was involved in the designation of Deer Park Public School.

Committee member Terry Russell offered to research the Cemeteries Act.

Members offered to look at Lake Drive North properties over the summer.

Committee member Allan Morton offered to contact the Beech Croft owner regarding potential designation.

(3) Plaquing

- (A) Bruce Whittacker volunteered to contact Bradford and get information on their signs, update if available. - *none*
- (B) Terry Russel volunteered to investigate the Ontario Heritage Foundation plaquing program, update if available.

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0053

That the Georgina Heritage Committee recommend Council direct staff to submit an application for an Ontario Heritage Foundation and that the verbiage should include information regarding the following:

1. The military Rebellion of 1837
2. The Chippewas

Carried.

(C) Heritage Plaque for 1 Main Street Pefferlaw, request.

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0054

That the Georgina Heritage Committee request the owners of 1 Main Street, Pefferlaw be advised they will be the first to receive a plaque once the Committee finds a new plaque provider.

Carried.

Moved by Terry Russell, Seconded by Allan Morton

RESOLUTION NO. GHC-2016-0055

That the Georgina Heritage Committee staff inquire of the owner's interest in designating the property known 1 Main Street, Pefferlaw

Carried.

(5) Demolition Permit request, verbal update if available. - *None*

(6) "Jones House" 6288 Ravenshoe Road.

Moved by Allan Morton, Seconded by Wei Hwa

RESOLUTION NO. GHC-2016-0056

That the Georgina Heritage Committee endorse to Council Clara Jones' request for the removal of the Jones House from the Georgina Heritage Register with the

provision of the owners providing a photographic record on the North East South and West sides.

Carried.

- (7) Municipal Property Assessment Corporation (MPAC) purchase of list of homes built prior to 1900.

Moved by Allan Morton, Seconded by Terry Russell

RESOLUTION NO. GHC-2016-0057

That the Georgina Heritage Committee purchase the list from the Municipal Property Assessment Corporation of homes build prior to 1900 and that background (windshield) survey be sent to Council for the purpose of adding unlisted houses to the heritage register and that a letter of notification be sent be sent to all affected property owners with.

Carried.

Note: The Committee was advised at the April 27, 2016 meeting, the list would cost \$1200.00

12. CLOSED SESSION, IF REQUIRED
13. MOTION TO ADJOURN

Next meeting March 16, 2016. Council Chambers 6:00 p.m.



"William Henry Farm"
 Was known as the "Kildeer Farm"
 25103 Kennedy Road
 Concession 6, Part Lot 16, RS65R2533, Part 1
 Designated by By-law Number 88-047 (HO-1)
 Amended by By-law Number 88-081 (HO-1)

(The House built in 1858 is designated, no other buildings)
 Roll No. 118-395

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 88-081 (HO-1)

BEING A BY-LAW TO AMEND BY-LAW NO. 88-047
(HO-1), BEING A BY-LAW TO DESIGNATE A MUNICIPAL
RESIDENCE IN THE TOWN OF GEORGINA AND/OR
BUILDING OF HISTORIC AND ARCHITECTURAL SIGNIFICANCE

WHEREAS on the 10th day of March, 1988, Council passed By-law No. 88-047 (HO-1), being a By-law to designate lands described as Part of Lot 16, Concession 6 (NG) and known as the "Kildeer Farm";

AND WHEREAS the full description of the lands to be designated was omitted from the schedules attached to the By-law;

AND WHEREAS the owner has requested that for registration purposes, the name of the property to be designated be changed from "Kildeer Farm" to "The William Henry Farm";

NOW THEREFORE the Council of the Corporation of the Town of Georgina in the Regional Municipality of York hereby enacts as follows:

1. THAT By-law No. 88-047 (HO-1) is hereby amended by removing Schedules "A" and "B" attached thereto and inserting the attached Schedules "A" and "B" in their place.

READ a first, second and third time this 28th day of April, 1988.
PASSED at Keswick, Ontario, this 28th day of April, 1988.


MAYOR, JOHN S. ROGERS


CLERK, LARRY SIMPSON

DESCRIPTION OF THE "WILLIAM HENRY" FARM

ALL AND SINGULAR THAT certain parcel or tract of land and premises situate, lying and being in the Town of Georgina in the Regional Municipality of York, and being composed of Part of Lot 16, Concession 6 (NG) designated as Part 1, Plan 65R-2533 identified as roll number 118.395 according to the Assessment Rolls.

REASONS FOR DESIGNATION OF THE "WILLIAM HENRY" FARM:**HISTORICAL:**

The house is believed to have been built in 1858 by an Irish immigrant William Henry. Mr. Henry was very active in local politics and served for several years on the North Gwillimbury Municipal Council, being elected Reeve on a number of occasions. The "William Henry" Farm was sold in 1865 to Ellis Sheppard who also was very active in local politics. The Sheppards owned the farm until the 1940's when it was bought by David Davidson who later became the Reeve of North Gwillimbury.

ARCHITECTURAL:

This small georgian style house is a two storey structure of vertical plank construction, which is unusual construction for a two storey building. The planks run 19' upright from the 12" by 12" squared log sill at the bottom to the 7" by 9" squared log plate at the top, without the benefit of framing. The planks are mortised into the bottom sill and top plate and then covered with clapboard. There are two 6" by 8" beams running from the front to the back on either side of the centre hall which are mortised into the planks at either end. The upper floor joists 3" by 8" are set into these beams and then mortised into the planks at the side of the house, being wedged to keep them firm. The planks are also pegged edge to edge with hand made 7 ½" wooden pegs. Also, triangular pediments are located above the windows and doors.

Sarah Brislin

From: Harold Lenters
Sent: August-17-16 11:36 AM
To: Sarah Brislin; John Espinosa
Cc: Winanne Grant; Dan Pisani; Velvet Ross; Michael Baskerville; Tolek Makarewicz
Subject: FW: Catering road memo
Attachments: MEMO to Planning - Preservation of roads.doc; 10.5 Designation of roadway inquiry.msg.pdf; PB-2016-0019 - Stat Public Mtg - Ainslie Hill I & II Inc.; Catering Road (MAR-23-16).pdf; Council Minutes_001.pdf

Hi Sarah/John,

I recently met with the CAO and Director of Operations and Infrastructure to discuss the Georgina Heritage Advisory Committee's resolution set out in the attached Memo (Resolution No. GHC-2016-0044) which stems from a delegation made by Hans Pape on June 29, 2016. With respect to the Committee's request *"for a recommendation of a course of action on how to consider preserving Catering Road"* I offer the following comments.

As you are aware, there is currently a proposed draft plan of subdivision application and rezoning application involving two parcels of land fronting on Catering Road being considered by Council under the Planning Act. The last time these applications were before Council was at a public meeting held on March 23, 2016 and I have attached the staff planning report and minutes of the public meeting for information purposes. As can be seen from the staff report and minutes, the existing and future condition of Catering Road is a significant concern/issue in the consideration of these planning applications and a number of studies and analyses have/are being undertaken in relation to same.

In view of the fact that Council is dealing with Catering Road in the context of these planning applications, I would respectfully submit that Mr. Pape be encouraged to provide his comments regarding the preservation of Catering Road to Council. This could be done by him providing written comments to Planner, Tolek Makarewicz, who would then consider same in staff's assessment of the application for inclusion in the next staff report to Council, and/or for Mr. Pape to present his comments directly to Council at the next public meeting. I would think Mr. Pape is already on the Town's Interested Party list, but I would ask that Tolek check this and add him if required. That way Mr. Pape will receive notice of the date of the next public meeting.

Finally, the Committee may also want to provide their comments to Council on this matter via a written submission to Mr. Makarewicz, which we would provide to the proponents Planning Consultant and pertinent Town staff for consideration and inclusion in the next staff report.

I trust you will provide my comments to the Committee.

Regards,

Harold.

Harold W. Lenters, M.Sc.Pl., MCIP, RPP | Director | Development Services Department | Town of Georgina
26557 Civic Centre Road, Keswick, ON L4P 3G1
T: 905-476-4301 Ext. 2246 | 905-722-6516 | 705-437-2210

E: hlenters@georgina.ca
Website: www.georgina.ca

From: Sarah Brislin
Sent: July 20, 2016 10:48 AM
To: Harold Lenters
Cc: John Espinosa
Subject: Catering road memo

Hi Harold,

Here is the memo, the email I received in relation to the inquiry and below a link that may be helpful.

<http://www.historicroads.org/>

Regards,

C. Sarah A. Brislin, BA
Committee Services Coordinator
Clerk's Division | Town of Georgina
26557 Civic Centre Rd., Keswick, ON L4P 3G1
T: 905-476-4301 ext 2248
905-722-6516
705-437-2210
E: sbrislin@georgina.ca
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THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL MINUTES

Wednesday, March 23, 2016
7:00 PM

Staff:

Harold Lenters, Director of Development Services and Acting CAO
Rebecca Mathewson, Director of Administrative Services and Treasurer
Robin McDougall, Director of Recreation and Culture
Ron Jenkins, Director of Emergency Services and Fire Chief
Dan Pisani, Director of Operations and Infrastructure
Michael Baskerville, Manager of Engineering
Karyn Stone, Manager of Economic Development and Tourism
Ken McAlpine, Landscape Architectural Planner
Ken Turiff, Communications Manager (interim)
Tolek Makarewicz, Planner
Ryan Cronsberry, Manager of Municipal Law Enforcement/C.M.L.E.O.
Darlene Carson-Hildebrand, Manager of Finance and Deputy Treasurer
John Espinosa, Town Clerk
Carolyn Lance, Council Services Coordinator

Others:

Rogers TV
Karen Wolfe, The Georgina Post
Michael Smith of Michael Smith Planning Consultants, Agent, Item No. 11(1)(A)
Stefan Krzeczunowicz of Hemson Consulting, Item No. 12(2)(B)
John McLean, Item No 12(2)(B) and 11(1)(A)
Deyril Blanchard, 12(2)(B)
Andrew Chaisson, Item No. 11(1)(A)
Peter Wallace, Item No. 11(1)(A)
Hans Pape, Item No. 11(1)(A)
Paolo Lavallo, Item No. 11(1)(A)
Valerie Pring, Item No. 11(1)(A)
Michael Scott Harris, Item No. 11(1)(A)
Larry Dekkema, Item No. 11(1)(A)

Council recognized the passing of former Toronto Mayor Rob Ford, and recognized the recent terrorist attack in Brussels.

1. CALL TO ORDER - MOMENT OF MEDITATION

A moment of meditation was observed.

2. ROLL CALL

The following Council Members were present:

Mayor Quirk
Councillor Davison
Councillor Neeson

Regional Councillor Wheeler
Councillor Fellini
Councillor Sebo

Regrets: Councillor Harding

Mayor and Council Members welcomed Regional Councillor Wheeler back to Council following his illness.

3. COMMUNITY ANNOUNCEMENTS

- Saturday, March 26th, Easter Swim at the Pool, 11:00am-12:30pm, 1:00pm-3:30pm
- Saturday, March 26th, Easter Egg Hunt at Whipper Watson Park hosted by The Optimist Club
- Monday, April 4th, Hospice Georgina hosting 'Dine for a Cause' at Boston Pizza in Keswick
- April 15th, 6:30pm, Jericho Youth Services, Tribute Night at Stephen Leacock Theatre

4. INTRODUCTION OF ADDENDUM ITEM(S)

- | | |
|-------------------|---|
| Item No. 11(1)(A) | Additional comments from the public |
| Item No. 12(2)(I) | Report OED-2016-0016 entitled 'Adoption of Water Financial Plan' distributed under separate cover |
| Item No. 13(1)(H) | Thank You card from Regional Councillor Wheeler |
| Item No. 13(1)(I) | Correspondence from Region of York concerning 'Transportation Master Plan Update – Draft Policy Principles and Actions' |

5. APPROVAL OF AGENDA

Moved by Councillor Fellini, Seconded by Councillor Sebo

RESOLUTION NO. C-2016-0121

That the agenda with the following addendum items be approved.

- | | |
|-------------------|-------------------------------------|
| Item No. 11(1)(A) | Additional comments from the public |
|-------------------|-------------------------------------|

2. That Council award the Tender for "Class V Trucks with Dump Bodies, and Class 1 Pickup Truck" to S&B Keswick Motors Limited in the amount of \$191,949.71 including applicable taxes.

Carried.

(2) REPORTS REQUIRING SEPARATE DISCUSSION

(D) Award of Study and Review of Electoral Ward Boundaries

Report No. DAS-2016-0018

Moved by Councillor Davison, Seconded by Councillor Sebo

RESOLUTION NO. C-2016-0125

1. That Report No. DAS-2016-0018 prepared by Administrative Services dated March 23, 2016 respecting Award of Study and Review of Electoral Ward Boundaries be received.
2. That Council award the contract to Watson & Associates Economists Ltd. (in association with Dr. Robert Williams) to undertake a Review of Municipal Electoral Ward Boundaries and Council composition for the Town of Georgina, in the manner outlined in Report No. DAS-2016-0005 in the total amount of \$47,405 (including disbursements and excluding HST).
3. That Council approve the additional funding of \$18,240 from the Contingency Reserve Fund in order to facilitate this project and complete the necessary review prior to the 2018 municipal election.

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS, Section 11(1)

(7:30 p.m.)

- (A) Applications for Draft Plan of Subdivision Approval and Zoning By-law 500 Amendment**
AINSLIE HILL I INC. and AINSLIE HILL II INC.
Part of Lots 21, 22 and 23, Concession 7 (NG), Catering Road e/s and w/s, Sutton
AGENT: Michael Smith Planning Consultants
Report No. PB-2016-0019

Mayor Quirk explained the procedure for a public meeting at this time.

Michael Smith of Michael Smith Planning Consultants, Agent for the applicants, addressed Council as follows:

- subject lands are located on either side of Catering Road, south west of Sutton High School, consisting of three parcels; two located east of Catering Road and lie to either side of the Sutton Zephyr Rail Trail and the third is on the west side of Catering Road and were acquired by the current owner in March of 2013
- The Town Planning Report provides a thorough development history of the subject lands going back to the late 1980's.
- fifteen studies were undertaken as background to the planning applications as listed on the power point presentation and Town staff are awaiting outstanding comments from departments, agencies and the public
- Ainslie Hill I lands/Catering Road Lands and Ainslie Hill II lands/ West Farm Lands
- 2.7 ha parcel of land located south of the Catering Road Lands are still owned by Dr. Shouldice and are to be used for a storm water management pond for the Catering Road Lands development and are proposed to be conveyed to the Town as part of the development approval
- 15.6 ha portion of the West Farm Lands, in the south-west corner, does not form part of the planning applications and is referred to "Other Lands Owned by Applicant".
- The Catering Road Lands are vacant and the West Farm lands contains three dwellings and some barns; the barns would be removed in Stage 1 of the development and the houses would remain until Stage 2.
- A heritage assessment has been requested by the Town's Georgina Heritage Advisory Committee
- 183 single family dwelling units; 8.67 hectares residential, 5.66 hectares environmental protection blocks, .19 hectares storm water management, 3.18 hectares of sewage pumping station, parkette, emergency access, road widening, compensation area required by the Conservation Authority and roads, and a swim pond of 2.7 hectares
- Single family dwelling types consist of 66-11 metre lots, 69-12.2 metre lots, 37-15 metre lots, and 11-18 metre lots
- west farm lands consist of a 3.43 hectare park, 0.52 hectares of road widening, totaling 3.76 hectares.
- Stage 2 involve 17.45 hectares of environmental protection blocks and 43.44 hectares of future development
- other lands owned by applicant total 15.6 ha.
- the owners have proposed a "workshop" to discuss the works planned for Catering Road, to be held in a few weeks and prior to the next public meeting, to give the residents an opportunity to ask questions and to provide input
- the intention is to upgrade Catering Road from Dalton Road to the south limit of the West Farm Lands to municipal standards, including ditches, municipal water and sewer services, and a multi-use path on one side
- draft plan provides for a road widening along the west limit of the Catering Road Lands and the east limit of the West Farm Lands to accommodate the wider road allowance

- a roundabout is proposed at the bend in Catering Road which is both on a horizontal and vertical slope, and therefore an undesirable road situation in terms of road safety
- servicing connections will be provided to existing lots on Catering Road within the Urban Service Area Boundary at cost to the developer. Lots at the south end of the development and outside the Urban Service Area Boundary will be allowed to connect to the services but at the individual landowners' cost
- development of these lands has been identified in the Town's Official Plan documents since November of 1994
- in June of 2010, the subject lands were designated in Official Plan Amendment No. 111, the Sutton/Jackson's Point Secondary Plan, as 'New Residential Area' and 'Environmental Protection Area'; the Secondary Plan was approved by the Ontario Municipal Board in July 2013
- change in zoning required to implement the proposed draft plan
- the proposed development is consistent with the Provincial Policy Statement 2014, the Growth Plan, 2006, the Greenbelt Plan (2005), the Lake Simcoe Protection Plan (2009), the Region Official Plan (2010), and the Sutton Jackson's Point Secondary Plan (2010), has regard to matters of Provincial interest set forth in Sections 2 and 3, and Section 51(24) of the Planning Act and represents good planning.

Tolek Makarewicz, Planner, addressed Council as follows;

- subject land formerly owned by Dr. Shouldice and consists of long history of planning applications back to the late 1980's.
- By 1994, subject land was designated for development in the Sutton Secondary Plan. Policies today have been slightly modified but the intention for residential development has remained constant
- written comments received from the public; Dennis and Vale Clark of 115 Catering Road raise concerns regarding municipal servicing, upgrades to Catering Road, traffic, headlights shining into their windows at night, and the impact to existing wells on properties located along Catering Road. Elizabeth Weich of 99 Catering Road with concerns respecting traffic, water and sanitary sewer connections, and well water
- additional comments from Bill Shore of 406 Mount Pleasant Trail refers to affordable housing and fighting climate change through building and design practices such as siting the houses for maximum exposure to the sun, building for maximum heat retention, and installation of solar panels on large south-facing roof areas.
- comments from Bill Farrell of 54 Fairpark Lane refer to urban sprawl, development of farmland, affordable housing, and the environment
- staff has raised similar concerns regarding affordable housing and sustainable design and requested further information from the applicant as to how the proposal contributes to the provision of affordable housing and implements sustainable community design and green building practices.
- All comments received to date from internal departments & external agencies indicate no objections or concerns with the applications.
- the site is located outside the Ministry of Transportation's jurisdiction
- the York Region District School Board requests an extension of time to provide comments until April 6, 2016

- the Georgina Heritage Committee recommends the developer undergo a Heritage Impact Assessment of the subject lands and area of potential effect at the cost of the developer due to the fact that the Keating House is listed on the Georgina Heritage Register and that it is believed there may be additional structures of significant heritage value on the other subject lands.
- the Economic Development Division suggests consideration be given to integrating and/or highlighting the presence of the Sutton – Zephyr Rail Trail located between the two parcels.
- the proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan, the Greenbelt Plan and the Lake Simcoe Protection Plan.
- the Towns and Villages designation is to be the focus of growth within York Region
- York Region suggest a schedule of pre-conditions and conditions of Draft Plan approval be provided
- subject lands designated 'New Residential Area' and 'Environmental Protection Area' and within the Urban Service Boundary within the Sutton/Jackson's Point Secondary Plan.
- It is the intent of the Plan that lands designated 'New Residential Area' are to accommodate the majority of new housing that is required in the Sutton community over the next 20 years. The proposed residential development of 183 single family dwelling lots complies with the permitted uses and densities of the New Residential Area designation, while the overall design of the subdivision does not raise any concerns from staff at this time.
- the staff report mistakenly indicates that the storm water management works are not permitted within the Environmental Protection Area designation; however, policies of the plan do permit storm water management works subject to the policies of the Environmental Protection Area designation and approval from the Town in consultation with the Conservation Authority
- staff have requested the 2.7 hectare parcel of land proposed for a storm water management pond outside of the draft plan owned by Dr. Shouldice be transferred to the Town prior to draft plan approval or alternatively, amend the plan to include the lands for the storm water management pond
- staff would like to see proposed designs for Catering Road prior to the next public meeting to understand the extent of the upgrades required and the potential impact to local properties, even though this is typically dealt with at the engineering review stage
- concerning the safety and blind-spot issue at the intersection of Dalton Road and Baseline Road, staff believe further discussion is required with the Region to improve this intersection
- staff believe further consideration be given to the proposal to create lots backing onto the Sutton-Zephyr rail trail bisects the subject lands north-south as staff foresee compatibility issues because it is a multi-use trail that is enjoyed by many including snowmobile and all-terrain vehicle riders

Andrew Chaisson, 504 Catering Road, Elmgrove, addressed Council as follows;

- the proposed plan is on contravention of the Greenbelt Act and the Lake Simcoe Protection Plan. The setbacks are at 10 and 15 metres, but both Acts require a 30 metre setback
- permeable surfaces should only occupy 10% or less of the lands, but in Ainslie Hill I, development will occupy 18%
- Lake Simcoe Region Conservation Authority undertook ecological groundwater study which determined ecologically significant groundwater tributaries on both parcels; natural heritage features
- increased traffic will create hazards on Catering Road as it is a small forested road with no shoulders along which are a trailer park, many homes, and residents walking and biking

Paolo Lavallo, 535 Catering Road, addressed Council as follows;

- increased traffic along roads where he walks and rides his bicycle.
- assuming each lot in both developments contain two vehicles per household, there will be approximately 1,100 more vehicles which does not seem like a good plan. He suggested lowering the speed limit and installing a stop sign rather than a round-about
- the 12 lots proposed to back onto the conservation buffer at the water are enormous compared to the other lots. The Village of Sutton has no public park access on the water where residents can go to sit near the water
- sustainable development is required; solar panels, green roofs, adequate room for mature trees
- suggested bicycle/cycle paths for school-age children that will be travelling to and from the schools
- affordable housing is important
- potential noise issues with snowmobiles/motor sports along rail trail
- should try to avoid 'bedroom communities'
- requested the developer provide a legible plan with potential lot numbers

Hans Pape, 535 Catering Road, addressed Council as follows;

- would like to see a lot of green space and trees. His initial reaction was that there seems to be a lot happening in a small space. Inquired if there is any way to introduce more green space, possibly along the Black River, similar to Fairy Lake Park in Newmarket.
- can it be negotiated to re-route the rail trail to create a nature park, so the entire development is on one side and everyone can enjoy it, rather than just the subdivision residents.
- perhaps apartments
- create the development to make it something to be proud of in the future and everyone can enjoy

John McLean, 230 Catering Road, addressed Council as follows;

- owns property across the street from Phase 2 of the project

- he recognizes the development is inevitable, is part of the Secondary Plan and the owners have a right to develop within constraints relative to environment, social issues, etc
- first phase includes the park, Block 198 and understands the positioning of that park block. 20 years ago, Council agreed to sell abutting owners the road allowance. Notwithstanding, now looking at a road immediately in front of his driveway towards the top of a hill that is dangerous where people already speed on that hill, he would like Council and the developer to relocate the road, for safety reasons.
- change road pattern and increase park space to extend to the lot line between the 2 lots on the other side of Catering Road from his property
- been advised that services will not be available to him but there are six houses on the crest of the hill that he suggests should be considered for gas and water
- ground water; all wells in the area use the same aquifer and somehow it will be affected by the development
- considering safety, the existing use of the road includes a bicycle route from Markham and 100 bicyclists go past his house towards Sutton and Jackson's Point
- Council should consider reduced the speed limit from the High School to the top of Ainslie Hill because this is consistently a speeding area and is dangerous

Michael Scott Harris, 40 Garrett Drive, addressed Council as follows;

- what is Council's feeling on this development on a flood plain, on a river, abutting a traditional trail with snowmobiles, students walking in the area, fishermen?
- he can look over the river at night and does not see many lights, can hear coyotes, a donkey, cattle
- the crops on the adjacent farm fields are sprayed with products harmful to the bees in his two beehives
- he moved to Georgina in 1979 and Council should provide the best type of community possible. It is our duty for our children and future generations, the impact to Sutton and the environment

Peter Wallace, 135 Catering, addressed Council as follows;

- reiterated what Mr. McLean indicated regarding the status of Catering Road, the hill and speed on Catering Road and if the road would be able to handle increased traffic.
- he suggested extending Country Mile Lane into the back of the subdivision which should allow more traffic. Council could consider creating a main arterial road to carry traffic from Sutton to McCowan Road

Valerie Pring, 79 Catering Road, addressed Council as follows;

- located across the road from the subject property
- Dr. Shouldice advised her a few years ago that the local residents living on Catering Road would have first opportunity to purchase homes in the proposed subdivision and wondered if this still is correct

Michael Smith stated that there have been several comments about the development that it would not respect the environmental components of the site, but this is contrary to the truth. Fifteen studies have been conducted including natural

heritage, tree protection/replacement, an erosion assessment, black river, ground water, hydrogeological study, and all were completed before the plan was laid out. The Sutton Secondary Plan provides for a 10 metre buffer which is common in settlement areas. The applicant and agent will host a workshop session but beyond that, the Town will be requiring an independent review of the traffic study to address concerns raised tonight. The primary traffic calming device would be the roundabout which would be constructed at considerable cost and loss of land to the developer.

Mr. Smith advised that open space on the subject property will include an environmental protection area of 5.66 hectares, a storm water management pond, parkettes and compensation areas, consisting of more than half the development proposed in Stage 1. In the south-west corner, a large triangle of land is to be preserved, as well as the land along the east side of the rail trail. As well, a number of areas that are table land, not steep, will be conveyed to the Town and will be accessible by the public.

Harold Lenters advised the following;

- that sensitive features or endangered species that exist within environmentally protected areas will be protected from intrusion. Staff will look at the possibility of creating a trail through these lands. All forested areas will be protected and the areas to the west of the school, south of Baseline Road, will be protected and not developed. He advised that a lot of the subject property had been proposed for development through proposals over the years, but it is now to be retained as green space and staff will look at the connection of green space to the river.
- the Province directs communities to build more houses on less land in order to arrest urban sprawl and municipalities need to comply to certain minimum densities to conform to Provincial and Regional policies, noting that 50 foot or 18 metres lots no longer exist.
- an informal session will be held with the residents to have a focused look at improvements to be made to the plan and things staff can do to make the road better for existing residents, as well as make it functional and safer. There are plans to reduce the hill. The session will be broadened to include servicing and other aspects.
- staff will discuss the park location with the proponent, noting that from a land use perspective, perhaps residents would prefer green space at that location. The extra traffic that will be created by the developments will affect the intersection at Dalton Road and Baseline Road and staff will discuss this issue with the Region of York. From a volume perspective, there is no issue, but the current intersection has a blind spot turning left off of Baseline Road to travel north on Dalton Road, or driving south on Dalton Road past Baseline Road to Catering Road.
- in order to maintain the integrity of the trail for use by walkers motorized vehicles, horses, etc, mitigation may be warranted when introducing homes that are proposed to abut the existing rail trail, including a warning clause in the agreement of purchase and sale to make the potential home buyers aware.
- the subject land was part of planning approvals before 1988 and was approved by the Ontario Municipal Board, noting that a previous application included a 1,500 unit subdivision and golf course that would have encompassed much more property.

- when asked about including smaller more affordable homes for seniors or first-time homebuyers, that the proposed density is the lowest density the Town is able to permit.
- Low Impact Development (LID) is an emerging and important part in the planning and design of communities and is not yet embodied in the Building Code. The Conservation Authority does request LID. The minimization of storm sewers and use of bio swales may be an opportunity with this development rather than full urban development with curbs, gutters and storm sewers. The Building Code has increased its geo-efficiency via on-sight water storage, rain barrels, solar panels and other options. He also advised that the developer is required to provide a phosphorus analysis indicating that there will be no increase in phosphorus loading to the Black River, and looking for a reduction in phosphorus in terms of the Black River.
- staff may request the agent and consultants to provide a summary of the studies that have been conducted, in terms that are understood by the general public, for the public workshop to be held.
- the Regional Transportation System is driven by ridership, and that service may become available in the future.
- the first public meeting receives wide circulation as required by the Planning Act, it is posted on the website and in the local newspaper. Following the first meeting, residents attending the first meeting who left their name, address and contact information are notified prior to the next public meeting. This system has been successful over the years. At Council's request, he advised that the next public meeting will be circulated to all interested parties, in the newspaper and on the Town website. He noted that developer will host the workshop session and will provide the notice.

Staff was requested to investigate the potential impact of southbound traffic to Old Homestead Road, given the potential closure of McCowan, if Hwy 404 crosses McCowan Road in future.

Moved by Councillor Sebo, Seconded by Regional Councillor Wheeler

RESOLUTION NO. C-2016-0126

1. That Council receive Staff Report PB-2016-0019 prepared by the Planning Division dated March 23, 2016 respecting applications for Draft Plan of Subdivision approval and amendment to Zoning By-law No. 500 submitted by Ainslie Hill I Inc. and Ainslie Hill II Inc. for lands described as Part of Lots 21, 22 and 23, Concession 7 (NG).
2. That Staff report back to Council following the receipt and assessment of all public, internal department, external agency and Council comments, and Staff's evaluation of the applications and any matters raised at the statutory public meeting.

3. That Staff provide written notice of the next public meeting, posted on the Town website and on the Town page in the Advocate newspaper, a minimum of two weeks in advance of the date of said meeting, to the following:
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the applications.

Carried.

Moved by Councillor Sebo, Seconded by Councillor Neeson

That the Council Meeting recess at 9:12 p.m.

Carried.

The meeting resumed at 9:28 p.m.

Report from the Administrative Services Department:

- (B) Draft Development Charges Background Study 2016 – Information and Update

Report No. DAS-2016-0015

Rebecca Mathewson provided the intent of the report, seeking from Council any input they would like to have considered, advising that development charges are one-time fees collected from developers and builders to help pay for infrastructure such as roads, water and sewer, transit, community facilities, fire and police facilities. The Town of Georgina collects development charges on behalf of the school boards, the Region of York and the Town of Georgina at the time of building permit issuance. Tonight's presentation and report is with respect to the Town of Georgina's development charges, not with respect to any development charges levied by the school boards or the Region of York. The report provides an overview as to the methodology for calculating development charges in accordance with the Development Charges Act and a brief overview respecting the policy decision required of Council and exemptions permissible under the Act.

Stefan Krzeczunowicz, Senior Consultant for Hemson Consulting using a power point presentation, provided an overview of the Town of Georgina's Draft Development Charges Background Study to update Council on the development charge processes and to set out the main assumptions Hemson Consulting is using

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. PB-2016-0019

FOR THE CONSIDERATION OF
COUNCIL

MARCH 23, 2016

**SUBJECT: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
APPROVAL AND ZONING BY-LAW AMENDMENT
PART OF LOTS 21, 22, AND 23, CONCESSION 7 (NG)
CATERING ROAD E/S AND W/S, SUTTON
AINSLIE HILL I INC. AND AINSLIE HILL II INC.**

1. RECOMMENDATIONS:

- 1. That Council receive Staff Report PB-2016-0019 prepared by the Planning Division dated March 23, 2016 respecting applications for Draft Plan of Subdivision approval and amendment to Zoning By-law No. 500 submitted by Ainslie Hill I Inc. and Ainslie Hill II Inc. for lands described as Part of Lots 21, 22 and 23, Concession 7 (NG).**
- 2. That Staff report back to Council following the receipt and assessment of all public, internal department, external agency and Council comments, and Staff's evaluation of the applications and any matters raised at the statutory public meeting.**
- 3. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:**
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,**
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the applications.**

2. PURPOSE:

The purpose of this Report is to provide Staff's initial policy review and preliminary comments on applications submitted by Michael Smith Planning Consultants; Development Coordinators on behalf of Ainslie Hill I Inc. and Ainslie Hill II Inc. for draft plan of subdivision approval and amendment to Zoning By-law No. 500 (ZBL 500).

3. INFORMATION:

OWNERS/APPLICANTS: Ainslie Hill I Inc. and Ainslie Hill II Inc.

AGENT: Michael Smith Planning Consultants;
Development Coordinators Ltd.

PROPERTY DESCRIPTION: (refer to Attachments '1' and '2')
Part of Lots 21, 22, and 23, Concession 7 (NG)
Catering Road E/S and W/S, Sutton
Roll Nos.: 119-220, 119-494, and 080-379

FILE NUMBERS: 01.143 (19T-15G03) – Subdivision
03.1087 – Zoning By-law Amendment

3.1 SUBJECT LANDS

The subject lands are located in Sutton, south of Baseline Road and on both sides of Catering Road, stretching from McCowan Road in the west to the Black River in the east (refer to Attachments '1' and '2'). The subject lands have a total land area of approximately 82.39 hectares (203.59 acres) and have frontage on both McCowan Road and Catering Road.

As illustrated on Attachment '3', the subject lands are comprised of three (3) irregular shaped properties which are owned by two (2) related companies; Ainslie Hill I Inc. and Ainslie Hill II Inc. (herein referred to as "the applicant"). For descriptive purposes and due to historic reasons which will be explained below, Properties 1 and 2 located on the east side of Catering Road will be referred to as the "Catering Road Lands", while Property 3 located on the west side of Catering Road will be referred to as the "West Farm Lands". As illustrated on the Key Map provided as Attachment '2', a 15.55 ha (38.42 acres) portion of land located at the south-west corner of the West Farm Lands is not included in the subject proposal.

The Catering Road Lands are vacant of buildings or structures and portions thereof are actively farmed. The remainder of the land has been identified as containing woodlands and a small wetland adjacent the Black River. One of the properties that makes up the Catering Road Lands (i.e. Roll No.: 119-494 or Property 2 on Attachment '3') is identified as being listed on the Town of Georgina Heritage Register as a property of interest. This will be discussed further in Section 6.2.2 below.

The West Farm Lands contain several barns and three (3) dwellings. The barns will be removed from the property prior to registration; whereas the dwellings are proposed to remain until such time as the lands are developed through a new plan of subdivision, as will be discussed in Section 4.1 below. Furthermore, approximately two-thirds (2/3) of the lands are actively farmed, while the remainder has been identified as containing woodlands and wetlands.

Surrounding land uses are as follows:

West Farm Lands

- North – rural residential, environmental protection lands, and commercial uses on the south side of Baseline Road
- East – rural residential, environmental protection lands, and Catering Road
- South – rural residential and agricultural
- West – McCowan Road, rural residential, and environmental protection lands

Catering Road Lands

- North – Catering Road, rural residential, Sutton District High School, Sutton Public School, and commercial uses on the south side of Baseline Road
- East – the Black River and low density residential uses across the river
- South – agricultural and environmental protection lands
- West – Catering Road, rural residential and environmental protection lands
- Additionally, it should be noted that part of the abandoned Canadian National Railway line, commonly referred to as the “Sutton-Zephyr Rail Trail”, bisects the Catering Road Lands in a north-south direction.

3.2 BACKGROUND/PREVIOUS PLANNING APPROVALS

There is a longstanding history of planning applications/approvals for the West Farm Lands beginning in the late-1980s, which were formerly owned by Dr. E. B. Shouldice. Below is a chronology of events which describes how the land use policies for the subject lands were developed over the years.

The original planning applications for the West Farm Lands, submitted in July 1988, proposed a residential retirement community consisting of 429 single family dwellings, 100 apartment units (529 units in total) and ancillary uses on private servicing. By May 1991, the proposal was revised to include a residential retirement community consisting of 429 single family dwellings, 121 apartment units (550 units in total), along with recreational facilities, commercial and open spaces uses on private servicing. The revised proposal never received approval as the Province indicated that the applications were premature and that the proposed development should be considered in the context of a comprehensive Secondary Plan for the Sutton community.

In November 1994, Council adopted the Sutton Secondary Plan (SSP), being OPA NO. 72, which included the West Farm Lands and the Catering Road Lands within the Urban Service Boundary. Site-specific policies were included within the Plan to permit a two-block plan of subdivision/condominium having a maximum of 550 dwelling units on the West Farm Lands. The policies also encouraged a development which is orientated to servicing senior citizens. Whereas, the Plan designated the Catering Road Lands as Low Density Residential and Open Space.

In June 2001, Regional Council granted draft plan approval for a two-block plan of subdivision, to permit a maximum of 550 adult lifestyle dwelling units, and a nine-

hole golf course (Note: York Region was the approval authority for draft plans of subdivision at this time. In 2007 the Region transferred the approval authority to the Town). To date, the conditions of approval for the two-block draft plan of subdivision remain unfulfilled and the file remains open under the Town's approval authority.

Also in 2001, Dr. Shouldice participated in a Development Charge Credit Agreement with York Region and several other landowners to front-end finance the growth component of an expansion to the Sutton Sewage Treatment Plant (SSTP). Pursuant to the Agreement Dr. Shouldice received a total of 1,040 persons equivalent of pre-paid Development Charge credits for sanitary sewage treatment capacity.

In November 2007, Dr. Shouldice submitted two (2) Official Plan Amendment applications (Files: 02.160 & 02.161) to amend the SSP in relation to his properties as illustrated on Attachment '4'. The applications proposed to permit: 1) an expansion of the Urban Service Boundary area to include the East Farm Lands; and 2) an eighteen-hole golf course and an adult lifestyle community comprised of up to 1,500 dwelling units. The applications never proceeded to a public meeting and were held in abeyance pending the outcome of the Sutton Secondary Plan Review Study. These applications remain open to date.

On June 30, 2010, Council adopted OPA NO. 111, being the Sutton/Jackson's Point Secondary Plan (SJPSP). The West Farm Lands were designated New Residential Area and Environmental Protection Area, and the same site-specific land use policies of the SSP permitting a maximum of 550 dwelling units were carried forward into the new Secondary Plan. Similarly, the Catering Road Lands were designated New Residential Area and Environmental Protection Area (EPA) which corresponded with the Low Density Residential and Open Space designations in the former SSP.

On March 30, 2011 the SJPSP was approved, with modifications, by York Region Council. The SJPSP essentially replaced the existing SSP, which was approved in 1997.

The Region's approval of the SJPSP was subsequently appealed to the Ontario Municipal Board (OMB) by Dr. Shouldice on April 18, 2011. The appeal letter identified that Dr. Shouldice was appealing OPA NO. 111, including all text, schedules and appendices, and provided several reasons for the appeal, including:

- Environmental Policies and EPA Designation on lands owned by Dr. Shouldice;
- Special Provision 9.2.5.2.1(b)(v) as it related to a potential floodplain area on the West Farm Lands;
- A proposed collector road through an EPA on the West Farm Lands;
- Trails Plan as it relates to snowmobile trails and cycling facilities on lands owned by Dr. Shouldice;

- Urban Service Boundary expansion to include the East Farm Lands which are also owned by Dr. Shouldice (Attachment '4'); and,
- The premature nature of a policy respecting Urban Service Boundary expansion and that same is only to occur through a municipal comprehensive review.

At the November 5, 2012 meeting of Council in closed session, Staff presented a settlement proposal respecting the above-noted appeal by Dr. Shouldice against the SJPSP. At this meeting, Council approved, in principle, the acceptance of the settlement proposal which contained proposed policy modifications to the SJPSP. Council also supported Staff's recommendation to conduct a public meeting in order to present the settlement proposal to the public for information and comment. Said public meeting was held on December 10, 2012.

As a result of the comments from the public meeting, further input received from York Region, and on-going discussions with the appellant, the proposed settlement policy modification was revised by Staff and presented to Council in closed session on March 4, 2013. The revised settlement proposal presented by Staff was adopted by Council.

On March 11, 2013 Ainslie Hill purchased the Shouldice lands, with the exception of the East Farm lands (76.9 ha). This purchase included the West Farm Lands (80.2 ha), North Lands (35.9 ha), and Catering Road Lands (18.4 ha), as illustrated on Attachment '4'.

On April 10, 2013, Dr. Shouldice, Ainslie Hill, and the Town entered into Minutes of Settlement to resolve the Shouldice Appeal. The site-specific policy modifications that were agreed upon by the parties for the West Farm Lands were approved by the OMB as per their Order issued on July 17, 2013, and are contained in Section 9.2.5.2.1(b) of the SJPSP (refer to pages 5 through 9 on Attachment '5').

As seen from the above chronology which spans approximately 28 years, the subject lands (and particularly the West Farm Lands) have been involved in a number of Planning processes and various Planning approvals have been received. This has all contributed and played a part towards creating the current development policies that apply to the subject lands today.

4. PROPOSAL:

The Town has received applications for draft plan of subdivision approval and amendments to ZBL 500, to facilitate the creation of 183 residential building lots. Numerous studies and reports were submitted by the applicant in support of these planning applications. Due to the number and size of these documents, they have not been attached to this report, however, they are available for viewing in the Planning Division during regular business hours. They include the following:

- **Planning Justification Report** prepared by Michael Smith Planning Consultants; Development Coordinators dated November 2015
- **Transportation Impact Study (TIS)** prepared by Dionne Bacchus & Associates, dated September 23, 2015
- **Functional Servicing and Stormwater Report (FSSWR)** prepared by Sabourin Kimble & Associates Ltd. dated October 2015
- **Natural Heritage Evaluation (NHE)** prepared by Beacon Environmental Ltd., dated October 2015
- **Arborist Report and Tree Preservation, Protection and Replacement Plan** prepared by Beacon Environmental Ltd., dated October 2015
- **Erosion Threshold Assessment** prepared by Parish Aquatic Services, dated September 2015
- **Black River Meander Belt Width Assessment** prepared by Parish Geomorphic, dated October 2012
- **Assessment of Landform Significance – Glacial Lake Algonquin Shoreline** prepared by Parish Geomorphic, dated June 6, 2013
- **Hydrogeological Study** prepared by R.J. Burnside & Associates Ltd., dated October 2015
- **Slope Stability Assessment** prepared by Soil Engineers Ltd., dated December 31, 2014
- **Soil Investigation** prepared by Soil Engineers Ltd., dated January 2013
- **Phase I Environmental Site Assessment** prepared by Tetra Tech, dated February 2013
- **Limited Phase II Environmental Site Assessment** prepared by Tetra Tech, dated February 2013
- **Stage 1 and 2 Archaeological Assessment of Lands East of Catering Road** prepared by Archaeological Services Inc., dated December 19, 2012
- **Stage 1 and 2 Archaeological Assessment of Lands West of Catering Road** prepared by Archaeological Services Inc., dated June 17, 2014
- **Stage 1 and 2 Archaeological Assessment of Three Parcels East of Catering Road** prepared by Archaeological Services Inc., dated October 2, 2015

4.1 DRAFT PLAN OF SUBDIVISION APPLICATION

An application for draft plan of subdivision approval has been received to create 183 single family dwelling lots on the subject lands. A copy of the proposed draft plan of subdivision dated May 25, 2015 is provided as Attachment '6'. For additional information, Attachment '7' is an aerial photograph of the subject lands and surrounding area with the proposed draft plan superimposed thereon.

The subject lands are proposed to be developed in two (2) stages.

The first stage of development will involve the creation of 183 single family dwelling lots on the Catering Road Lands. Of the 183 lots, 66 are proposed to have 11 metre frontages, 69 are proposed to have 12.2 metre frontages, 37 are proposed to have 15 metre frontages, and 11 are proposed to have 18 metre frontages. The

Catering Road Lands will also contain numerous blocks for varying purposes which are required for the appropriate development of the lands; including but not limited to, environmental protection areas (Blocks 184-186, inclusive), stormwater management (Blocks 187, 189, and 190), sewage pumping and water booster station (Block 188), and a parkette (Block 191). A stormwater management (SWM) pond is proposed on other lands lying outside of the proposed draft plan of subdivision, immediately south of the Catering Road Lands. The applicant proposes that these lands be conveyed to the Town as a condition of draft plan approval.

The West Farm Lands contain blocks for a park (Block 198), a road widening (Block 202), environmental features (Blocks 199 and 200), and future development (Block 201). It is also proposed that Catering Road be upgraded to the southerly limit of the West Farm Lands (being the south limit of Lot 21, Concession 7 (NG)), which will include the installation of a roundabout. The applicant proposes to retain the environmental features and future development blocks located on the West Farm Lands through this application. Attachment '8' is a proposed Land Use Chart for Stage 1 taken from the applicant's Planning Justification Report.

The second stage of development will take place on the West Farm Lands, but will not include the park and road widening which are being developed as part of the first stage. Planning approvals and development of the second stage cannot take place until such time as sanitary sewage treatment allocation is made available (i.e. currently no capacity available in the SSTP to facilitate major development). This stage of development will be facilitated through a future plan of subdivision application on the future development (Block 201) and environmental features (Blocks 199 and 200) blocks identified on the proposed draft plan. No development is proposed within the environmental features blocks, of which are proposed to be conveyed to the Town through the registration of the second stage. For information purposes, a conceptual plan for the West Farm Lands illustrating the proposed road network and lot fabric is provided as Attachment '9'.

4.2 ZONING BY-LAW AMENDMENT APPLICATION

The associated application to amend ZBL 500 addresses various zoning standards and provisions to facilitate the proposed residential development. A site-specific Open Space (OS) zone is proposed to protect the identified environmental features and recognize the proposed parks, while the future development block on the West Farm Lands is proposed to be rezoned to a site-specific Transitional (T) zone which will only permit existing dwellings and Rural (RU) zone non-residential uses as per Section 28.2 of ZBL 500. A draft of the amending by-law prepared by the applicant's agent is provided as Attachment '10'.

5. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS

5.1 PUBLIC CIRCULATION

Pursuant to the provisions in the *Planning Act*, R.S.O. 1990, as amended, a *Notice of Complete Application* was circulated to all prescribed external agencies and internal Town departments on January 7, 2016. The Notice was also posted on the Town Page in the January 14, 2016 edition of the Georgina Advocate, and on the Town of Georgina Planning Division Public Notices webpage (January 14, 2016).

Also pursuant to the provisions of the *Planning Act*, R.S.O. 1990, a *Notice of Public Meeting* was circulated to all prescribed external agencies, internal Town departments, and all assessed property owners within 120 metres of the subject lands on February 9, 2016. This Notice was also posted in the Georgina Advocate in the February 18, 2016 edition and on the Town of Georgina Planning Division Public Notices webpage (February 17, 2016).

Four (4) Public Notice signs informing the public about the applications and the public meeting were erected on the subject lands on February 20, 2016 as follows:

- Two (2) signs on the West Farm Lands. One (1) at the midway point of the property along McCowan Road and one (1) at the midway point of the property along Catering Road; and
- Two (2) signs on the Catering Road Lands along the south side of Catering Road.

In response to the above notices, Staff have been contacted by various individuals as noted below, as of the completion of this Report.

Paul Harpley, President of South Lake Simcoe Naturalists (SLSN), submitted written comments on February 9, 2016 via email, requesting that the supporting documentation submitted with the applications be made available to their association members for review (refer to Attachment '11'). In response to the request, on February 12, 2016, Planning Staff provided the SLSN with digital copies (i.e. 5 DVD copies) of all supporting documentation submitted with the applications. Mr. Harpley has indicated that these documents are currently under review, and that detailed comments will be forthcoming from SLSN which will be provided in a future report to Council.

Dennis and Vale Clark of 115 Catering Road submitted written comments by way of email on February 11, 2016. In the email the Clarks raise concerns with respect to municipal servicing, upgrades to Catering Road, traffic, headlights shining into their windows at night, rezoning of the subject lands, and existing wells located on properties along Catering Road (refer to Attachment '12'). On February 22, 2016, Mr. and Mrs. Clark dropped by the Planning Division to discuss the proposal and their comments with the writer, and to obtain a larger copy of the proposed draft plan.

Elizabeth Weich of 99 Catering Road submitted written comments on February 22, 2016 also by email. In the email Ms. Weich raises questions and concerns

respecting increased traffic on Catering Road, water and sanitary sewer connections, and well water (refer to Attachment '13').

Also on February 22, 2016, Staff discussed the proposed development over the telephone with Mr. Paolo Lavallo of 535 Catering Road. The writer explained the proposal, the history of previous planning applications associated with the lands, the general planning framework that applies to the subject lands, and the steps in the planning process including the public meeting procedures.

Staff have also had discussion via email with Dave Ruggle of 5 Hopecliff Lane, regarding parkland dedication and servicing. Mr. Ruggle was also provided with a digital copy of the proposed draft plan.

5.1.1 Response to Public Comments

Rezoning from Agricultural to Residential

The subject lands are currently zoned Rural (RU) on Maps 1 and 7 to Schedule 'A' of ZBL 500. In accordance with Section 28.2 (permitted non-residential uses), agricultural/aquacultural uses are permitted on the lands, subject to compliance with the provisions of the By-law. Through the subject rezoning application the applicant is proposing to rezone the lands to a site-specific Low Density Residential (R1) zone in order to facilitate the proposed development. In this respect, the lands have not yet been rezoned. As noted above, notice has been provided by the Town pursuant to the provisions of the *Planning Act*.

Municipal Servicing

Pursuant to Section 9.2.5.2.1(b)(vi) of the Secondary Plan, the cost of the extension of municipal services down Catering Road will be at the sole expense of the developer. This will include the installation of water and sanitary sewer service laterals to existing lots of record on Catering Road. The cost of extending the services from the property line to the dwellings however, will be at the cost of the individual landowner. Similarly, pursuant to Section 9.2.5.2.1(b)(vii), existing homes in proximity to the south end of the development may also be permitted to connect to municipal services, at the benefitting landowner's expense, and when feasible as determined by the Town.

Road Upgrades and Traffic Concerns

Similar to the extension of municipal services along Catering Road, pursuant to Section 9.2.5.2.1(b)(iv) of the Plan, the cost of any required road improvements/upgrades will be the responsibility of the developer. The TIS submitted by the applicant has evaluated the projected traffic volumes as a result of the proposed development and anticipated growth in the area, and makes recommendations for necessary road improvements/upgrades. The details of required improvements/upgrades will be further evaluated at the detailed

engineering review stage, should the applications be approved. The TIS is currently under review by the Town and York Region.

Wells and Water Levels

In accordance with Section 9.2.5.2.1(b)(viii) of the Secondary Plan, the developer will be required to prepare and implement a Well Monitoring Program to the satisfaction of the Town. In this regard, a Hydrogeological Study has been submitted in support of the application. The study addresses matters such as geology, hydrogeology, water balance, phosphorus budget, private well impact assessment, and construction considerations. The report is currently being reviewed by the Town and the LSRCA and comments will be provided in a future report to Council.

5.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All comments received to date from internal departments and external agencies on the application have been consolidated below:

Administrative Services Department:

- Municipal Law Enforcement: has indicated “no comments or concerns”.
- Tax Division: No taxation issues with the subject lands.

Operations and Engineering Department:

- No objection. Detailed comments on the applications are forthcoming.

Planning and Building Department:

- Building Division: Has indicated “no comments”.
- Economic Development Division: No objection. Consideration should be given to integrating and or highlighting the presence of the public trail located between the two parcels.

Recreation and Culture Department:

- Under review.

Fire and Emergency Services Department:

- Under review

Georgina Heritage Advisory Committee:

- That the developer be required to undergo a Heritage Impact Assessment on the subject lands and the area of potential effect (within an eyeshot) at the cost of the developer due to the fact that the Keating House – Roll No.: 119-494, is listed on the Georgina Heritage Register and that it is believed there may be additional structures of significant heritage value on the other subject lands (refer to Attachment ‘14).

Lake Simcoe Region Conservation Authority (LSRCA):

- Under review.

York Region:

- Under review.

York Catholic District School Board:

- Under review.

York Region District School Board:

- Requests an extension to provide comments on the application until April 6, 2016 (refer to Attachment '15')

York Region Police Department:

- Under review.

Southlake Regional Health Centre:

- No concerns (refer to Attachment '16').

Ministry of Transportation:

- Has indicated "no comments". The site is outside of Ministry jurisdiction (refer to Attachment '17').

Ministry of Tourism, Culture and Sport:

- Refer to Attachment '18'.

Infrastructure Ontario:

- Under review.

Hydro One:

- Has indicated "no comments or concerns at this time" (refer to Attachment '19').

Rogers Cable:

- Has indicated "no comments or concerns" (refer to Attachment '20').

Canada Post Corporation:

- Under review.

Enbridge Gas Distribution:

- No objection to the proposed applications (refer to Attachment '21').

6. ANALYSIS:

The following is a general overview of the proposed draft plan of subdivision and associated zoning by-law amendment application against applicable Provincial, Regional, and Town planning documents.

6.1 PROVINCIAL POLICY FRAMEWORK

Pursuant to Section 3(5) of the *Planning Act*, a decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the Provincial Policy Statement (PPS, 2014) and shall conform with the Provincial Plans (Growth Plan for the Greater Golden Horseshoe (2006), the Greenbelt Plan (2005) and the Lake Simcoe Protection Plan (2009)) that are in effect.

6.1.1 The Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land in the province. A key objective of the PPS is to protect and enhance resources of provincial interest and preserve the quality of the natural and built environment.

The subject lands are considered to be within a 'Settlement Area' as per the PPS. Settlement areas are urban and rural areas within municipalities that are built up areas where development is concentrated and which have a mix of land uses, and which have been designated in an official plan for development over the long-term planning horizon. Such settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 1.0 of the PPS, *Building Strong Healthy Communities*, encourages promoting cost-effective development patterns to minimize land consumption and servicing costs. New development taking place in designated growth areas is encouraged to occur adjacent to the existing built-up areas and have a compact form, and mix of densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4, *Housing*, requires that Planning authorities direct new development towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. It also encourages a range of densities and housing types within municipalities to meet projected requirements of the regional market areas.

Pursuant to Section 1.6.6, *Sewage, Water and Stormwater*, municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. As noted above, the applicant has submitted a FSSWR which demonstrates how the proposed development will be serviced by municipal water and sanitary services, stormwater management, storm drainage, grading, and erosion and sediment control measures. This Report has been circulated and is currently under review by the Town, York Region, and the LSRCA.

The key objective of Section 2.1, *Natural Heritage*, and Section 2.2, *Water*, is to protect natural features and areas from adverse impacts as a result of

development. In this regard, the PPS looks to protect the following natural heritage features: significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands. Additionally, development and site alteration shall not be permitted on adjacent lands to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. In this respect, several studies and reports have been submitted which evaluate the hydrology and natural features and functions of the land and the suitability of same for development. These include the NHE, Arborist Report and Tree Preservation, Protection and Replacement Plan, Hydrogeological Study, and Soil Investigation. The aforementioned documents have been circulated and are currently under review by the Town, York Region and the LSRCA to ensure compliance with applicable environmental policies.

Section 2.6, *Cultural Heritage and Archaeology*, provides that significant built heritage resources and significant heritage landscapes shall be conserved. Further, it is the policy of the PPS to only allow development and site alteration to take place if the archaeological resources or areas of archaeological potential have been evaluated, identified, and protected either by removal and documentation or on-site preservation.

In light of the above, the applicant has had an Assessment of Landform Significance – Glacial Lake Algonquin Shoreline prepared in support of the development which evaluates the significance of a 'bluff' on the West Farm Lands. Further, and as previously noted, the applicant has also submitted Stage 1 and 2 Archaeological Assessments for the entirety of the subject lands. Both of the above-noted submissions will be discussed further in Section 6.2.2 of this Report.

According to Section 3.1, *Natural Hazards*, development is not permitted within hazardous lands including areas prone to flooding or erosion hazards. As portions of the subject lands abuts the Black Rick to the east, the applicant has undertaken a Black River Meander Belt Width Assessment, Slope Stability Assessment, and an Erosion Threshold Assessment in order to determine development limits and mitigation measures to prevent erosion and maintain slope stability. No development is proposed within the delineated meanderbelt. These assessments are currently under review by the Town and LSRCA.

6.1.2 The Growth Plan for the Greater Golden Horseshoe (2006)

While the PPS provides broad direction for land use planning, the Growth Plan is a more directive document that provides policies and targets with respect to infrastructure planning, land use planning, natural heritage and resource use protection, employment and transportation. The subject lands are located within a designated 'greenfield area' within the Sutton/Jackson's Point settlement area.

Section 2.2.2, *Managing Growth*, directs major growth to settlement areas that offer municipal water and sanitary services and further, that growth be accommodated by building compact transit-supportive communities in designated Greenfield areas.

Section 2.2.7, *Designated Greenfield Areas*, provides that new development taking place in designated Greenfield areas will be planned in a manner that contributes to creating complete communities, are designed to support walking, cycling, and transit services, provide a diverse mix of land uses, and creates high quality public open spaces.

6.1.3 The Greenbelt Plan (2005)

The Greenbelt Plan (GBP) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on the landscape.

The subject property is located within Sutton which is designated as Towns/Villages on Schedule '1' to the GBP. In this regard, where lands are located within a Town/Village or Hamlet, Section 1.4.3.2 of the Plan refers the reader to the local municipal official plan and therefore, the policies within the GBP do not apply to the subject property, save and except the external connection policies contained in Section 3.2.5, where applicable. The Black River, which borders the subject lands on the east, forms part of the natural heritage area of Greenbelt's external connections, and therefore these policies apply.

Section 3.2.5, *External Connections*, directs that vegetation protection zones and natural self-sustaining vegetation should be protected; fish habitat should be increased and improved; habitat restoration initiatives that increase the ability of natural plants and animals to use the systems should be implemented, and the impacts of urban run-off should be minimized or mitigated.

As already noted, the applicant has submitted a Meander Belt Width Assessment which delineates the Black River meanderbelt applicable to the subject lands. Furthermore, the Erosion Threshold Assessment submitted evaluates two stormwater outlet channels which drain directly into the Black River, while the NHE has assessed the natural heritage and hydrological features which abut the Black River. These lands are identified as EPA blocks on the draft plan and are proposed to be protected through an Open Space (OS) zoning.

The above-noted reports are still under review by the LSRCA to ensure these policies are satisfied and the natural areas are appropriately protected.

6.1.4 The Lake Simcoe Protection Plan (2009)

One of the main objectives of the Lake Simcoe Protection Plan (LSPP) is to protect, improve and restore the elements that contribute to the ecological health of the

Lake Simcoe Watershed, including water quality, hydrology, key natural heritage features and key hydrologic features and their functions.

Section 4.7-DP of the LSPP indicates that municipalities shall incorporate into their official plans, policies related to reducing stormwater runoff volume and pollutant loadings from major development, while Section 4.8-DP provides that applications for major development shall be accompanied by a stormwater management plan. In this regard, the FSSWR has been submitted to satisfy the above-noted requirements. The report is currently under review by the Town, York Region and the LSRCA.

Section 4.20-DP of the LSPP requires that municipalities ensure that appropriate site alteration measures related to the removal of vegetation, grading, runoff conveyance, erosion and sediment control are incorporated into subdivision agreements. Appropriate requirements related to these site alteration matters will be imposed by the Town and the LSRCA, as part of the conditions of Draft Plan approval and the subsequent subdivision agreement, should the applications be approved.

Section 6.25-DP requires that an application for development or site alteration within 120 metres of a key hydrologic feature (i.e. the Black River) shall be accompanied by a NHE. In this regard, the NHE submitted is currently under review by the LSRCA.

Comments from the LSRCA were not available as of the preparation of this Report. They will be provided in a future report to Council.

6.2 REGIONAL AND MUNICIPAL PLANNING DOCUMENTS

6.2.1 York Region Official Plan (YROP, 2010)

The subject lands are designated Towns and Villages and Regional Greenlands System on Map 1 of the York Region Official Plan. The Towns and Villages designation corresponds with the portion of the subject lands proposed for 183 residential lots and the future development block, while the Regional Greenlands System designation corresponds with the Black River and woodlands located on-site.

Policies in the YROP relating to the *Regional Greenlands System* (Section 2.1) and *Natural Features: Components of the Greenlands System* (Section 2.2), require that the natural features and functions on the subject lands be appropriately evaluated and protected from development. In this regard, the YROP policies are reinforcing the provincial direction related to natural heritage preservation as discussed above. As mentioned, the applicant's Natural Heritage Evaluation, Hydrological Study, Meanderbelt Assessment and Erosion Threshold Assessment address matters pertaining to the protection of the Regional Greenlands System and natural heritage features. York Region and LSRCA staff are still reviewing

these reports for conformity with these policies to ensure appropriate protection measures are implemented.

It is the policy of the YROP to require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community (Section 3.5.4). Further, Section 5.6, *Building Complete, Vibrant Communities*, states that each Town and Village in the Region has a unique sense of place and identity, with mainstreets and places to work, live and play, and that each will have a role to play in accommodating future growth.

Comments from York Region were not available as of the preparation of this Report. They will be provided in a future report to Council.

6.2.2 Sutton/Jackson's Point Secondary Plan (SJPS)

The subject lands are designated 'New Residential Area' and 'Environmental Protection Area' and are located within the 'Urban Service Boundary' as illustrated on Schedule 'B', Land Use Plan to the SJPS. Similar to the YROP, the New Residential Area designation corresponds with the portion of the subject lands proposed for 183 residential lots and the future development block, while the EPA designation corresponds with the Black River, woodlands and wetlands located on-site.

The proposed development of 183 units on the Catering Road Lands are subject to the general New Residential Area (Section 9.2.5.2) and EPA (Section 9.2.2.2) designation policies contained in the SJPS. Whereas, development proposed on the West Farm Lands is subject to the Special Provisions contained in Section 9.2.5.2.1(b) of the Plan in addition to the general policies noted-above.

New Residential Area Designation (Sec. 9.2.5.2)

It is the intent of the SJPS that lands designated New Residential Area are intended to accommodate the majority of new housing that is required in the community over the next 20 years. These areas provide opportunities for the creation of new neighbourhoods largely comprised of ground-related housing and other compatible uses that provide for the day-to-day needs of residents. The policies of the designation are intended to promote well designed and attractive new residential neighbourhoods.

Permitted uses within the New Residential Area designation include low density residential uses in accordance with Section 9.2.4.2, garden suites in accordance with Section 9.2.4.6, bed and breakfast establishments, local commercial uses such as convenience retail stores and personal service shops, public and private utilities and infrastructure (except for hydro plants), parks, open space, natural areas, conservation uses, and pedestrian and bicycle routes and transit facilities.

Attachment '5' is a copy of Section 9.2.5.2, New Residential Area Designation, which includes the full list of permitted uses and policies.

The policies of the New Residential Area designation look to achieve well designed, functional, and sustainable communities which are sensitively integrated with existing development.

Section 9.2.5.2(a) of the Plan provides that applications for new development within the New Residential Area designation shall provide a host of supporting materials and information including a report that indicates how the proposed development contributes to the provision of affordable housing and implements the sustainable community design and green building policies of Sections 9.2.4.1 and 9.2.3.1. Attachment '22' is a list provided by the applicant which identifies various energy conservation features which are proposed to be incorporated into the construction and design of the dwellings. Notwithstanding this list, Staff will require further information from the applicant as to how the proposal contributes to the provision of affordable housing and implements sustainable community design and green building policies.

Section 9.2.5.2(b) promotes the use of through streets and discourages the use of cul-de-sacs and crescents when designing local road networks. Leniency will be provided however, where environmental features or existing development patterns would prevent the use of through streets. In this regard, the design of the proposed draft plan contains both a cul-de-sac and crescents due environmental constraints and existing development. Staff have no concerns with the proposed design and are of the opinion that it makes the best use of the developable lands.

Pursuant to Section 9.2.5.2(c), rear or back lotting of dwelling units onto arterial and/or collector roads shall not be permitted and lots having direct frontage onto arterial and/or collector roads shall be discouraged and minimized. The draft plan proposes two (2) lots fronting onto Catering Road but does not contain any rear or back lotting onto Catering Road. In consideration of the overall street layout and lot fabric proposed for the development, Staff are of the opinion that the two (2) lots proposed to front onto Catering Road are acceptable.

Section 9.2.5.2 (e) requires that new development abutting existing residential development shall be sensitively integrated with the existing development and shall be compatible with regard to use, scale and urban design. Existing residential development in the area is of a low density form; as is the proposed development. In this regard, Staff do not have concerns at this time with respect to compatibility of the proposed development in terms of use and scale. In terms of urban design, as will be discussed below, should the applications be approved, the applicant will be required to prepare Urban and Architectural Design Guidelines (UADG) for the proposed development which demonstrate conformity with the UADG contained within the Secondary Plan and reflect the character of the area. Sensitive integration of the development with the existing community will be an ongoing discussion point throughout the Planning process which will be driven largely by

comments from local residents and the review of detailed designs (i.e. landscaping, engineering, urban and architectural design, zoning provisions, etc.).

Special Provisions for New Residential Area Designation (Sec. 9.2.5.2.1(b))

As previously discussed in Section 3.2, there is a longstanding history respecting the West Farm Lands and the associated policy framework that applies to the development of same. While these lands are not proposed for development at this time (i.e. through Stage 1), save and except the park (Block 198) and road widening (Block 202), there are some policies that should be considered through the comprehensive development of the subject lands, as discussed below.

As touched on in Section 5.1.1 of this Report, Section 9.2.5.2.1(b)(iv) of the Plan provides that improvements to external roads, necessary to accommodate additional traffic originating from the development, shall be provided in a manner that is satisfactory to the Town. In the case of Catering Road, the extent of the external road construction will be across the full frontage of the subject land north to the intersection with Dalton Road and will include partial re-alignment to the east on the curve at the top of Ainslie Hill. In this regard, the applicant has proposed a 0.52 ha road widening (Block 202) on the West Farm Lands at the top of Ainslie Hill, and as previously noted, the TIS is currently under review by the Town and York Region.

Pursuant to Section 9.2.5.2.1(b)(v), the municipal collector road proposed on the West Farm Lands, as conceptually illustrated on Schedule 'C', Roads Plan to the SJPS (refer to Attachment '23'), may incorporate alternate design standards and traffic calming measures as determined through a detailed traffic analysis. In this regard, the applicant is proposing to construct a roundabout within the Road Widening Block (Block 202) on the West Farm Lands as part of Stage 1; of which the conceptual municipal collector road on the West Farm Lands is proposed to feed into (refer to Attachment '9'). Detailed discussion respecting the municipal collector road on the West Farm Lands will occur when future development applications are received.

As also discussed in Section 5.1.1 of this Report, the Special Provisions respecting the West Farm Lands also contain policies regarding the installation of municipal sanitary sewer and water mains along Catering Road to service the subject lands and existing privately serviced lots fronting on Catering Road (Section 9.2.5.2.1(vi)). Additionally, Section 9.2.5.2.1(vii) provides that existing homes on lots along Catering Road in proximity to the south end of the West Farm Land, may be permitted to connect to municipal sanitary sewer and water services at the expense of the benefitting property owner, and subject to availability of allocation.

Furthermore, and as mentioned in Section 5.1.1 of this Report, pursuant to Section 9.2.5.2.1(viii), the preparation and implementation of a Well Monitoring Program to assess the impact, if any, on off-site well water quality and quantity, shall be required as a condition of further planning approval. In light of the foregoing, the

Hydrogeological Study submitted with the application which addresses private well impacts is currently being reviewed by the Town and LSRCA.

As touched on briefly in Section 6.1.1 of this Report, Section 9.2.5.2.1(x) of the Plan provides that the subject lands appear to contain geomorphologic features. Most notable is the high terraced escarpment, which is purported to be a glaciolacustrine wave-cut shore bluff. In this regard, the Plan requires that an appropriate study will be required as a prerequisite to the submission of a subdivision application to determine the extent of any landform features and to recommend appropriate design and construction practices. To satisfy this requirement, the applicant has submitted an Assessment of Landform Significance – Glacial Lake Algonquin Shoreline to evaluate said feature. The Assessment concludes that the feature has local significance to the site, but is not of regional significance. The Assessment recommends that the feature should be maintained as best as possible to preserve the topographic relief and aesthetic aspects. Also, given the likely connection with the natural heritage, the maintenance of the feature within the proposed development is recommended.

Lastly, Section 9.2.5.2.1(xi) indicates that as a prerequisite to the submission of a subdivision application, an archaeological assessment of the subject lands shall be prepared. Prior to final approval, the Ministry of Tourism, Culture and Sport shall confirm that the archaeological assessment is satisfactory. As previously mentioned in Section 6.1.1 of this Report, the applicant has submitted Stage 1 and 2 Archaeological Assessments for the entirety of the subject lands. As a result of the field surveys, the Archaeological consultant discovered two artifacts in the agricultural field on the West Farm Lands. The first artifact is identified as a “single secondary knapping flake of an unknown chert” while the second artifact was a “bois blanc flake fragment”. No other archaeological resources were identified. The recommendations of the Archaeological Assessments indicate that no further archaeological assessments of the properties are required. The Town relies on the Ministry of Tourism, Culture and Sport (MTCS) as the expert commenting body on archaeological matters and development approval will be contingent on the Ministry’s support for same. In consideration of the foregoing, these assessments were circulated to the MTCS and their preliminary comments are provided as Attachment ‘18’. The applicant will be required to address the comments and resubmit the Assessments to the Ministry in order to obtain a compliance letter. The requirement for the Ministry’s compliance letter will be included as a condition of draft plan approval of the subdivision.

Low Density Residential Uses (Sec. 9.2.4.2)

In accordance with Section 9.2.4.2(a), low density residential uses include ground-orientated housing units, such as single detached, semi-detached and townhouses that may be developed to a residential density ranging between 12 and 25 units per “net residential hectare”.¹ The proposed development consists of 183 single

¹ Net Residential Hectare is defined as “the residential density calculated on the basis of the net residential land area”. Net residential land area is defined as “the area of residential use, excluding road allowances and the land

family dwelling units within a net residential area of 8.67 ha. This represents a density of approximately 21.1 units per net residential hectare, which complies with the density provisions relating to low density residential uses.

Notwithstanding the foregoing, the appropriate mix of units, lot sizes and specific density within the range set out above, shall be determined at the time of consideration of draft plans of subdivision and other development applications, in order to ensure compatibility and proper integration with surrounding land uses. In this regard, in certain areas a density approaching 25 units per net residential hectare may not be appropriate if such development results in inadequate on-street parking, incompatibility with neighbouring uses or other planning related problems.

Environmental Protection Area Designation (Sec. 9.2.2.2)

The EPA designation and associated policies are designed to identify, protect and enhance the environmental features and functions to form a strong and permanent Greenlands system.

Within the EPA designation, permitted uses include forest, fish and wildlife management, stewardship, conservation, restoration and remediation undertakings, retrofits of existing stormwater management works (but not new stormwater management works), and an existing single detached dwelling and accessory uses, buildings and structures. A complete list of permitted uses can be found in Section 9.2.2.2 of the SJPSP, provided hereto as Attachment '24'.

The SJPSP provides that key natural heritage features and key hydrologic features including their associated minimum buffer areas, are designated as EPA. The boundaries and extent of the EPA designation are approximate and may be refined through the preparation of a NHE that demonstrates the appropriateness of the adjustment to the satisfaction of the Town, in consultation with relevant agencies. Such minor refinements will not require an amendment to the Plan. In cases where the boundary to the EPA designation is refined, the abutting land use designation shall apply, provided the designation change will not result in development or site alteration that will have adverse effects on any key natural heritage features or key hydrologic features and their functions.

Staff note that a 2.7 ha stormwater management pond and two (2) stormwater outfalls to the Black River are proposed on lands which are designated EPA. In consideration that the EPA designation does not permit new stormwater management works, Staff have requested the applicant to confirm how the proposed stormwater management pond and outlets comply with the relevant policies of the SJPSP.

area of all other land uses necessary to the basic residential use such as parks, open space, Greenlands, stormwater management areas, churches, local commercial, schools, etc."

General Environmental Protection Policies (Sec. 9.2.2.3)

The SJPSP provides that the minimum vegetation protection zone for all key natural heritage features and key hydrologic features is the area within 10 metres of the feature, or larger if determined appropriate by an Environmental Impact Statements (EIS).

Section 9.2.2.3 of the Plan requires that any application for development or site alteration within 120 metres of the EPA designation, or a key natural heritage feature or key hydrologic feature shall be accompanied by an EIS demonstrating that the proposed development or site alteration will not have adverse effects on such features and its associated vegetation protection zone, or on the related ecological functions. As previously noted, the NHE is currently under review by the LSRCA.

Any development proposal on land which contains trees shall be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objection of maximizing the number of trees that can be conserved on site. Further, where there is a net loss of trees, the developer shall compensate the loss on the development site or in another suitable location as determined by the Town. The Arborist Report and Tree Preservation, Protection and Replacement Plan submitted by the applicant is currently under review by the Town and the LSRCA. Comments in this regard will be provided in a future report to Council.

Flooding and Erosion Hazards – River and Stream Systems (Sec. 9.2.2.5.1) and Hazardous Lands and Sites (Sec. 9.2.2.5.3)

It is the policy of the Plan that development shall be directed away from hazardous lands and hazardous sites adjacent to rivers and streams and areas of unstable slopes and unstable soils. In this regard, a geotechnical/soils report shall be required prior to any development within or adjacent to hazardous sites. Considering that the subject lands abut the Black River corridor, the applicant has submitted the required Geotechnical and Soils reports along with an Erosion Threshold Assessment and Black River Meanderbelt Assessment. These reports and assessments are currently under review by the Town and the LSRCA.

Population Growth (Sec. 9.2.1.6.1)

The total population within the entire Secondary Plan area is projected to be approximately 15,150 persons by the year 2031. The projected new population growth within the Urban Service Boundary (4,525 persons) shall be accommodated by a combination of new “greenfield”² development and through

² Development that is located outside of the built-up area, but inside the Urban Service Boundary as shown on Schedule ‘B’ – Land Use Plan to the Sutton/Jackson’s Point Secondary Plan.

intensification within the Built Boundary.³ It is the intent of the Plan to accommodate 70 to 75 percent of new growth, being approximately 3,170 to 3,395 persons, through designated “greenfield” areas.

Urban Design and Architectural Design (Sec. 9.2.3.2)

Excellence in community design is essential in creating a vibrant and attractive community for its residents, businesses and visitors. Section 9.2.3.2 of the SJPSP contains policies related to Urban Design and Architectural Control which promote high-quality urban design and architecture throughout the community, while Appendix II to the SJPSP contains UADG which all development proposals shall implement and be consistent with.

In consideration of the foregoing, the applicant will be required to prepare UADG for the proposed development which are consistent with the Guidelines contain in Appendix II to the SJPSP as a condition of draft plan approval, should the applications be approved. The Guidelines will be reviewed by the Town and the Town’s retained peer review consultant.

Heritage Conservation and Archaeological Preservation (Sec.9.2.3.3)

The policies of this Section are intended to identify, protect and conserve cultural heritage and archaeological resources within the community.

In accordance with Section 9.2.3.3(h), applications for development of a Heritage Site, having known cultural heritage resources or adjacent to a site having known cultural heritage resources, will require a Heritage Impact Statement to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.

Comments received from the GHC recommend that the developer be required to undergo a Heritage Impact Assessment (HIA) on the subject lands and area of potential effect (within an eyeshot) at the cost of the developer due to the fact that the Keating House (Roll No.: 119-494) is listed on the Georgina Heritage Register and that it is believed there may be additional structures of significant heritage value on the other subject lands (refer to Attachment ‘14’).

The above-noted property was owned by Thomas Keating and contained a historic dwelling referred to as the “Keating House”. In 2005, the Keating House was severely damaged by fire. Due to the condition of the building as a result of the fire, an Order to Remedy an Unsafe Condition (Order No.: U05-002) was issued by the Building Division to the owner. Shortly thereafter the Keating House and accessory buildings and structures thereto were demolished; however, the property still remains on the Town of Georgina Heritage Register (although not formally designated by by-law pursuant to the Ontario Heritage Act).

³ Built Boundary is defined as “the limit of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5 of the Growth Plan for the Greater Golden Horseshoe, 2006”.

In light of the foregoing, further discussion will need to occur between the applicant and the GHC to determine the scope of the requested HIA.

Additional Policies for Archaeological Sites (Sec. 9.2.3.3.1)

Archaeological sites are distributed in a variety of settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events that are of cultural or heritage value or interest.

The policies of the Plan require that a Stage 1 Archaeological Assessment shall be prepared prior to submission of an application for a draft plan of subdivision. Where such Stage 1 Assessment identifies areas of archaeological potential, a further Stage 2 Archaeological Assessment and fieldwork by a licensed archaeologist shall be provided at the time of submission of an application. All Archaeological Assessments must be reviewed and a compliance letter issued by the MTCS. Conformity with the above policies has been discussed above and in the Special Provisions for New Residential Area Designation (Sec. 9.2.5.2.1(b)) Section.

Public Parks and Open Space Policies (Sec. 9.2.3.4)

The provision of a range of passive and active public parks and open space areas is an important aspect of building a healthy and vibrant community. In this regard, it is the intent of the Town to provide an integrated system of municipally owned parks and other publically accessible open space areas, trails and pathways within the community.

The Town's park system hierarchy consists of Neighbourhood Parks (Section 9.2.3.4.1) and Community Parks (Section 9.2.3.4.2). The exact distribution and location of such parks will be determined in the consideration of development applications. New public parks shall be provided to the Town through parkland dedication as part of the development approvals process, in accordance with the provisions of the *Planning Act* and Section 9.2.9.6.2 of the SJPSP. Wherever feasible, the Plan provides that lands protected for environmental reasons shall be incorporated into the overall parks and open space system, and that parks located in proximity to residential uses shall be designed so as to minimize any potential negative impacts on the residential uses.

In consideration of the foregoing, the Recreation and Culture Department, and Parks and Facilities Division, are still undertaking their review of the proposed draft plan and supporting materials. Comments from same will be provided in a future report to Council.

Providing a Range and Mix of Housing (Sec. 9.2.4)

An appropriate range and mix of housing types and densities are required to meet the needs of current and future residents. The policies of the Plan are intended to

facilitate the provision of a broad range and mix of housing opportunities in appropriate locations in the community. That said, the amount and distribution of new housing shall be consistent with the community structure, principles and growth management provisions of the Secondary Plan.

As mentioned above in Section 4.1, the proposed development consists of 183 single family dwelling lots having a range of frontages (11 metres, 12.2 metres, 15 metres and 18 metres). The range of frontages proposed will allow for variation in the unit sizes, layouts and price points.

Further, while the Secondary Plan encourages a broad range and mix of housing opportunities, these opportunities must be considered with respect to the overall community structure and policies of the Plan. In this regard, existing development in the area is of a low density rural residential form with single family dwellings being the predominant, if not only use, and the policies of the Secondary Plan envision low density residential development on the subject lands that is sensitively integrated and compatible with existing development. In general, the more compact/dense types of low density residential forms of development (i.e. semi-detached and townhouses) are encouraged, and in some cases more appropriate, in established urban areas and corridors. In consideration of the foregoing, Staff do not have concerns with the proposed housing types.

Sanitary Sewage and Water Supply Services (Sec. 9.2.8.2)

The policies of the Plan require that the proposed development be serviced with municipal sanitary and water supply services. Further, development shall be designed and constructed in accordance with a Functional Servicing Plan dealing with sewage and water systems and same shall be submitted prior to, or concurrently with development applications. The FSSWR submitted with the application is currently being reviewed by the Town's Development Engineering Division and the LSRCA, and comments will be provided in a future report to Council.

Furthermore, the Town shall only approve development that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by-laws. In this respect, the subject development is in an area of Town which is serviced by the Sutton Sewage Treatment Plant (SSTP) located on Black River Road and the Georgina Water Treatment Plant (GWTP) located on Kennedy Road.

As noted above in Section 3.2, the previous landowner participated in a Development Charge Credit Agreement with York Region and as a result received a total of 1,040 persons equivalent (or 358.62 units at a rate of 2.9 persons/unit) of pre-paid unit Development Charge credits for sanitary sewage treatment capacity. Ballymore Homes (a related Company to the applicant) used 175 units (507.5 persons equivalent) to facilitate Phase 2 of their development on the north side of Baseline Road in Sutton. Therefore, a total of 532.5 persons equivalent (or

183.62 units at a rate of 2.9 persons/unit) of sanitary sewage treatment capacity remains for the development. Moreover, there is also sufficient water capacity in the GWTP to facilitate the development.

General Policies for Roads (Sec. 9.2.8.1.2)

The transportation network is intended to provide for the efficient and safe passage of pedestrians and cyclist, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles.

Catering Road is identified as an existing local collector road on Schedule 'C', Roads Plan to the SJPSP. Municipal collector roads are intended to carry traffic between regional roads and the municipal local roads. Through traffic will be discouraged from using these roadways and limited access to properties abutting these roadways will be permitted. They generally have a minimum right of way width of between 23 metres and 30 metres. Sidewalks, with shade trees where possible, are required on both sides of all municipal collector roads. Bicycle routes are to be considered on collector roads where they are generally identified on Schedule 'D', Trails Plan. In this regard, a conceptual pedestrian/cycling trails network is contemplated along Catering Road.

In accordance with the policies of the Plan, the proposed municipal local roads within the development are to be designed to accommodate only low volumes of traffic at low speeds and generally only serve local area trips. They generally will have a minimum right-of-way width of 20 metres, however this may be reduced in circumstances where adequate snow storage capacity can be provided within the right-of-way and/or alternative development standards have been approved by the Town. Sidewalks are required on at least one side of all local roads with the exception of cul-de-sacs serving fewer than 20 residential dwelling units.

Special lane requirements shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature trees and the overall effect upon the streetscape. Further, where a road allowance is less than the prescribed width, and additional widenings are required in accordance with the transportation policies of this Plan or achieve geometric alignment, the Town may also require that such widenings or realignments be obtained through the development approval process through dedication in accordance with the Planning Act.

In consideration of the foregoing policies related to roads, the applicant has submitted a TIS which is currently under review by the Town and York Region. It should be noted that the extent of road improvements will be determined through the review of detailed engineering drawings, of which will be included as a condition or conditions of draft plan approval, should the applications be approved.

Stormwater Management (Sec. 9.2.8.3)

It is the intent of the Plan to manage development impacts from stormwater on Lake Simcoe, the Black River and other streams within the watershed in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion. Any development application shall be accompanied by a Stormwater Management Plan that meets the criteria of provincial and local documents. In this regard, the FSSWR submitted by the applicant is intended to satisfy this policy.

The applicant is proposing a 2.7 ha SWM pond, a 0.19 ha SWM facility, and two (2) stormwater outlets to the Black River as part of the SWM for the development. The 0.19 ha SWM facility (Block 187) and one of the stormwater outlets to the Black River (proposed within Block 186 – Environmental Protection) are proposed on lands located within the draft plan. Whereas, the 2.7 ha SWM pond and the other stormwater outlet to the Black River are proposed on private lands owned by Dr. Shouldice which are not within the draft plan. Additionally, and in order to facilitate the proposed SWM for the development, the applicant is proposing to obtain two (2) easements in favour of the Town over: (1) the Sutton/Zephyr rail trail which is owned by Infrastructure Ontario; and (2) the lands for the proposed stormwater outfall located on lands owned by Dr. Shouldice.

The SWM pond, SWM Facility and proposed easement areas over private lands are illustrated on the proposed draft plan (refer to Attachments '6', '7', and '25'). Attachment '26' is an aerial map from the applicants Erosion Threshold Assessment Report which identifies the location of the proposed stormwater outlets to the Black River, of which are not specifically identified on the draft plan.

In preliminary discussions with the applicant and their agent prior to application submission, the Town advised that the SWM pond is to be included as a block within the draft plan. Should the lands not be included within the draft plan, the applicant would have to arrange the transfer of the lands from Dr. Shouldice to the Town, prior to draft plan approval. In this regard, Town Staff have concerns with making the acquisition of the land required for the SWM pond a condition of draft plan approval, as (1) it could potentially lead to substantial delays in development occurring should the lands, for whatever reason, become unattainable; and, (2) considering how crucial SWM is to any development, Town Staff want to ensure that sufficient land is available within the draft plan to facilitate the development as proposed.

It should also be noted that in addition to the two proposed easements (over the rail trail and over lands owned by Dr. Shouldice), a third easement will be required. The third easement is necessary to convey stormwater from the 2.7 ha SWM pond to the rail trail easement, as identified on Attachment '25'. This has not been illustrated on the draft plan, but will be required.

In consideration of the above, further discussion will need to occur between the application and Staff in relation to the proposed SWM facilities.

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this report.

8. CONCLUSION:

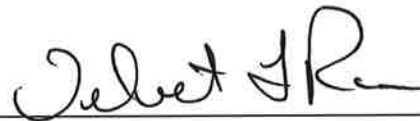
Staff will prepare a subsequent report for Council's consideration at such time as all of the Town Departments and external agencies have completed their review of the development proposal and accompanying studies/reports, and after the applicants have addressed any concerns raised from Council and members of the public.

Submitted by:



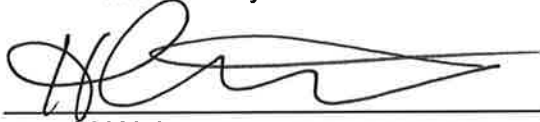
Tolek A. Makarewicz, BURPI.
Planner

Reviewed by:



Velvet L. Ross, MCIP, RPP.
Manager of Planning

Recommended by:



Harold W. Lenters, M.Sc.PI, MCIP, RPP.
Director of Planning and Building

Approved:



for Winanne Grant, B.A. AMCT, CEMC
Chief Administrative Officer

02 March 2016

- Attachment 1 – Context Map
- Attachment 2 – Key Map
- Attachment 3 – Composite Map illustrating the 3 properties
- Attachment 4 – Aerial Photograph identifying lands owned by Dr. Shouldice
- Attachment 5 – New Residential Area Designation Policies (Section 9.2.5.2 of the SJPSP)
- Attachment 6 – Proposed Draft Plan
- Attachment 7 – Proposed Draft Plan over Aerial Photograph
- Attachment 8 – Proposed Land Use Chart for Stage 1
- Attachment 9 – Conceptual Plan for the West Farm Lands
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Comments from South Lake Simcoe Naturalists
- Attachment 12 – Comments from Dennis and Vale Clark of 115 Catering Road
- Attachment 13 – Comments from Elizabeth Weich of 99 Catering Road
- Attachment 14 – Comments from the Georgina Heritage Committee
- Attachment 15 – Comments from York Region District School Board
- Attachment 16 – Comments from Southlake Regional Health Centre
- Attachment 17 – Comments from Ministry of Transportation

- Attachment 18 – Comments from Ministry of Tourism, Culture and Sport
- Attachment 19 – Comments from Hydro One
- Attachment 20 – Comments from Rogers
- Attachment 21 – Comments from Enbridge
- Attachment 22 – List of Energy Conservation Features
- Attachment 23 – Schedule 'C', Roads Plan to the SJPSP
- Attachment 24 – Permitted uses in the EPA designation (Section 9.2.2.2 of the SJPSP)
- Attachment 25 – Caption of proposed draft plan relating to SWM
- Attachment 26 – Location of proposed stormwater outlets to the Black River

Report No. PB-2016-01
Attachment '1'
Pages 1 of 1

Legend

- Proposed 404 Extension
- Provincial Highway
- Hydro Corridor
- Railway Corridor
- Secondary Plan Area

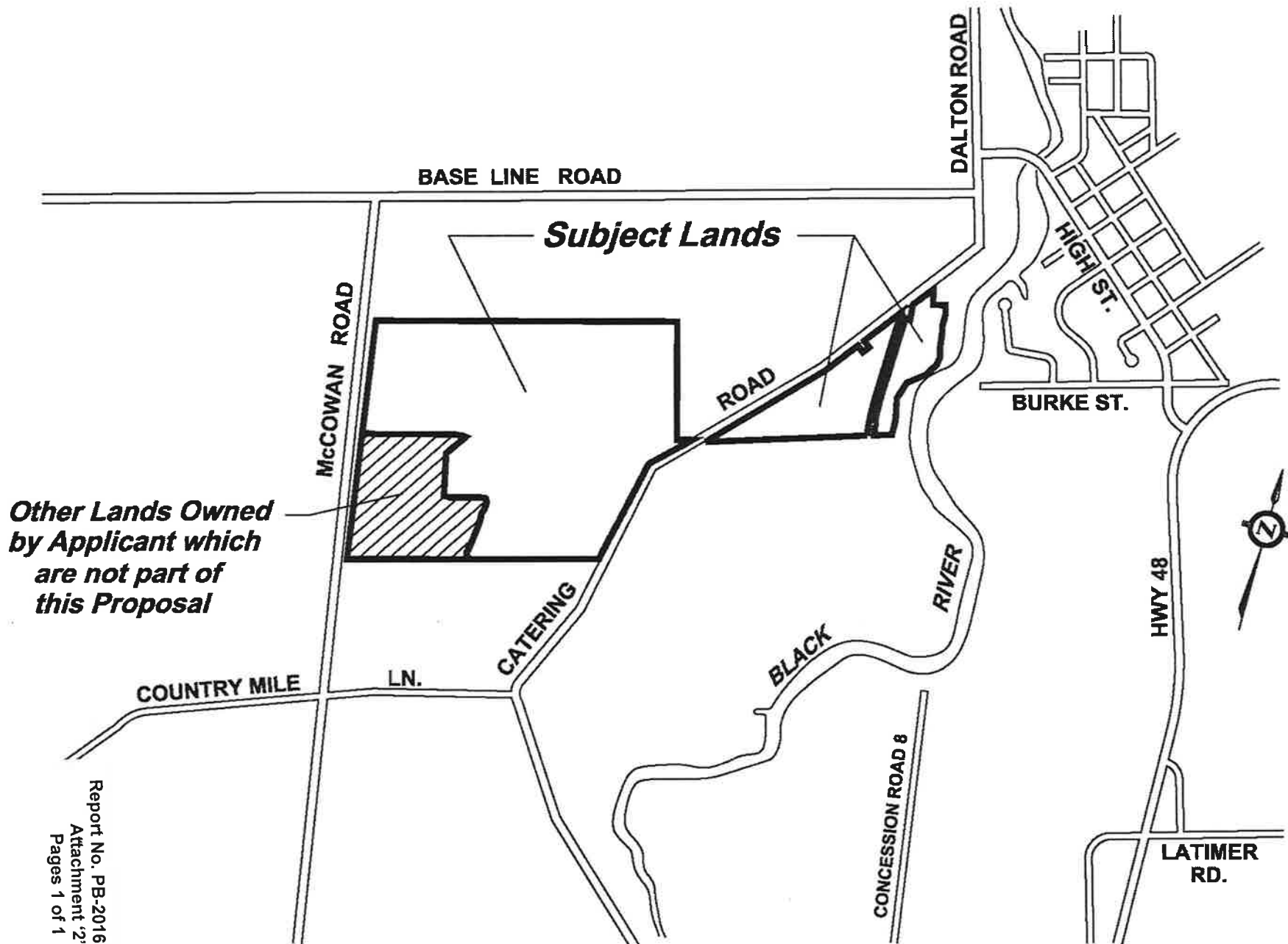
Map Labels:

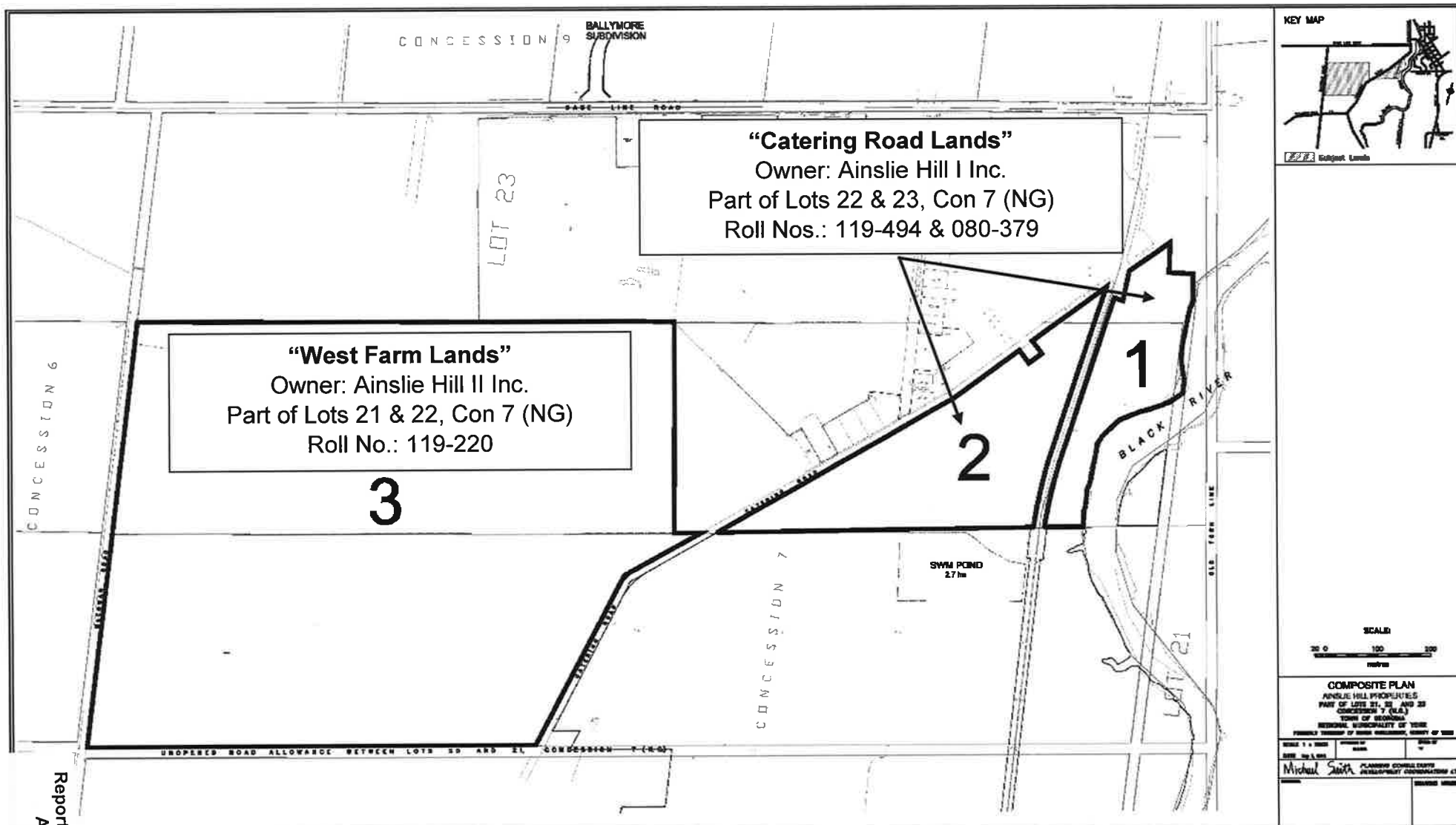
- Islands:** Fox Island, Snake Island, Georgina Island
- Water Bodies:** Lake Simcoe, Cook Bay
- Points:** Jackson's Point, Sibbald Point Provincial Park, Duclos Point, Roches Point
- Roads:** Metro Road North, Baseline Road, Boyers Sideroad, Warden Avenue, Old Homestead Road, Pollock Road, Kennedy Road, Glenwoods Avenue, Ravenshoe Road, Highway 48, Black River Road, Stoney Sideroad, Moming Glory Road, Old Homestead Road, Smith Boulevard, Park Road, Old Shiloh Road, Victoria Road, Viere Sideroad
- Secondary Plan Areas:** KESWICK SECONDARY PLAN, KESWICK BUSINESS PARK SECONDARY PLAN, SUTTON / JACKSON'S POINT SECONDARY PLAN, PEPPERLAW SECONDARY PLAN
- Subject Lands:** Indicated by a red oval within the Sutton / Jackson's Point Secondary Plan area.

Scale: 0 to 8 Kilometres

North Arrow: N

KEY MAP





LANDS SUBJECT TO APPEAL

NORTHLANDS
(35.9ha)

CATERING
ROAD
LANDS
(18.4ha)

EAST FARM
(76.9ha)

WEST FARM
(80.2ha)

Total Area:
211.4 ha
(522.4 acres)

accessory apartment, a home occupation and/or a bed and breakfast residence, a building containing 4 dwelling units, women's shelter office space with a maximum of 3 dwelling units and accessory buildings, structures and uses to any permitted uses.

9.2.5.2 New Residential Area Designation

This designation applies to the lands where the majority of new residential development is planned to take place. Some of these New Residential Area designated lands have already received planning approvals and are subject to certain site specific policy provisions contained in this Plan. The policies of this Section are intended to promote well designed and attractive new residential neighbourhoods.

Permitted Uses

The permitted uses within the New Residential Area designation shall be:

- (i) low density residential uses in accordance with Section 9.2.4.2;
- (ii) garden suites in accordance with Section 9.2.4.6;
- (iii) bed and breakfast establishments;
- (iv) local commercial uses such as convenience retail stores and personal service shops;
- (v) *special needs housing*, with the exception of *halfway houses* and other forms of *special needs housing* that accommodates more than 8 occupants/residents (not including staff), in accordance with Section 9.2.4.7;
- (vi) Town or Region owned or operated buildings, facilities and uses;
- (vii) *institutional*, cultural and recreational uses and facilities;
- (viii) public and private utilities and *infrastructure*, except for hydro plants;
- (ix) parks, open space, natural areas, conservation uses, pedestrians and bicycle routes and transit facilities;

- (x) home occupations;
- (xi) fire stations, ambulance bases, police stations and similar emergency service uses;
- (xii) elementary and secondary schools;
- (xiii) buildings, structures and uses that are accessory to any permitted use; and,
- (xiv) existing non-conforming uses, buildings and structures in accordance with Section 9.2.9.8.

Policies

- a) Applications for *development* shall provide the following information/materials:
 - (i) A Land Use Plan that articulates the conceptual layout of the proposed development, including:
 - the size, shape, location and proposed uses for any non-residential blocks;
 - the location of proposed residential uses, by type;
 - all collector and local roads;
 - the size, shape and location of all park blocks;
 - the size, shape and location of all storm water management facilities; and,
 - all natural features and linkages.
 - (ii) A Land Use Summary Table indicating:
 - the area and percentage of land dedicated to each land use type;
 - the number of dwelling units proposed by type;
 - the anticipated population and employment generation;


- the net density of residential development.
- (iii) A report that indicates how the proposed development contributes to the provision of *affordable* housing and implements the sustainable community design and green building policies of Sections 9.2.4.1 and 9.2.3.1;
- (iv) If required by the Town, the preparation of site specific urban design and architectural control guidelines that are consistent with or exceed the requirements of the Urban & Architectural Design Guidelines attached to this Secondary Plan as Appendix II. Additional guidelines, if required, will articulate building height, massing and form, building setbacks, the arrangement of buildings on lots and the treatment of on-site parking. In addition, the urban and architectural control guidelines will identify the location and design treatment of landmark architectural features, and architectural design requirements for all buildings, including landscape elements;
- (v) An Environmental Impact Statement as required by policies of this Plan, and if the lands to be developed contains a woodlot, hedgerow or *trees*, the Environmental Impact Statement shall be accompanied by a Tree Preservation Plan;
- (vi) A Traffic Impact Study including trip generation and site access including the number and spacing of connections to the boundary road network, the number of trips generated by the proposed development, its impact on the road network and any road works necessary to accommodate the anticipated traffic, shall be completed by the proponent. The Study should also address the right-of-way and lane requirements required to accommodate the generated traffic on the arterial and collector road system, and required geometric upgrades to intersections, as well as provide an on-street parking plan;
- (vii) A Functional Servicing Plan identifying sanitary and storm sewer requirements, municipal water supply and distribution needs, storm water management

plans, road layout and sidewalk plan, general grading requirements and delineation of the boundaries of the Greenlands System. The Functional Servicing Plan may also have to include lands beyond the boundary of the proposed development and may need to be completed on a watershed or sub-watershed basis if so required by the Town; and,

- (viii) Any other information/materials/studies as determined through the Town pre-consultation process pursuant to Sections 9.2.9.5.2, 9.2.9.5.3 and 9.2.9.5.4.
- b) Except in situations where environmental features or existing uses or development patterns prevent through streets, the use of cul-de-sacs and crescents should be minimized when designing the internal local road network.
- c) Rear or back lotting of dwelling units onto arterial and/or collector roads shall not be permitted, and lots having direct frontage onto arterial and/or collector roads shall be discouraged and minimized.
- d) Townhouses should be appropriately integrated within a neighbourhood including clustering them around public open space areas and parks/community facilities, and should not be sited in groupings of more than 8 units to a block. In order to provide adequate on-site parking, wherever possible sidewalks should not be located on the side of the road containing townhouses or lots with dwellings having less than a 2 car garage and/or having a single wide driveway.
- e) New development abutting existing residential development shall be sensitively integrated with the existing development and shall be *compatible* with regard to use, scale and urban design.
- f) New local commercial uses such as convenience retail stores and personal service shops, as permitted, shall be subject to site plan control and the following development criteria:
 - (i) The site shall be located at the intersection of two streets;
 - (ii) The individual local commercial use shall not exceed 75 square metres of *gross leasable floor area*;

- (iii) There shall be no more than 2 individual local commercial uses located on a single lot; and,
- (iv) On site parking, if required, shall not be permitted in any front or exterior side yard.
- g) All development within the New Residential Area designation may be subject to Site Plan Control. The Town may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

9.2.5.2.1 Special Provisions

- 
- ~~a) On land described as Part of Lot 13, Concession 7 (G) and shown as Item 1 on Schedule 'E' Special Provisions and notwithstanding Section 9.2.5.2 - Permitted Uses and Section 9.2.4.2, a total of 121 dwelling units, consisting of single family detached, semi-detached and a maximum of 71 street townhouse dwellings shall be permitted. The maximum number of units within one building shall be four.~~

- b) On land described as Part of Lots 21, 22 and 23, Concession 7 (NG) and shown as Item 2 on Schedule E – Special Provisions (hereinafter the “Subject Land”), the development of these lands shall be in accordance with the policies of this Plan and the provisions listed below:

- (i) Notwithstanding Section 9.2.4.2 a), the maximum number of dwelling units shall be 725 based on a density of 24.2 units per net residential hectare. Should the net residential area be reduced, the total number of dwelling units shall be reduced proportionately in accordance with the above noted density factor. Further, the maximum percentage of townhouse dwellings units relative to the total number of residential dwelling units permitted on the Subject Land (excluding accessory apartments), shall be 20%.
- (ii) Notwithstanding 9.2.5.2.1 b) i), the draft approval of more than 614 dwelling units shall only be permitted at such time as:

- (A) the Town has confirmed in writing to York Region that the total population within the Sutton Water Pollution Control Plant (WPCP) service area, including any units in excess of 614 units, will not exceed the build-out serviced population maximum of 13,500 persons or York Region has confirmed that a build-out serviced population beyond the maximum of 13,500 persons does not contravene the conditions of the Environmental Compliance Approval (ECA) or any other permit to be issued by the Ministry of Environment for the proposed future WPCP expansion; and,
 - (B) the Region has confirmed through flow monitoring that water conservation measures referred to in Section 9.2.3.1 b)(i) and/or other inflow and infiltration reduction programs have resulted in the adequate reduction of sewage flow to ensure that the projected ultimate flow to the WPCP will not exceed the permitted capacity. Flow monitoring will be done by York Region at such time as the flow to the WPCP is sufficient for meaningful flow projection as determined by York Region.
- (iii) Notwithstanding Section 9.2.4.2 c), in order to complement the existing Catering Road streetscape which consists of a mix of lot frontages and sizes, lots on the Subject Land abutting Catering Road shall vary in lot frontage and size, but shall have a minimum lot frontage of 20 metres. Further, such lots shall not have direct access to Catering Road, but shall only have lot access from an internal road to the rear of the lots.
 - (iv) Where an internal road serving the Subject Land intersects with an external road, Catering Road and/or McCowan Road (7th Concession), improvements to the external road, necessary to accommodate additional traffic originating from this development shall be provided in a manner that is satisfactory to the Town of Georgina. In the case of Catering Road, the extent of the external road construction will be across the full frontage of the Subject Land north to the intersection with Dalton Road and will include a

partial re-alignment to the east on the curve at the top of Ainslie Hill. In the case of an intersection of an internal road and McCowan Road, the Owner will be required to undertake all necessary studies, design work and construction to facilitate an intersection which would necessitate improvements within the proposed intersection itself.

- (v) Notwithstanding Section 9.2.8.1.4 b), the municipal collector road proposed on the Subject Land as conceptually shown on Schedule C – Roads Plan, may incorporate alternate design standards as determined through a more detailed traffic analysis of the role and function of this road. Further, the layout and design of all roads within the Subject Land shall be done with careful attention to ensuring efficient and safe travel for both motorists and pedestrians. Specific consideration shall be focused on the need for the implementation of traffic calming measures or devices within the road system in order to minimize the potential for future problems such as motor vehicle speeding.
- (vi) As part of the installation of municipal sanitary sewer and water mains along Catering Road to service the Subject Land, the Owner shall at his/her expense install sewer and water service lateral connections to the property line of each existing privately serviced residential lot fronting said sewer/water servicing mains. The benefitting property owners shall be responsible for, and shall bear the cost of, installing servicing pipes from the property line to their homes.
- (vii) Notwithstanding Section 9.2.8.2 d) and the limit of the Service Area Boundary, the existing homes on lots along Catering Road in proximity to the south end of the Subject Land that are within the area shown as Item 16 on Schedule E – Special Provisions, may be permitted to connect to municipal sanitary sewer and water services at the benefitting property owner's expense, should such connection become feasible and subject to the availability and assignment of servicing allocation by Council.

In assessing the feasibility of the servicing connection to the existing lots, the developer will determine

whether the depth of the sewer within the Subject Land must be increased to accommodate the external servicing and the associated costs of increasing the depth. Any additional costs to achieve the required depth are to be borne by the benefitting property owners.

- (viii) As a condition of further planning approvals for the development of the Subject Land, the preparation and implementation of a Well Monitoring Program, of an extent and duration to the satisfaction of the Town of Georgina, to assess the impact, if any, on off-site well water quality and quantity, shall be required. Such a Program shall include, among other items, the posting of adequate security by the developer in an amount as determined by the Town, to secure the carrying out of the Program and to secure and compensate for any work that may be required to any off-site wells in the event of any adverse impacts from the development of the Subject Land.
- (ix) The Lake Simcoe Region Conservation Authority has identified the north-west section of the Subject Land as a potential floodplain area. In consideration of development applications, the extent of the floodplain shall be determined by the developer's consultant in consultation with the Town and the Lake Simcoe Region Conservation Authority. For any areas identified as floodplain, the Hazard Policies of Section 9.2.2.5 shall prevail.
- (x) The subject Land appears to contain geomorphologic features including laminated, near-shore features remnant from glacial Lake Algonquin. Most notable is the high terraced escarpment, which is purported to be a glaciolacustrine wave-cut shore bluff. An appropriate study, to be approved by the Town, will be required as a prerequisite to the submission of a subdivision application which will provide an assessment of the Subject Land to determine the extent of any landform features and to recommend the appropriate design and construction practices of the subdivision plan relative to these features.
- (xi) As a prerequisite to the submission of a subdivision application, an archaeological assessment of the

Subject Land shall be prepared. Prior to final subdivision approval the Ministry of Tourism, Culture and Sport shall confirm to the Town that the archaeological assessment is satisfactory.



c) On land described as Part of Lot 5, Concession 8 (G) and shown as Item 3 on Schedule 'E' - Special Provisions, and notwithstanding Section 9.2.5.2 - Permitted Uses and Section 9.2.4.2, development of these lands shall occur in accordance with the following provisions:

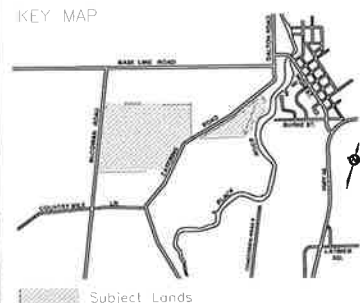
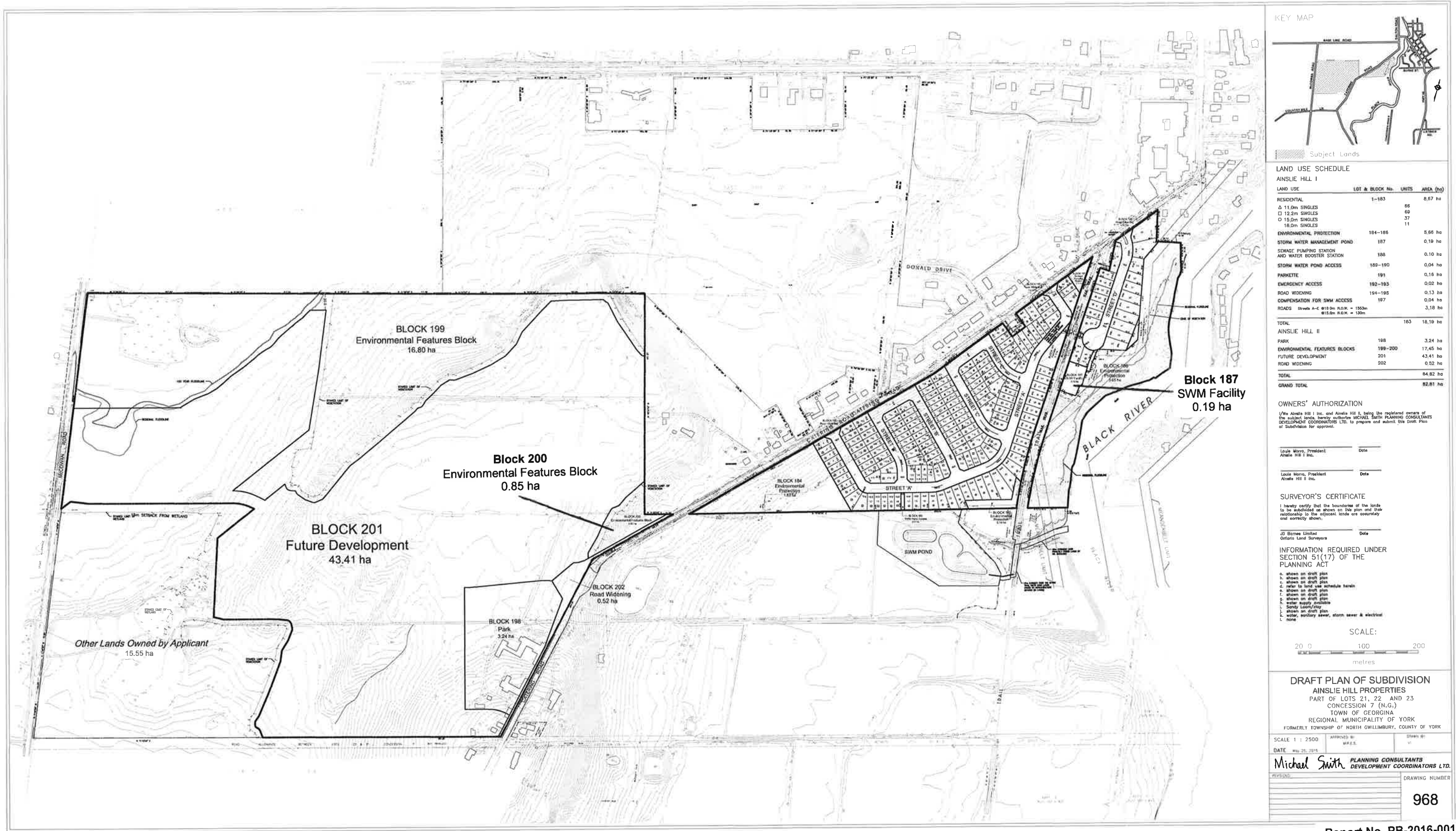
- (i) An adult lifestyle community shall be the only permitted use having between 235 and 315 one-storey (with open lofts), two-bedroom dwellings (single-detached, semi-detached and linked), or equivalent density. One-storey, two-bedroom townhouse dwellings (with open lofts) may be permitted where it can be shown that a greater conservation of land results and compatibility with the character of the community is maintained to the satisfaction of the Town of Georgina.

In accordance with Section 9.2.10.3 the number of units that may be developed, may be increased or decreased by a maximum of 5 units beyond the range permitted above provided the intent of the plan is maintained.

An adult lifestyle community for purposes of this amendment shall be defined as *"a condominium residential development utilizing private roads and services, which is designed to provide a living environment which is attractive to persons generally between the ages of 45 and 75"*.

Such a development shall exhibit a high standard of design, construction and services and shall provide on-site recreational facilities including a clubhouse as well as other amenities which may include a swimming pool, tennis courts, walkways and Open Space areas for more passive recreational activities.

A public elementary school shall also be a permitted use.



LAND USE SCHEDULE			
AINSLIE HILL I			
LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
RESIDENTIAL	1-183		8.67 ha
Δ 11.0m SINGLES		66	
□ 12.2m SINGLES		69	
○ 15.0m SINGLES		37	
18.0m SINGLES		11	
ENVIRONMENTAL PROTECTION	184-186		5.66 ha
STORM WATER MANAGEMENT POND	187		0.19 ha
SEWAGE PUMPING STATION AND WATER BOOSTER STATION	188		0.10 ha
STORM WATER POND ACCESS	189-190		0.04 ha
PARKETTE	191		0.18 ha
EMERGENCY ACCESS	192-193		0.02 ha
ROAD WIDENING	194-195		0.13 ha
COMPENSATION FOR SWM ACCESS	197		0.04 ha
ROADS	Streets A-E @18.0m R.O.W. = 150m @15.0m R.O.W. = 120m		3.18 ha
TOTAL	183		18.19 ha
AINSLIE HILL II			
PARK	198		3.24 ha
ENVIRONMENTAL FEATURES BLOCKS	199-200		17.45 ha
FUTURE DEVELOPMENT	201		43.41 ha
ROAD WIDENING	202		0.52 ha
TOTAL			64.62 ha
GRAND TOTAL			82.81 ha

OWNERS' AUTHORIZATION

I/We Ainslie Hill I Inc. and Ainslie Hill II Inc., being the registered owners of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Louie Morro, President
Ainslie Hill I Inc. Date _____

Louie Morro, President
Ainslie Hill II Inc. Date _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

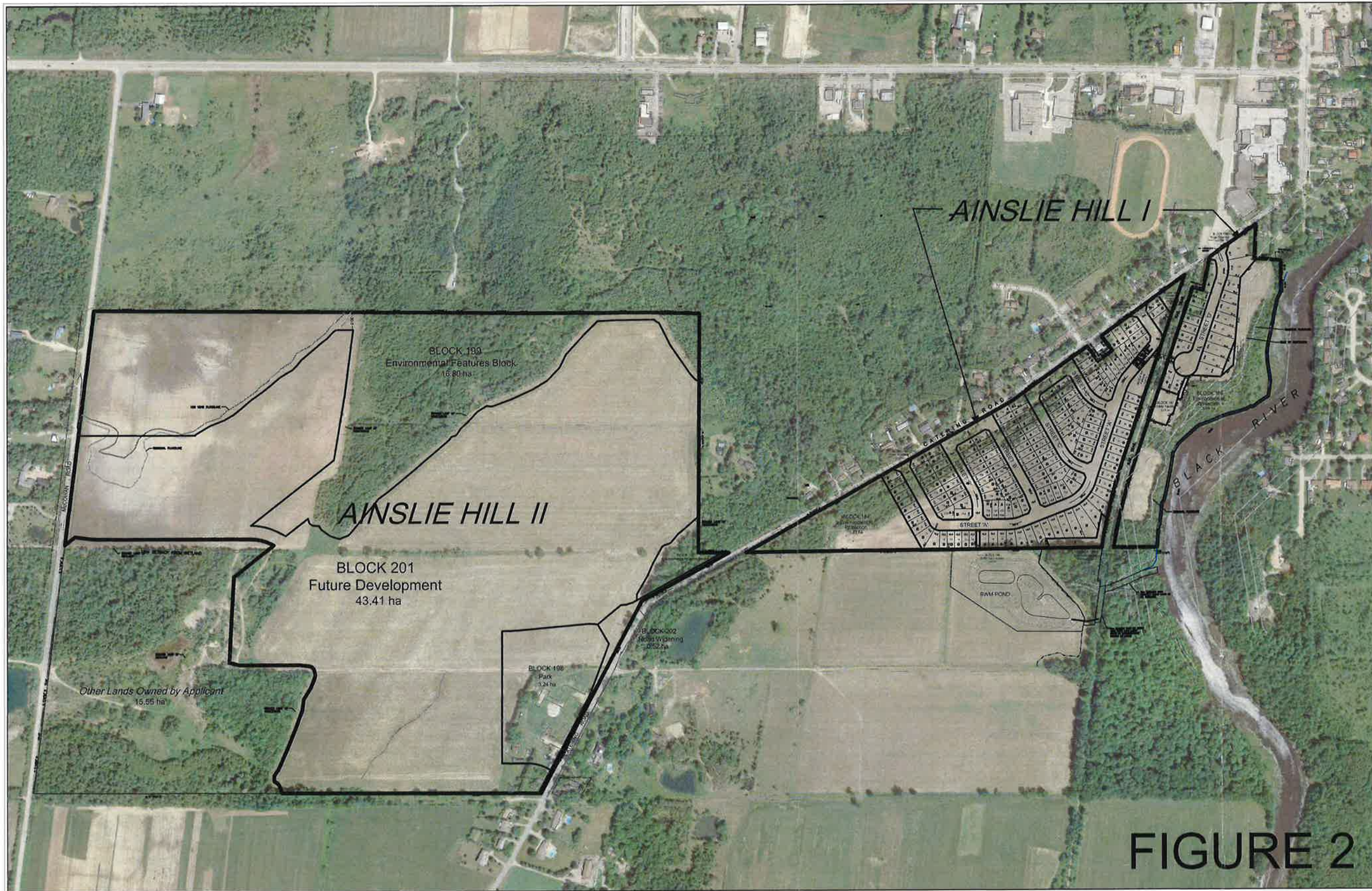
JD Birrell Limited
Ontario Land Surveyors Date _____

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- a. shown on draft plan
 - b. shown on draft plan
 - c. shown on draft plan
 - d. refer to land use schedule herein
 - e. shown on draft plan
 - f. shown on draft plan
 - g. shown on draft plan
 - h. water supply, available
 - i. Sandy Loam/Clay
 - j. shown on draft plan
 - k. water, sanitary sewer, storm sewer & electrical
 - l. none



DRAFT PLAN OF SUBDIVISION
AINSLIE HILL PROPERTIES
PART OF LOTS 21, 22 AND 23
CONCESSION 7 (N.G.)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF NORTH OWILLIMURRY, COUNTY OF YORK

SCALE 1 : 2500	APPROVED BY: M.P.E.S.	DRAWN BY: VI
DATE: May 24, 2015		
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
PLANNED	DRAWING NUMBER	
	968	



KEY MAP

LAND USE SCHEDULE

AINSLIE HILL I

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
RESIDENTIAL	1-183	86	8.87 ha
A 15.0m SINGLES		86	
D 12.0m SINGLES		37	
O 15.0m SINGLES		11	
ENVIRONMENTAL PROTECTION	184-188		5.86 ha
STORM WATER MANAGEMENT POND	187		0.18 ha
SEWAGE PUMPING STATION AND WATER BOOSTER STATION	186		0.10 ha
STORM WATER POND ACCESS	189-190		0.04 ha
PARKETTE	191		0.18 ha
EMERGENCY ACCESS	192-193		0.02 ha
ROAD WIDENING	194-198		0.13 ha
COMPENSATION FOR SWM ACCESS	197		0.04 ha
ROADS	Block A-E @15.0m R.O.S. = 193m @15.0m R.O.S. = 130m		3.18 ha
TOTAL	183		18.19 ha

AINSLIE HILL II

PARK	198		3.24 ha
ENVIRONMENTAL FEATURES BLOCKS	199-200		17.48 ha
FUTURE DEVELOPMENT	201		43.41 ha
ROAD WIDENING	202		0.52 ha
TOTAL			64.65 ha
GRAND TOTAL			82.81 ha

OWNERS' AUTHORIZATION

I/We, Ainslie Hill I Inc. and Ainslie Hill II Inc., being the registered owners of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Linda Morris, President
Ainslie Hill I Inc. Date: _____

Linda Morris, President
Ainslie Hill II Inc. Date: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

D. Steven Lambert
Ontario Land Surveyor Date: _____

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a. shown on draft plan
b. shown on draft plan
c. shown on draft plan
d. refer to land use schedule herein
e. shown on draft plan
f. shown on draft plan
g. water supply schedule
h. shown on draft plan
i. shown on draft plan
j. water, sanitary sewer, storm sewer & electrical lines

SCALE:

20 0 100 200
metres

DRAFT PLAN OF SUBDIVISION
AINSLIE HILL PROPERTIES
PART OF LOTS 21, 22 AND 23
CONCESSION 7 (N.G.)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF NORTH GWILLIMBURY, COUNTY OF YORK

SCALE 1 : 2500
DATE May 22, 2015
APPROVED BY
Michael Smith
PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.
DRAWING NUMBER
968

FIGURE 2

Table 1
Stage 1 – Land Use Chart

Lands East of Catering Road		
Land Use	Lot & Block No.	Area (ha)
Residential (183 Single Detached Dwelling Lots)	1-183	8.67
Environmental Protection	184-186	5.66
Storm Water Management Pond	187	0.19
Sewage Pumping Station and Water Booster Station	188	0.10
Storm Water Pond Access	189-190	0.04
Parkette	191	0.16
Emergency Access	192-193	0.02
Road Widening	194-196	0.13
Compensation for SWM Access	197	0.04
Roads	N/A	3.18
<i>Sub-Total</i>	<i>N/A</i>	<i>18.19</i>
Lands West of Catering Road		
Land Use	Lot & Block No.	Area (ha)
Park	198	3.24
Road Widening	202	0.52
<i>Sub-Total</i>	<i>N/A</i>	<i>3.76</i>
Total Area For Stage 1		21.95

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 500-2016-XXXX**

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE
THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF
BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 7 of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from 'RU' to 'R1-W', 'R1-X', 'R1-Y', 'R1-Z', and 'OS-X' on lands described as Part of Lots 22 and 23, Concession 7 (N.G.), shown in heavy outline and designated 'R1-W', 'R1-X', 'R1-Y', 'R1-Z', and 'OS-X' in Schedule 'A' attached hereto.
2. That Maps 1 and 7 of Schedule 'A' to Zoning By-law Number 500, as amended, are hereby further amended by changing the zone symbol from 'RU' to 'T-X' and 'OS-X' on lands described as Part of Lots 21 and 22, Concession 7 (N.G.), shown in heavy outline and designated 'T-X' and 'OS-X' in Schedule 'A' attached hereto.

3. That Section 7.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 7.5.??, the following:

**"7.5.XX PART OF LOT 15, CONCESSION 3 (N.G.) 'R1-W', 'R1-X',
S/S OLD HOMESTEAD ROAD 'R1-Y', 'R1-Z'
(Map 3)**

- a) Notwithstanding Sections 6.1 (a), (b), (c), (d), (e), (f), and (i), the following requirements shall apply on lands shown in heavy outline and designated 'R1-W', 'R1-X' 'R1-Y', and 'R1-Z' in Schedule 'A' attached hereto:

Zone	R1-W	R1-X	R1-Y	R1-Z
Lot Frontage (Minimum)				
Interior Lot	11.0 metres	12.2 metres	15 metres	18.0 metres
Corner Lot	14.0 metres	15.2 metres	18 metres	21.0 metres
Lot Area (Minimum)				
Interior Lot	330 m ²	366 m ²	450 m ²	540 m ²
Corner Lot	420 m ²	456 m ²	540 m ²	630 m ²
Front Yard (Minimum)				
To Attached Garage	6 metres (i)	6 metres (i)	6 metres (i)	6 metres (i)
To Dwelling	5 metres (i)	5 metres (i)	5 metres (i)	5 metres (i)
Exterior Side Yard (Minimum)	4 metres (i) (ii)	4 metres (i) (ii)	4 metres (i) (ii)	4 metres (i) (ii)
Rear Yard (Minimum)	7.5 metres	7.5 metres	7.5 metres	7.5 metres
Interior Side Yard (Minimum)	1.2 metres and 0.6 metres on the other side plus 0.5 metres for each additional or partial storey above the second (iii)	1.2 metres and 0.6 metres, plus 0.5 metres for each additional or partial storey above the second (iii)	1.2 metres, plus 0.5 metres for each additional or partial storey above the second (iii)	1.2 metres, plus 0.5 metres for each additional or partial storey above the second (iii)
Lot Coverage (Maximum)	Not Applicable	Not Applicable	Not Applicable	Not Applicable

- (i) The minimum setback for the main wall of a dwelling to a sight triangle which forms part of the street shall be 2.5 metres, and the minimum setback for any other building or structure to a sight triangle which forms part of the street shall be 0.6 metres.
 - (ii) Pursuant to By-law Number 2004-0078 (PWO-2), as amended, no entrance shall be permitted to provide access to the exterior flankage of a corner lot.
 - (iii) Where there is a detached garage in the rear yard of a lot, the minimum interior side yard on the side providing access to a detached garage shall be 3.5 metres.
- b) Notwithstanding Sections 5.28 (h) and (i), and any other provisions to the contrary, the following additional requirements shall apply to garages, driveways, and parking areas:
 - i) Every lot shall provide a garage.
 - ii) The minimum interior dimensions of a garage shall be 4.5 metres in width by 5.7 metres in length. Furthermore, the maximum interior garage width shall be 6 metres, in all residential zones, with the exception of the "R1-ZZ" Zone where the maximum interior garage width shall be 9 metres.
 - iii) No encroachments shall be permitted into a required parking space located within a garage, save and except for one step (2 risers) into the minimum garage length.
 - iv) No attached garage shall project into the front yard more than 1 metre beyond the most distant point of any wall of the dwelling facing the street at the ground floor level, or more than 2 metres beyond the most distant point of any wall of the dwelling facing the street at the ground floor level where there is a covered unenclosed porch or entry feature. In no case shall an attached garage project forward beyond a covered unenclosed porch or entry feature adjacent to the attached garage.
 - v) In the case of a dwelling with an attached garage, no part of any driveway or parking area in the front yard shall be located closer than 0.6 metres from a sight triangle and 0.9 metres from a side lot line. Furthermore, the maximum width of a driveway or parking area in the front yard shall be the interior width of the attached garage on the lot, plus 0.5 metres.
 - vi) In the case of a lot with a detached garage in the rear yard, no part of any driveway or parking area shall be located closer than 0.9 metres from a side lot line. Furthermore, the minimum width

of a driveway leading to a parking area and a detached garage in the rear yard shall be 2.5 metres, and the maximum width of a driveway or parking area in the front yard shall be 3 metres.

- c) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
- i) Fences not exceeding 2 metres in height are permitted in the rear yard, as well as within the back half of the interior side yard. Such fences are exempt from the minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards, as well as the front half of the interior side yard, provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted along the common lot line.
 - iv) Notwithstanding i) and ii) above, where a lot or block abuts a commercial zone, a fence may be erected along the common lot line or in the commercial zone to a maximum height of 3 metres.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, unenclosed porches are permitted to encroach 2 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply."

4. That Section 26.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 26.5.??, the following:

"26.5.??	PART OF LOTS 21, 22 AND 23, CON.7 (N.G.) CATERING ROAD	'T-X' (Maps 1 & 7)
----------	---	-----------------------------------

Page 4 of 6 to By-law Number 500-2016-XXXX

Report No. PB-2016-0019
Attachment '10'
Pages 4 of 8

Notwithstanding Section 26.2, on lands shown in heavy outline and designated 'T-X' in Schedule 'A' attached hereto, only the following non-residential uses shall be permitted:

- existing residential dwellings
- Rural non-residential uses permitted in Section 28.2

5. That Section 27.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby further amended by adding after Subsection 27.5.??, the following:

"27.5.?? PART OF LOTS 21, 22 AND 23, CON.7 (N.G.) 'OS-X'
CATERING ROAD (Maps 1 & 7)

Notwithstanding Section 27.2, on lands shown in heavy outline and designated 'OS-X' in Schedule 'A' attached hereto, only the following non-residential uses shall be permitted:

- conservation or forestry use
- park
- accessory buildings, structures and uses to any permitted use"

This by-law shall be signed by the Mayor and Clerk, affixed with the seal of the Corporation and engrossed in the By-law book.

READ and ENACTED this _____ day of _____, 2016

Mayor, Margaret Quirk

Town Clerk, John Espinosa

Page 5 of 6 to By-law Number 500-2016-XXXX

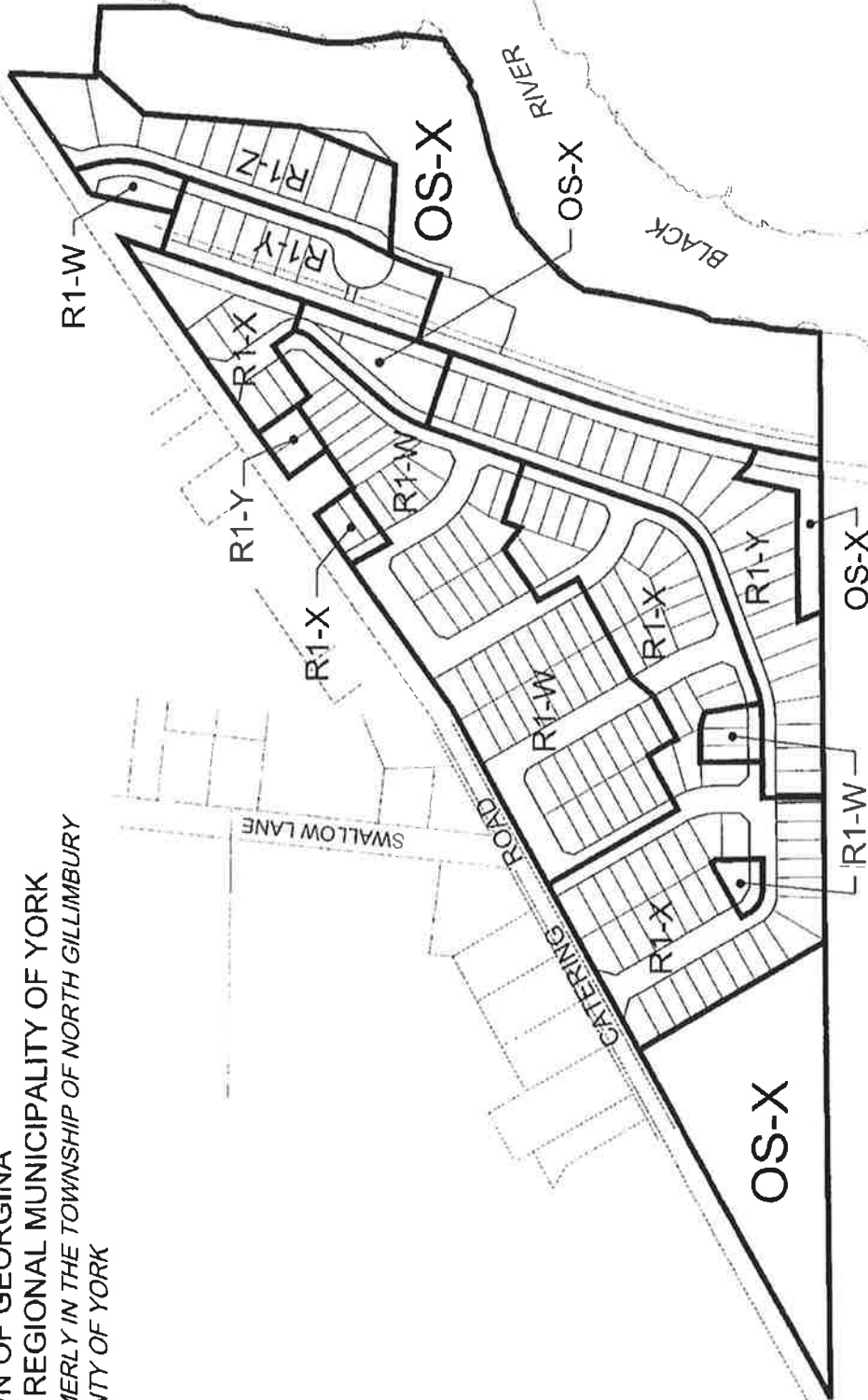
Report No. PB-2016-0019
Attachment '10'
Pages 5 of 8

**EXPLANATORY NOTE (AINSLIE HILL 1 INC. AND AINSLIE HILL II INC.)
(TOWN FILE NO.: 03.XXX)**

1. The purpose of Zoning By-law Number 500-2016-XXXX, which amends Zoning By-law Number 500, is to rezone the subject lands from Rural (RU) to Low Density Urban Residential ('R1-W', 'R1-X', 'R1-Y', and 'R1-Z'), Transitional (T-X), and Open Space (OS-X) in order to facilitate and implement a plan of subdivision that will be comprised of 183 single detached dwellings, future development blocks, a parkette, park, a storm water management facility, a sewage pumping station and water booster station block, and environmental protection area blocks.
2. Zoning By-law Number 500-2016-XXXX will conform to the Town of Georgina Official Plan, as amended by the Sutton/Jackson's Point Secondary Plan.
3. A **Key Map** showing the location of the land to which By-law Number 500-2016-XXXX applies is shown below.

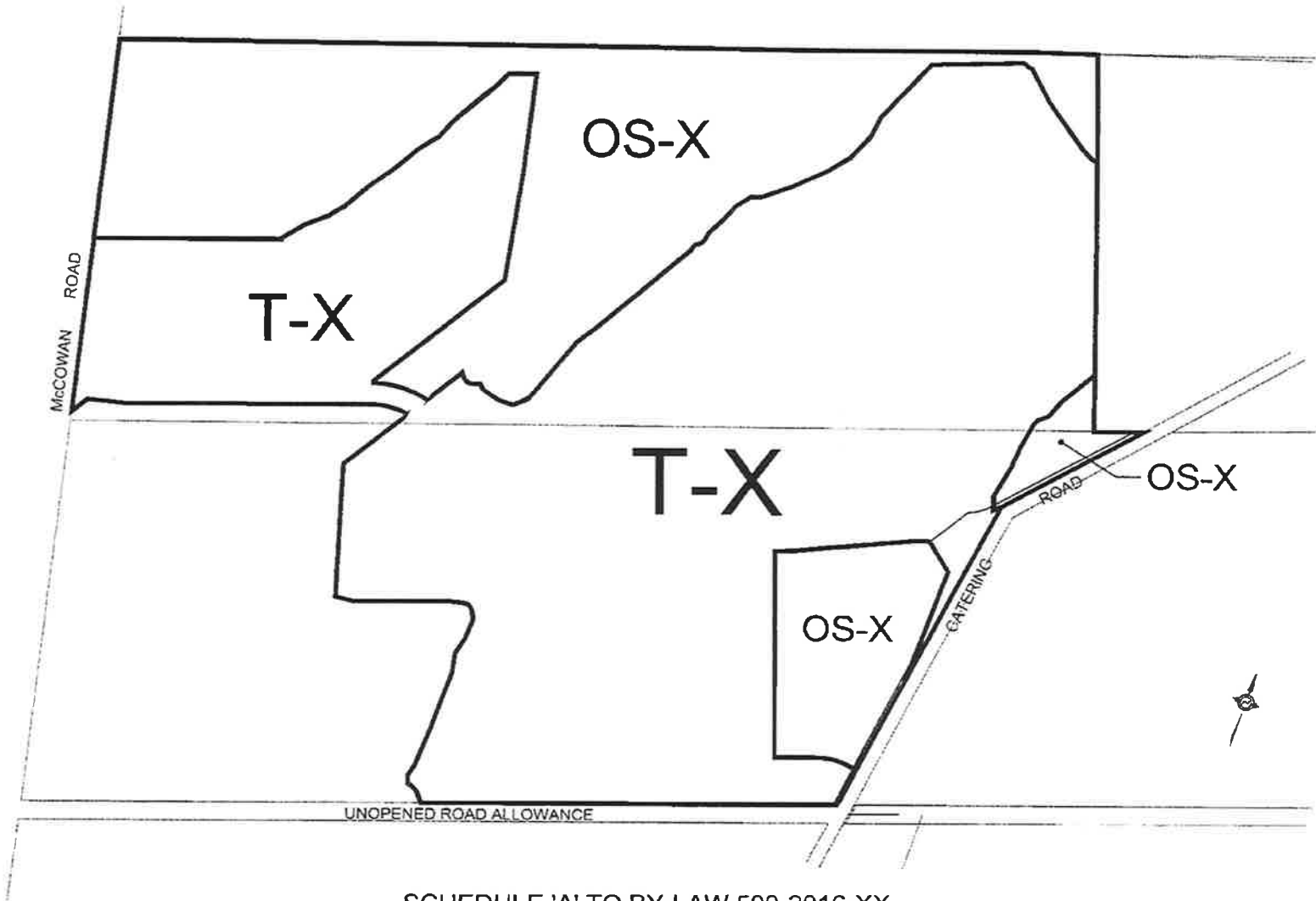
**BY-LAW NUMBER 500-2016-XXXX WHICH AMENDS ZONING BY-LAW NO. 500
THE CORPORATION OF THE TOWN OF GEORGINA**

PART OF LOTS 22 & 23, CONCESSION 7 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
FORMERLY IN THE TOWNSHIP OF NORTH GILLIMBURY
COUNTY OF YORK



SCHEDULE 'A' TO BY-LAW 500-2016-XX

PART OF LOTS 21 & 22, CONCESSION 7 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
FORMERLY IN THE TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK



SCHEDULE 'A' TO BY-LAW 500-2016-XX

Tolek Makarewicz

From: Paul Harpley [REDACTED]
Sent: February-09-16 12:05 AM
To: Tolek Makarewicz
Cc: Frank A. Sebo
Subject: Ainslie Hill draft plan of subdivision

SOUTH LAKE SIMCOE NATURALISTS

SLSN is an incorporated not-for-profit Member of Ontario Nature.

Post Office Box 1044 Sutton West, Ontario, L0E 1R0

[REDACTED] Telephone 905-727-8071

Member, Greenbelt Alliance

Research Partner with The Zephyr Society of Lake Simcoe (www.zephyrsociety.ca)

2016-02-08

Tolek Makarewicz

Planner, Town of Georgina.

Re: Notice of Application & Request for Comments

Proposed Draft Plan of Subdivision & Amendments

Applicant: Ainslie Hill I Inc. & Ainslie Hill II Inc.

Town Files: 01.143/19T-15G03 (Subdv.) & 03.1087 (ZBA)

To Zoning By-Law No. 500

I am writing you on behalf of the South Lake Simcoe Naturalists (Ontario Nature fully federated member organization). We are responding to a post mailed letter regarding seeking comments from us on the above Application. We have made previous submissions to the Town on proposed subdivision concepts development, and are currently reviewing

our past information and documentation. The information contained with your letter is not at the scale or detail we would require for appropriate comment in a short time frame.

You have requested comment for February 8, but as we are a broadly based community organization with busy members, many of whom work at other jobs during the day, and are not typically available to review information during business hours at Town Offices. This review would include specialists and academic review that will require considerable access. We would request sending pdf files by e-mail, or on computer disc of back-up detailed information for review. Today, this is standard practice in our experience with Government and Private business.

I have had inquiries of concern by members of our organization and the general public in the last week or so apparently resulting from a similar information ad as in your letter in the local paper. In this regard we request the Town of Georgina planning department make available copies of the detailed information for public and community review as soon as possible for this large subdivision proposal at the Sutton Library.

This has been done in the past for a number of subdivision and other development and planning proposals in the past. Former Councillor Ken Hackenbrook organized this a number of times in the past as I recall.

We will endeavour to review and make comment on this proposed draft plan of subdivision in the next two weeks if we can get us more reasonable access to information as suggested above.

Regards,



Paul Harpley BSc. (Hons.) M.A., Doctoral Researcher, York University

President, South Lake Simcoe Naturalists, Ontario Nature, www.slsnc.ca

Director, The Zephyr Society of Lake Simcoe Research Foundation, www.zephyrsociety.ca

Recipient: 1995 Canada 125 Medal – Rouge River Valley Conservation

Recipient: 2012 Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement
Member, Advisory Board Federal Lake Simcoe/South-eastern Georgian Bay Clean-Up Fund LSGBCUF

Fellow International, The Explorers Club

Fellow, The Royal Canadian Geographical Society

Fellow, McLaughlin College, York University

Report No. PB-2016-0019
Attachment '11'
Pages 2 of 2

Tolek Makarewicz

From: Vale Clark [mailto:private@bsemail.com]
Sent: February-11-16 2:49 PM
To: Tolek Makarewicz
Subject: Town Files:01.143 and 03.1087;Planner: Tolek A.Makarewicz, ext. 2297.

Dear Sir,

Dennis and Vale Clark of 115 Catering Road, Sutton Ontario would like to voice the following concerns involving Proposal (Part of Lots 21, 22, and 23, Concession 7 (NG); Catering Road E/S and W/S, Sutton).

1. Who is going to pay for the water and sewer lines to be installed along Catering Road?
2. Will Catering Road be rebuilt to handle the increased traffic on it?
3. How will the inevitable traffic congestion be handled in front of the high school?
4. One of the entrances off Catering Road is directly opposite our driveway and the headlights from the traffic moving out of this entrance will be, at night, shining into our windows. How will this be addressed? And how will we come and go from our driveway ie: right of way.
5. How was the land in question rezoned from agricultural to residential without our being notified?
6. Every existing house along this road has a well. How will this be addressed?

We would like answers to our questions.

Sincerely,
Dennis and Vale Clark

Tolek Makarewicz

From: Elizabeth Weich [mailto:elizabethweich@gmail.com]
Sent: February-22-16 5:43 PM
To: Tolek Makarewicz
Subject: Fw: Town Files:01.143 and 03.1087; Planner: Tolek A. Makarewicz, ext. 2297.

Dear Mr.
Makarewicz,

With reference to the above Proposal regarding development of the Catering Road Lands, stated below are some concerns I have involving Proposal (Part of Lots 21, 22, and 23, Concession 7 (NG); Catering Road E/S and W/S, Sutton).

Increase in Traffic:

There has been a dramatic increase in traffic on this section of Catering Road since McCowan Road and Old Homestead Road have been improved. There is a large volume of traffic during Spring, Summer and Autumn from both the Hillis and Lyndhurst Trailer Parks which has to pass in front of Sutton District High School. How will this be accommodated? A sidewalk is urgently needed from Ainslie Hill corner to Sutton District High School. Will this be installed?

Sewers/Water:

Will the previous agreement by the developer to pay for the installation of sewers and water remain in effect? We were informed that homeowners would only be responsible for charges involved in tapping into the main line for sewers and water if we wished.

Will there be any negative impact to the water levels with this development? All the current residents are on well water.

With reference to the above Proposal regarding development of the Catering Road Lands, stated below are some of the issues I have.

Regarding Wildlife and their habitat.

On a more personal note, I have seen Deer, Coyotes, Canada Geese and Rabbits in the subject lands right across from my house, as well as on my own property at 99 Catering Road (part lot 22). I have heard birds singing, frogs and the hooting of owls coming from across the road.

Sadly, their territory is being encroached upon more and more by developers. All this wildlife will be lost as lands are constantly being changed from Rural to Residential.

Your early response will be most appreciated.

Your sincerely,

Elizabeth Weich,

Report No. PB-2016-0019
Attachment '13'
Pages 1 of 1



The Clerks Department

Memo

To: Tolek A. Makarewicz, Planner.

From: Sarah Brislin, Committee Services Coordinator SB

C.C.: John Espinosa, Town Clerk; Andrea Furniss, Senior Planner - Policy

Date: 26/01/2016

Re: RESOLUTION NO. GHC-2016-0004

On January 20, 2016 the Georgina Heritage Advisory Committee (the Committee) reviewed the Notice of application and request for comments circulated by the Planning department regarding Proposed Draft Plan of Subdivision and Amendment to Zoning By-Law No. 500. For the applicant Ainslie Hill Inc. & Ainslie Hill II Inc. for Part of Lots 21,22, & 23 Concession 7 (NG) Roll Nos.: 080-379, 119-220, & 119-494.

The Committee reviewed the request noting the subject lands to be of potential heritage value. In addition to the Keating House - roll no. 119-494, as registered property the Committee suggested there may be additional structures of heritage/cultural on the subject lands or in the surrounding area.

In response to the request for the Notice of Application the Committee passed the resolution, No. GHC-2016-0004, as follows:

That the Georgina Heritage Committee recommend in reference to proposed draft plan of Subdivision and Amendment to Zoning By-Law No. 500 for the applicants Ainslie Hill Inc & Ainslie Hill II Inc. for Part of Lots 21,22, & 23 Concession 7 (NG) - Roll Nos.: 080-379, 119-220 & 119-494; that the developer be required to undergo a Heritage Impact Assessment on the subject lands and area of potential effect (within an eyeshot) at the cost of the developer due to the fact that the Keating House - roll no. 119-494, is listed on the Georgina Heritage Register and that it is believed there may be additional structures of significant heritage value on the other subject lands.

Thank you.

C. Sarah A. Brislin, BA
Committee Services Coordinator

Report No. PB-2016-0019
Attachment '14'
Pages 1 of 1



EDUCATION CENTRE – AURORA

60 Wellington Street West, Box 40

Aurora, Ontario L4G 3H2

Tel: 905.727.3141 905.895.7216 905.722.3201 416.969.8131 Fax: 905.727.0775

Website: www.yrdsb.edu.on.ca

VIA EMAIL

tmakarewicz@georgina.ca

February 24, 2016

Tolek Makarewicz
Planner
Town of Georgina
265557 Civic Centre Rd.
Keswick, Ontario
L4P 3G1

Dear Mr. Makarewicz:

**Re: Application for Draft Plan of Subdivision, Zoning By-law Amendment
Ainslie Hill I & Ainslie Hill II Inc.
Part Lot 21, 22 and 23, Con 3
Town Files: 01.143 (SUBD)/19T-15G03 & 03.1085 (ZBA)**

This will acknowledge receipt of the correspondence concerning the above-noted applications. Staff comments concerning the proposed application will be presented to trustees for their consideration and recommendation on April 5, 2016. Therefore, an extension of time in which to comment is requested until April 6, 2016.

For further information or clarification, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Gilbert 22".

Gilbert Luk
Planner

Report No. PB-2016-0019
Attachment '15'
Pages 1 of 1



SOUTHLAKE
REGIONAL HEALTH CENTRE

596 Davis Drive
Newmarket, ON L3Y 2P9
TEL 905-895-4521
TTY 905-952-3062

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TWITTER: @SOUTHLAKE_NEWS
FACEBOOK: SOUTHLAKE REGIONAL HEALTH CENTRE
YOUTUBE: SOUTHLAKERHC
DONATE: SOUTHLAKEFOUNDATION.CA

February 2, 2016

Tolek A. Makarewicz, BURPL.
Planner
Town of Georgina
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Via Email
tmakarewicz@georgina.ca

Dear Mr. Makarewicz,

Re: Notice of Application: 01.143/19T-15G03 (Subdivision), 03.1087 (Zoning By-law Amendment)
Location: Lots 21, 22 and 23 Concession 7 (NG)
Roll No. 080-379, 119-220, 119-494

We are in receipt of your January 7, 2016 correspondence concerning the above matter.

Southlake Regional Health Centre understands the impact of provincial and regional planning requirements on local communities, in particular, the provincial Places to Grow strategy. In this context, continued residential development is not unexpected.

It is important for Council to recognize however, that provincial growth policies do not provide for the necessary capital investment to expand hospital infrastructure to meet the health care needs of new residents. At Southlake we are doing our best to find new and innovative ways to better serve our growing communities and we will continue to do so. Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting our efforts to secure necessary funding approvals from the provincial government to help meet the needs of our growing population.

If you require any additional information please do not hesitate to contact me.

Sincerely,
SOUTHLAKE REGIONAL HEALTH CENTRE

Peter M. Green, P. Eng.
Director, Capital Development

Cc: H. Hutton Southlake

Report No. PB-2016-0019
Attachment '16'
Pages 1 of 1

Tolek Makarewicz

From: Mikolajczak, Margaret (MTO) <Margaret.Mikolajczak@ontario.ca>
Sent: February-01-16 9:46 AM
To: Tolek Makarewicz
Subject: Ainslie Hill I and II Inc. Hwy 404 file 01.143/19T-15G03 Subdiv. & 03.1087 ZBA. Part of Lots 21,22 and 23, Con 7(NG)

Hi Tolek, I have revived the above noted applications and have no comments. The site is outside of Ministry jurisdiction.

Regards

Margaret Mikolajczak, C.E.T.
Senior Project Manager
Ministry of Transportation
Corridor Management Section
159 Sir William Hearst Avenue, 7th Floor
Downsview, Ontario M3M 0B7

Phone: 416-235-4269
Fax: 416-265-4267

Tolek Makarewicz

From: Hatcher, Laura (MTCS) <Laura.E.Hatcher@ontario.ca>
Sent: January-14-16 11:22 AM
To: Tolek Makarewicz
Subject: Amendment to Zoning By-law No. 500, Town of Georgina

Good morning Mr. Makarewicz,

Our office received your request for comments on the above mentioned application. It is my understanding that you are seeking our comment on the application with regard to archaeology.

The Ministry of Tourism, Culture and Sport does not directly comment on Planning Act files where the municipality is the approval authority. In this case, the ministry reviews the associated archaeological assessment reports as a condition of licensing in accordance with Part VI of the OHA. This review is to ensure that the licensed professional consultant archaeologist has met the terms and conditions of their archaeological licence, that archaeological sites have been identified and documented according to the standards set by the Ministry and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario.

Once reviewed, ministry staff provides the consultant archaeologist with a letter that comments on the archaeological assessment report. If the report complies with the Standards and Guidelines for Consultant Archaeologists (2011), the letter informs the licensee that the report has been accepted into the Ministry's register. The letter is copied to the development proponent and the approval authority (Town of Georgina). Approval authorities, such as the Town of Georgina, often use the letter to address legislative requirements, and more broadly, to address concerns for due diligence – such as addressing a condition of draft or final plan approval under O. Reg 544/06.

I have looked into the three archaeological assessment reports you sent to our office. Their status is as follows:

Stage 1 and 2 Archaeological Assessment of the proposed residential development Ainslie Hill (Shouldice) Lands located west of Catering Road, Part of Lots 21, 22 and 23, Concession 7, Former Township of North Gwillimbury, County of York, Now the Town of Georgina, Regional Municipality of York.

- *Status: Reviewed, revisions requested by MTCS in 2015. Revised report has not been submitted by archaeologist.*

Stage 1 and 2 Archaeological Assessment of Proposed Residential Development Ainslie Hill (Shouldice) Lands East of Catering Road, Part of Lots 22 and 23, Concession 7, Former Township of North Gwillimbury, County of York Now the Town of Georgina, Regional Municipality of York

- *Status: Reviewed, revisions requested by MTCS in 2013. Revised report has not been submitted by archaeologist.*

STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT OF THREE PARCELS EAST OF CATERING ROAD WITHIN THE AINSLIE HILL (SHOULDICE) LANDS PART OF LOTS 21 AND

22, CONCESSION 7 GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY, COUNTY OF YORK NOW THE TOWN OF GEORGINA, REGIONAL MUNICIPALITY OF YORK

- *Status: Awaiting review. Review scheduled for March 22, 2016.*

The proponent may wish to follow up with their consultant archaeologist about the status of the revisions.

Also, I see in our files that they have listed S. Breslin and M. Vandentillaart at Georgina as the approval authority contacts for this file. I will update our files so that you are circulated on MTCS correspondence as well.

Regards,

Laura

Laura Hatcher, MCIP, RPP

Team Lead (A) – Heritage Land Use Planning

Culture Services Unit | Programs and Services Branch | Ministry of Tourism, Culture and Sport

401 Bay Street Suite 1700 Toronto ON M7A 0A7

Tel. 416.314.3108 | email: laura.e.hatcher@ontario.ca

Tolek Makarewicz

From: Michelle.Tien@HydroOne.com
Sent: January-19-16 2:21 PM
To: Tolek Makarewicz
Subject: Town of Georgina (Part of Lots 21-23, Concession 7) File no. 01.143/19T-15G03

Draft Plan of Subdivision No. 01.143/19T-15G03

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group. subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237

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Report No. PB-2016-0019
Attachment '19'
Pages 1 of 1



January 22, 2016

Town of Georgina
26557 Civic Centre Rd
Keswick, Ontario
L4P 3G1

Attention: Tolek Makarewicz

Re: **File No.:** **01.143/19T-15G03, & 03.1087**
 Applicant: **Ainslie Hill I & II Inc.**
 Location: **Lots 21, 22 & 23 Concession 7**
 Plan#: **080.379, 119-220 & 119-494**

Thank you for your letter. Rogers Cable appreciates the opportunity to review and comment on future development within the Town of Georgina.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Should you have any questions or require further information, please do not hesitate to contact me at 905-780-7018.

Sincerely,

Lily Apa

Lily Apa
Planning Coordinator
lily.apa@rci.rogers.com

Report No. PB-2016-0019
Attachment '20'
Pages 1 of 1



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

January 20, 2016

Tolek A. Makarewicz, BURPI
Planner
Town of Georgina
Planning Department
26557 Civic Centre Rd RR 2
Keswick, ON L4P 3G1

Dear Tolek A. Makarewicz,

Re: Notice of Application, Proposed Draft Plan of Subdivision &
Amendment to Zoning By-Law
Ainslie Hill Properties
Part of Lots 21, 22, and 23, Concession 7
Town of Georgina
File No.: 19T-15G03, 01-143, 03-1087

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Report No. PB-2016-0019
Attachment '21'
Pages 1 of 2

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

ND/jh

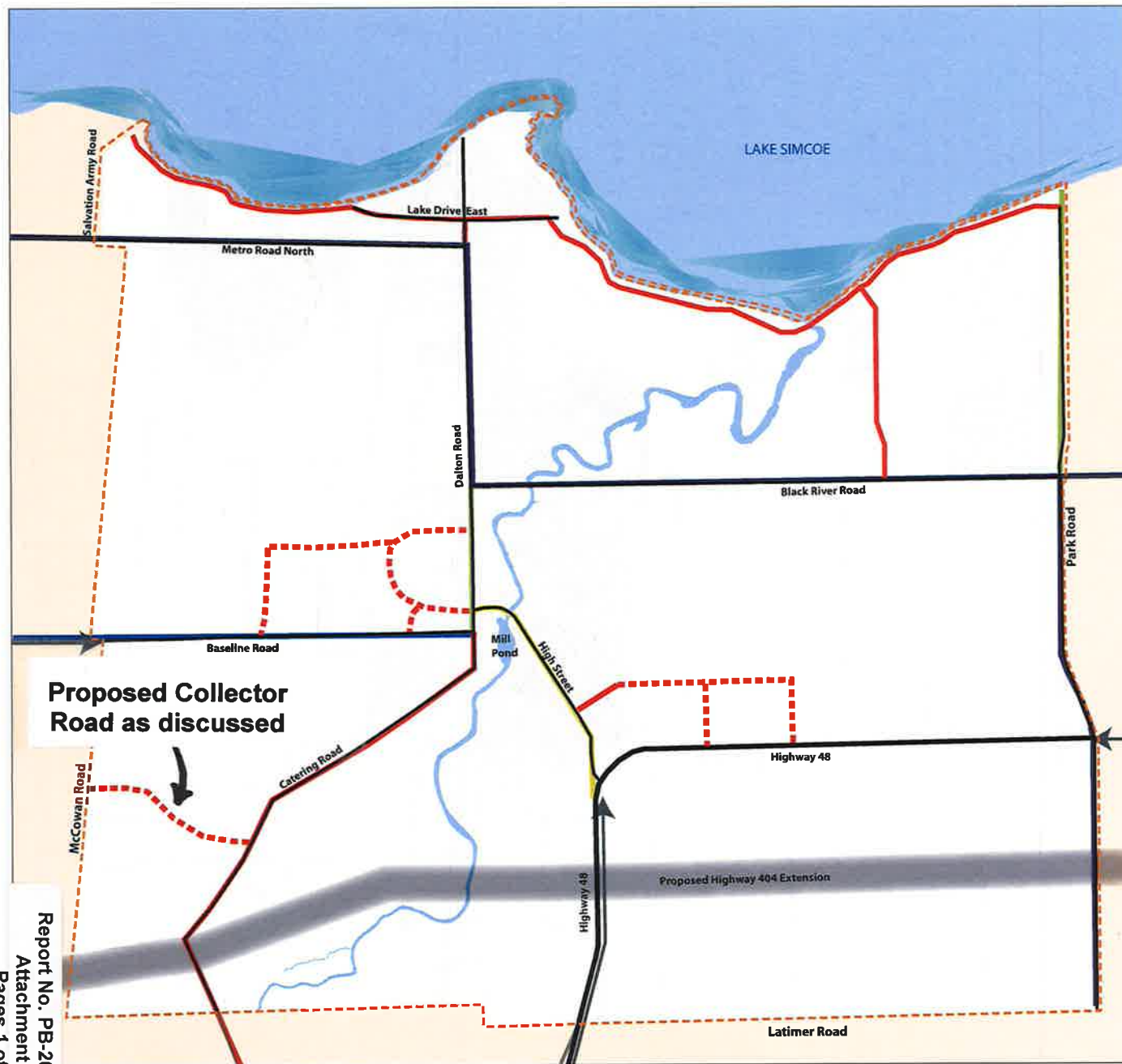
**Report No. PB-2016-0019
Attachment '21'
Pages 2 of 2**

Energy Conservation Features
Proposed for dwellings within the development

Appendix 2 to the Planning Justification Report prepared
by Michael Smith Planning Consultants

Ainslie Hill Energy Conservation Features Which Exceed Building Code

- * H.R.V (Heat Recovery Ventilation unit)
- * Taped ductwork
- * Foam windows & doors
- * Caulk interior plate of exterior walls
- * Drain Water Heat Recovery
- * Energy Star Rental Hotwater Heater
- * Fireplace equipped with electronic ignition gas valve complete with battery back-up (Battery not included)
- * Energy Star exhaust fans for baths and kitchen
- * R-31 spray foam to garage ceilings & overhangs
- * R50 insulation for attic ceiling area over habitable areas. Weather stripped access.
- * R22 in exterior habitable walls.
- * Full height R20 insulation on accessible basement walls.
- * All doors, windows and external openings fully caulked and installed with vapour barrier.
- * Insulated non-warp exterior fiberglass clad doors with self-adjusting weather stripping.
- * High efficiency forced air heating system with ducting sized for central air conditioning system.
- * Separate switches for all exhaust fans to reduce heat loss.
- * High performance Low E Argon windows through out.
- * Energy Star(r) Lighting Package.
- * Programmable thermostat.
- * Posi-temp pressure/temperature balance valves for all showers.
- * Energy efficient water saver shower and toilet tanks.



Sutton/ Jackson's Point Secondary Plan

Schedule C - Roads Plan

— Provincial Highway (Highway 48)

■ Proposed Hwy 404 Extension

➔ Rural Transit Links

Regional Roads

— Up to 36 metres

— Up to 30 metres

— Up to 26 metres

— Up to 20 metres

Municipal Collector Roads

— Existing Collector Roads

--- Proposed Collector Roads

- - - Secondary Plan Area Boundary

OMB Approved
July 17, 2013



Scale 1:20,000



9.2.2 PROMOTING A SUSTAINABLE NATURAL ENVIRONMENT

9.2.2.1 The Greenlands System

The Sutton/Jackson's Point Secondary Plan Area is rich in natural features, from the shoreline of Lake Simcoe through the Black River valley, to the extensive wetlands and woodlands. These areas are the habitat of a wide variety of plant and animal species and play an important role in the local and regional ecology and native biodiversity.

The York Region Official Plan requires lower tier municipalities to establish a local greenlands system that includes policies and mapping that protects and complements the Regional Greenlands System. As part of the local greenlands system, *key natural heritage features* and *key hydrologic features* are to be identified and protected. A strong, interconnected greenlands system provides many environmental benefits, as well as opportunities for recreation; and contributes to overall health and a high quality of life for residents and visitors.

The Greenlands System of this Secondary Plan is comprised of the lands designated Environmental Protection Area on Schedule 'B' and is largely comprised of core conservation areas or lands that contain *key natural heritage features* and *key hydrologic features*. The system also includes other lands that serve as linkages and corridors, that are either existing or to be established through restoration. The *key natural heritage features* and *key hydrologic features* that form the basis of the Greenlands System are shown in Appendix I: Maps 1 and 2 and are based on available information and data as of the date of the adoption of this Plan.

9.2.2.2 Environmental Protection Area Designation

This designation and associated policies are designed to identify, protect and enhance the environmental features and functions that will form a strong and permanent greenlands system.

Permitted Uses

The permitted uses on lands designated Environmental Protection Area shall be:

- (i) forest, fish and wildlife management;

- (ii) stewardship, conservation, restoration and remediation undertakings;
- (iii) flood or erosion control projects, but only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered;
- (iv) *infrastructure* and roads, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative;
- (v) low intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
 - non-motorized trail use;
 - natural heritage education and appreciation; and,
 - passive park use on public and institutional land.
- (vi) retrofits of *existing stormwater management works* (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but not new *stormwater management works*;
- (vii) an *existing* single detached dwelling and accessory uses, buildings and structures thereto;
- (viii) home occupations in an existing single detached dwelling or as permitted by 9.2.2.2 (f);
- (ix) existing non-conforming uses, buildings and structures in accordance with Section 9.2.9.8; and,
- (x) mineral aggregate extraction operations in accordance with Section 9.2.2.4.

Policies

- a) *Key natural heritage features and key hydrologic features* including their associated minimum buffer areas, are designated as Environmental Protection Area on Schedule 'B'. The boundaries and extent of the Environmental Protection Area designation shown on Schedule 'B' and the

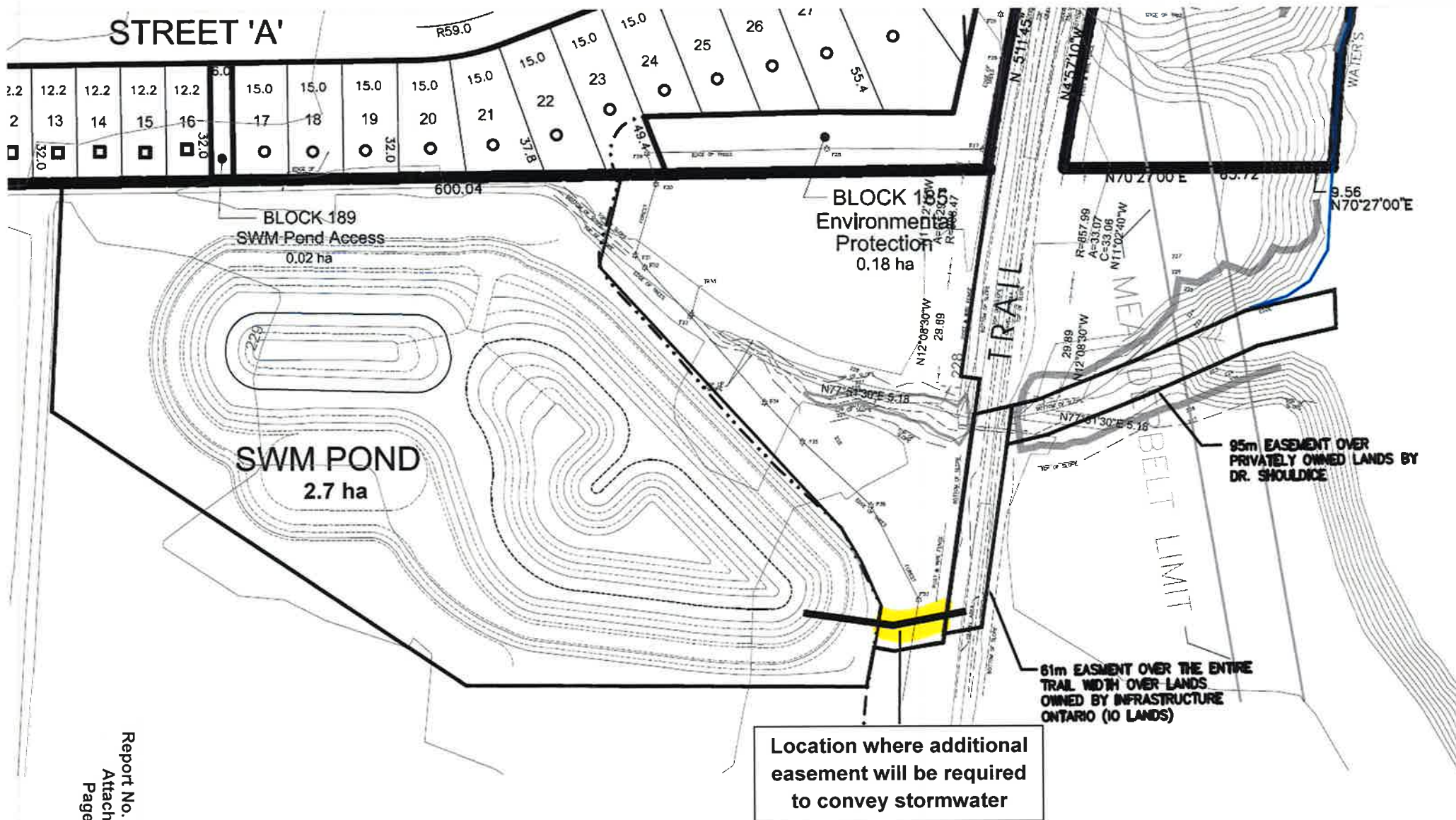




Figure 1 Study Area Displaying the Location of the Proposed Outlets

Sarah Brislin

From: Lori Gardiner
Sent: September-01-16 2:55 PM
To: Sarah Brislin
Subject: 1597 Metro Road North

Sarah,

Please be advised that a permit to connect has been provided for connection to municipal water and sewers at 1597 Metro Road North. A plumbing permit will be issued today. This is a property of interest on the Georgina Heritage Register.

Regards,

Lori Gardiner

Application Examiner

T: 905-476-4301 Ext. 2252

905-722-6516 Ext. 2252

705-437-2210 Ext. 2252

F: 905-476-4394

www.georgina.ca

Please NOTE: Zoning By-law No. 500, as amended,
and all zone maps can be reviewed at:

<http://www.georgina.ca/living-here/planning-and-development/zoning/zoning-by-law-500>

Building permit fees can be found in Schedule A to By-law 2015-0150, found at:

http://www.georgina.ca/sites/default/files/page_assets/clerks_20150150buildingbylawdec92015.pdf?token=6XaemAM2