

THE CORPORATION OF THE TOWN OF GEORGINA

SITE PLAN REVIEW COMMITTEE OF COUNCIL AGENDA

Monday, January 18, 2016
10:00 a.m.

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEM(S)
4. APPROVAL OF AGENDA
5. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. SPEAKERS
7. REPORTS - SITE PLAN APPLICATION(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

WARD 1

- 7 (i) Site Plan Control Approval Application
Applicant: Dr. Janice G. McMinn Dentistry Professional Corporation
Proposal: Addition to Existing Orthodontist Clinic, Glazed Addition,
Reconfiguration of Existing Parking Lot
Location: 24082 Woodbine Avenue, Keswick
Part Lot 9, Concession 3 (NG)
Agent: Michael Smith Planning Consultants;
Development Coordinators Ltd.
Town File: B.1.359 / Roll No. 146-94350

Report No. OED-2016-0002

Recommendation(s):

1. That Council receive Report OED-2016-0002 prepared by the Operations and Engineering Department dated January 18, 2016 respecting an application for site plan approval for the property located at 24082 Woodbine Avenue, Keswick.

2. That the site plan application including all plans and drawings submitted by 24082 Woodbine Avenue Inc. for the construction of an addition to the existing orthodontist clinic and a glazed addition, reconfiguration of existing parking area, closing of the southerly driveway to the rear of the property and the addition of one parking space located at 24082 Woodbine Avenue, Keswick be approved at such time as the following conditions are fulfilled:
 1. The Owner shall enter into a Development Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
 2. The Owner shall provide security in the amount of \$25,000.00 to guarantee completion of all works, and as a road fouling deposit, all to the satisfaction of the Town.
 3. The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million adding the Town as additionally insured, all to the satisfaction of the Town.
 4. The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.
 5. All condition must be satisfied within one (1) year of the date of approval.

Pages 4 -20

7 (ii) Site Plan Control Approval Application

Applicant: Keslake Investments Ltd.

Proposal: Model Home, Access Walkway and Parking Lot

Location: Simcoe Landing Subdivision Phase 8

Robert Wilson Crescent, Lots 32, 33 and 34, Plan 65M-4465

Agent: N/A

Town Files: S.9.180Ph8

Report No. OED-2016-0003

1. That Council receive Report OED-2016-0003 prepared by the Operations and Engineering Department dated January 18, 2016 respecting an application for site plan approval for the properties located at 82, 84 and 86 Robert Wilson Crescent, Keswick.
2. That the site plan application including all plans and drawings submitted by Keslake Investments Ltd. for the construction of a model home, walkway access and parking lot located at 82, 84 and 86 Robert Wilson Crescent respectively including Lots 32, 33 and 34, Plan 65M-4465, Keswick be approved at such time as the following conditions are fulfilled:
 1. The Owner shall enter into an Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.

2. The Owner shall provide security in the amount of \$25,000.00 to guarantee completion of all works, and as a road fouling deposit, all to the satisfaction of the Town.
3. The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million adding the Town as additionally insured, all to the satisfaction of the Town.
4. The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.
5. All condition must be satisfied within one (1) year of the date of approval.

Pages 21 - 25

8. COMMUNICATIONS
9. OTHER BUSINESS
10. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. OED-2016-0002****FOR THE CONSIDERATION OF
SITE PLAN REVIEW COMMITTEE OF COUNCIL
JANUARY 18, 2016**

**SUBJECT: APPLICATION FOR SITE PLAN APPROVAL
DR. JANICE G. MCMINN DENTISTRY PROFESSIONAL
CORPORATION
ADDITION TO EXISTING CLINIC, GLAZED ADDITION AND
RECONFIGURATION TO EXISTING PARKING LOT
24082 WOODBINE AVENUE, KESWICK**

1. RECOMMENDATIONS:

- 1. That Council receive Report OED-2016-0002 prepared by the Operations and Engineering Department dated January 18, 2016 respecting an application for site plan approval for the property located at 24082 Woodbine Avenue, Keswick.**
- 2. That the site plan application including all plans and drawings submitted by 24082 Woodbine Avenue Inc. for the construction of an addition to the existing orthodontist clinic and a glazed addition, reconfiguration of existing parking area, closing of the southerly driveway to the rear of the property and the addition of one parking space located at 24082 Woodbine Avenue, Keswick be approved at such time as the following conditions are fulfilled:**
 - 1. The Owner shall enter into a Development Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.**
 - 2. The Owner shall provide security in the amount of \$25,000.00 to guarantee completion of all works, and as a road fouling deposit, all to the satisfaction of the Town.**
 - 3. The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million adding the Town as additionally insured, all to the satisfaction of the Town.**

4. **The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.**
5. **All condition must be satisfied within one (1) year of the date of approval.**

2. PURPOSE:

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with background information respecting this application for site plan approval.

3. INFORMATION:

OWNER APPLICANT: Dr. Janice G. McMinn Dentistry Professional Corporation

AGENT: Michael Smith Planning Consultants;
Development Coordinators

PROPERTY DESCRIPTION: 24082 Woodbine Avenue, Keswick
Part Lot 9, Concession 3 (NG)
Designated as Part 1 on 65R-33362

FILE NUMBERS: B.1.359/ROLL NO. 146-94350

3. BACKGROUND:

An application for site plan approval dated September 2nd, 2014 was received by the Engineering Division on September 23rd, 2014 for the construction for the construction of an addition to the existing orthodontist clinic and a glazed addition, reconfiguration of existing parking area, closing of the southerly driveway to the rear of the property and the addition of one parking space located at 24082 Woodbine Avenue. The applicant is proposing to construct an addition to the existing orthodontist office, to bring the total to 270 square metres (2,906.25 square feet) for the entire building envelope on the site. The subject land is located at 24082 Woodbine Avenue, which is on the south side of the Maskinonge River, as shown on Attachment 1 hereto.

Municipal sanitary and water services are existing on the site and are adequate for the proposal. The proposed site plan layout is provided as Attachment 2.

4. ANALYSIS:

The first submission package was circulated to all concerned internal departments and external agencies on November 6, 2014 at which time the developer provided the appropriate Town fees in full. Comments regarding the first submission package were provided to the applicant on February 27, 2015. The second submission package was circulated to all concerned internal departments and external agencies on August 24, 2015. A third submission will be required to address all internal department and external agency comments.

A brief breakdown of the internal department and external agency comments are as follows:

AGENCY	COMMENTS
Engineering Division	See Attachment 3 for details
Planning Division	No comments or concerns
Zoning Division	See Attachment 4 for details
Building Division	No comments or concerns
Recreation and Culture	No comments or concerns
Parks Division	No comments or concern.
Fire Department	Currently under review
Municipal Law Enforcement Office	No comments or concerns
Georgina Environmental Advisory Committee	No comments or concerns
Georgina Accessibility Advisory Committee	See Attachment 5 for details
Lake Simcoe Region Conservation Authority	See Attachment 6 for details
Regional Municipality of York	See Attachment 7 for details
York Regional Police	No comments or concerns
Ministry of Transportation	No comments or concerns
Southlake Regional Health Centre	No comments or concerns

5. FINANCIAL AND BUDGETARY IMPACT:

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

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

All public consultation required has been completed pursuant to the Planning Act. As a result, the Engineering Division has been provided with a list of interested parties, all of whom have been circulated a Notice of SPRC meeting indicating a brief description of the application, location of the development and details of the SPRC meeting. Notice of SPRC meeting has been published on the Town's website and in the local newspaper.

7. CONCLUSION:


As noted in this report, comments from the internal departments and external agencies being addressed are minor in nature. It is now respectfully recommended that the report for the proposed development, being the construction of an addition to the existing orthodontist clinic and a glazed addition, reconfiguration of existing parking area, closing of the southerly driveway to the rear of the property and the addition of one parking space located at 24082 Woodbine Avenue, Keswick be received and that the Site Plan Review Committee provide confirmation of all internal department and external agency comments will be addressed in a satisfactory manner.

Prepared by:



Darren Dunphy, C.E.T., ~~rej~~
Development Engineering Technologist

Reviewed by:



Michael E. Baskerville C.E.T., CMM
Development Engineering Manager

Recommended by:



Dan Pisani, P. Eng.
Director of Operations and Engineering

Approved by:



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

Attachment 1 – Location Map

Attachment 2 – Proposed Site Plan

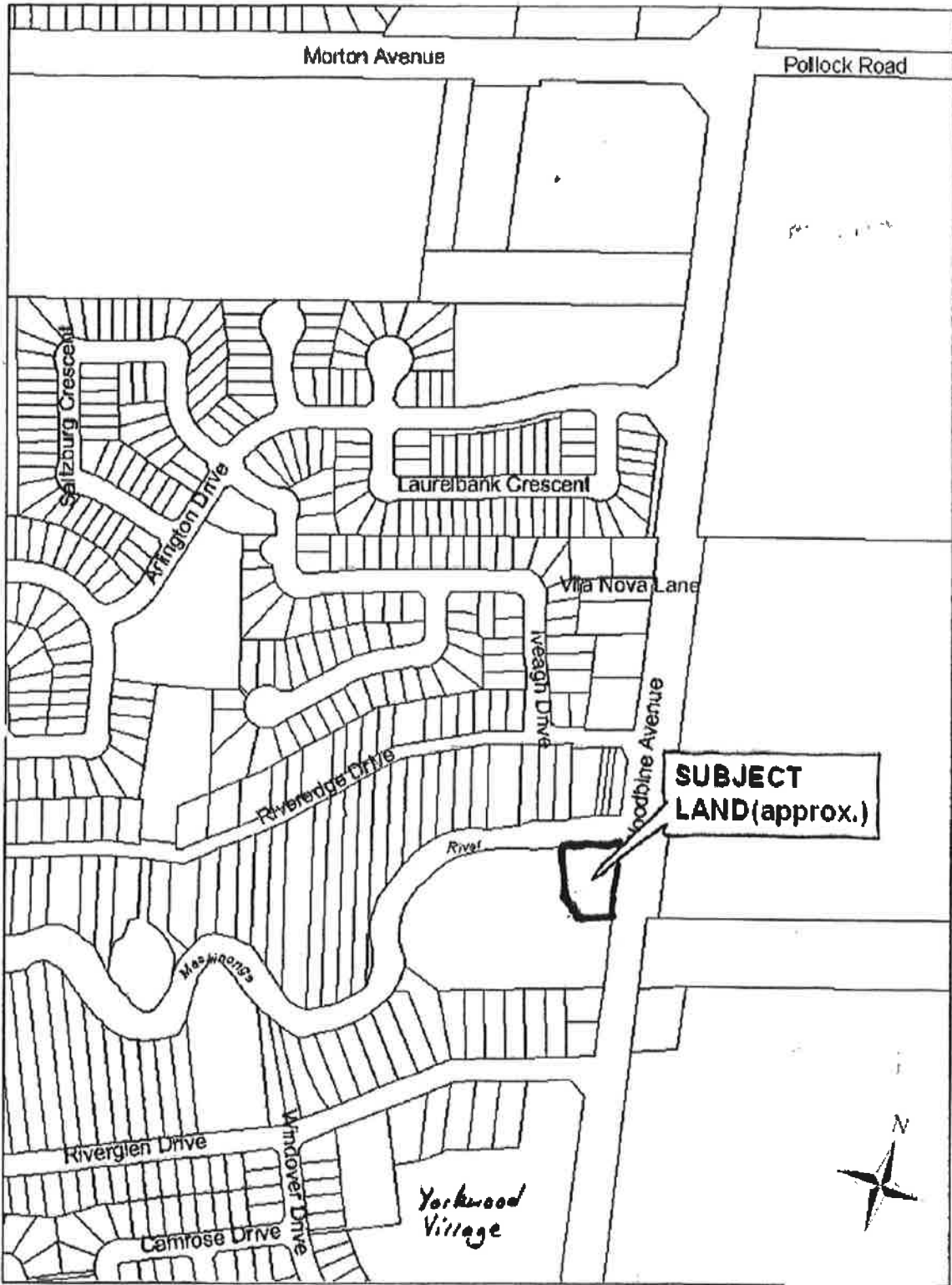
Attachment 3 – Engineering Division Comments

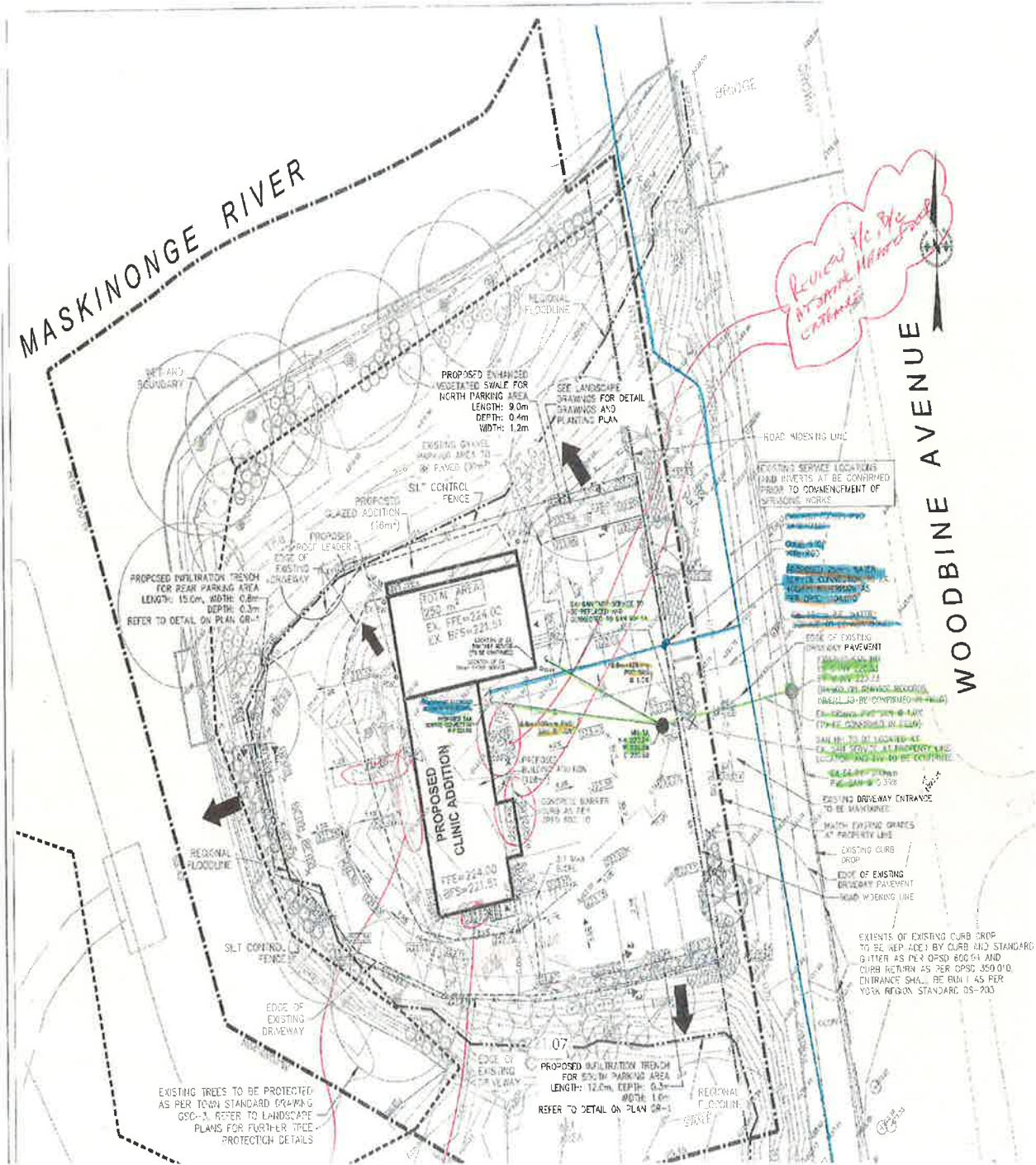
Attachment 4 – Zoning Division Comments

Attachment 5 – Georgina Accessibility Advisory Committee Comments

Attachment 6 – Lake Simcoe Region Conservation Authority Comments

Attachment 7 – Regional Municipality of York Comments





INTER-OFFICE



**DEPARTMENT OF
OPERATIONS AND
ENGINEERING**

MEMORANDUM

Date: November 20, 2015 **File:** B.1.359

To: Michael E. Baskerville, Engineering Manager

From: Darren Dunphy, Civil Technologist - Development

Subject: McMinn Orthodontist Development - Second Submission
Proposal: Addition to Existing Clinic and Glazed Addition and
Reconfiguration to Existing Parking Lot
Location: 24082 Woodbine Avenue, Keswick
Part Lot 9, Concession 3 (NG)
Roll No.: 146-943

Staff has reviewed the second submission engineering drawings and reports for the above captioned property and has stamped same "Revise and Resubmit" on the 20th day of November 2015. The following comments are required to be addressed prior to re-submission:

LEGEND:

Black – previous submission comments

Green – items that have been addressed (Steve Buckridan)

Red – second submission items that require further action (Darren Dunphy)

GENERAL – DRAWINGS and REPORTS

1. The following comments are provided by the Engineering Division with respect to the Town of Georgina's current Development Design Criteria. Should it be determined that the contents fall under the Ontario Building Code and/or Ontario Plumbing Code practices or other external agencies then the Engineering Division defers to the comments of same.

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DRAWING A1.1 – SITE PLAN

2. All engineering drawings including the Site Plan shall be stamped and signed by a Profession Engineer. The Engineer's stamp must be signed and dated, prior to the issuance of drawings for tendering and signing by the Town's Director of Operations and Engineering.
 - ▶ **Addressed**
3. Kindly indicate the enhanced vegetated swale on the drawing. Also please consider adding a second enhanced vegetated swale to the south parking lot as red-lined on the drawing and noted in the 'Stormwater Management, Storm Drainage and Grading Brief'.
 - ▶ **Vegetated swale added to drawing.**
 - ▶ **Provide a cross-section from along the length of the north vegetated swale.**
 - ▶ **Explain how the swale will hold the required storage for that area.**
 - ▶ **Explain how the infiltration trenches will infiltrate water as the trenches are on slopes with little infiltration possible.**
4. Please indicate the location of the services (Sanitary, Storm and Water as applicable) on the site plan and identify the size and invert (depth) of each service. Please also take note that forms such as 'Permit to Connect' and 'Sewer and Water Service Record' may need to be updated with the Town's Operations and Engineering Division.
 - ▶ **Addressed**

DRAWING GR-1 – GRADING AND SEDIMENT EROSION CONTROL PLAN

5. Please add the enhanced vegetated swales as noted above in item 4. Top and bottom of swale elevations and slope percentages should also be identified for each swale.
 - ▶ **Provide detail as to overflow elevation for vegetative swale, does it serve a water storage purpose?**
6. Please indicate the proposed location of the roof leaders (downspouts) of the building.
 - ▶ **Addressed**
7. Please compare the Regional Flood Line with drawings L-1 and L-2.
 - ▶ **Addressed**

.../3

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8. The mud mat and siltation and erosion control detail drawings should be replaced with the Town standard drawings GSC-1- 'Mud Mat Detail' and GSC-2 – 'Silt Fence Barrier'.
 - ▶ Addressed as per comments from RMY
9. Any trees being protected from damage due to construction should be identified on the drawing and Town standard drawing GSC-3 – 'Temporary Tree Protection' should be added.
 - ▶ Addressed
10. See the red-lined comments on the drawing with regards to slope across the front parking lot/driveway.
 - ▶ Addressed
11. See red-lined comments on drawing.
12. Remove trees from grading plan.

DRAWING L-1 – ENHANCEMENT/RESTROATION & L-2 – LANDSCAPE PLAN

13. The Regional Floodline does not match the Regional Floodline indicated on drawing GR-1.
 - ▶ Addressed
14. Please indicate the proposed location of the roof leaders (downspouts) of the building.
 - ▶ Addressed

DRAWING E-1 – ELECTRICAL SITE PLAN

15. Please add the conduit locations on the drawing for lights LE1 in the parking lot.
 - ▶ Not Addressed
 - ▶ Include legend on same drawing no need for legend on separate drawing.

STORMWATER MANAGEMENT REPORT

16. Please address the red-lined comment with regards to adding an enhanced vegetated swale on the south end of the parking lot.
 - ▶ Addressed



From the desk of:
Darren Dunphy, C.E.T., rcjl
Civil Technologist
Engineering Division
P: (905) 476-4301, ext. 2441
E: ddunphy@georgina.ca



APPLICATION FOR SITE PLAN APPROVAL

TO: Darren Dunphy, Civil Technologist

FROM: Michael Davy, Zoning Examiner - (to all by email)

C.C: Velvet Ross, Manager of Planning
Maryann Hunt, Planner
Karyn Stone, Economic Development Officer
Harold Lenters, Director of Planning & Building
Michael Baskerville, Engineering Manager
Rod Larmer, Manager of Building and CBO
Ryan Rueckwart, Senior Building Inspector
Robin McDougall, Director of Recreation and Culture
Dan Pisanl, Director of Operations and Engineering
Michael Smith, Planning/Development Consultant

DATE: November 30, 2015

SUBJECT: Site Plan Approval - Zoning Compliance Review
SECOND SUBMISSION
Dr. Janice G. McMinn, D.P.C.
(Agent: Michael Smith Planning Consultants)
Addition to Existing Clinic & Glazed Addition and Reconfiguration of Existing Parking Lot
Part of Lot 9, Concession 3 (NG)
24082 Woodbine Avenue
Roll Number: 146-943
Your File: B.1.359

PLANNING & BUILDING

Reference is made to the Second Submission drawings filed for the above-noted site plan application. Reference is also made to First Submission comments provided on March 27, 2015. In this regard, please be advised as follows:

- Based on a "revised" building layout, the non-residential floor area (calculated to be 270 sq. m.) together with a proposed net-out of floor space for the purpose of determining required on-site parking, a total of 14 parking spaces, (including one disabled space), are needed to serve the health care clinic. Site Plan Drawing A1.1 (Revision 9) shows 14 spaces being provided within a parking area located in the front yard, between the easterly wall of the building and Woodbine Avenue;
- Two parking spaces are required to serve the residents of the residential dwelling located in the lower level of the building. Three parking spaces are shown at the west side of the building and are dedicated for this purpose. The size of such spaces, as shown, comply with the relevant By-law provisions and the 3.0 metre driveway located along the south side of the building (from front to rear) provides adequate driveway access to the residential parking spaces, in compliance with the By-law;
- The agent for the applicant suggests that requirement of one loading space in the By-law shouldn't apply to the proposed health care clinic use. In considering this, and in reviewing the other limited permitted uses allowed in the C1-55 zone, staff would concur with this position. Only one permitted non-residential use (that being a local convenience store) may require space onsite to facilitate the "shipping, loading or unloading of persons, animals, goods or materials", however deliveries on such a small scale would not

justify requiring a dedicated 11.0m. x 4.0m. loading space. On the basis of the above, staff concur that a loading space isn't required;

- Using the dimensions provided on Ground Floor Plan A3.2 (Revision 9), the total non-residential floor area of the health care clinic has been calculated to be 270 sq. m. (2,906.25 sq. ft.). Development charges will be required to be paid (at the applicable rate) at the time of building permit issuance. As of today's date, the current rates are as follows: (Town = \$0.43 / sq. ft.) – (Region = \$19.97 / sq. ft.) – (Education = \$0.75 / sq.ft.).

Should you have any questions regarding the above comments, or require clarification, please do not hesitate to contact me by phone at (905)-476-4301, Extension 2282, or by email at mdavy@georgina.ca



Michael Davy
Zoning Examiner



Georgina Accessibility Advisory Committee (GAAC)
Site Plan Report

Project Name: 24082 Woodbine Ave.

Project Number: B.1.359

Site Plan Review Date: September 14 2015

TOWN OF GEORGINA ENGINEERING DIVISION		
SEP 22 2015		
DIRECTOR		
ENGINEER		
TECH		
TECH	DD	
SEC		
FILE:		

Site Plan Item:	Access Provision	Recommendations/Comments
Public Parking		17 spaces. 4% Type A 1 spot OK.
Access to/from Vehicles	X	Use space 7 + 8 for accessible. (*)
Sidewalks		
Curb Cuts	X	Move to south of sidewalk for easy use
Light Standards	X	Must have Light Standards in Lot Plus not obstructing side walks
Signage		
Surface Textures		
Doorways & Access		
Door Operators/Handles		
Ramp Slope(s)		
Ramp Width(s)	X	TOG req's are 1.7m. Must increase.
Elevators and Lifts		
Hallways		
Washrooms*		
Height of Counters/Sinks		
Access to Split-Levels		
Vestibules		
Obstacles		

- * Exit from vehicles are from right hand side for accessibility. ∴ make Type A to space # 7 + # 8. (2) Hatching needs to be on R. Hand side.
- (3) Curb Cut to be made to south end of existing concrete sidewalk.
- (4) Lightings in + around bldg not indicated on plans.

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Georgina Accessibility Advisory Committee (GAAC)
Site Plan Report

**If there are any questions pertaining to this report, please contact the Committee Secretary:

C. Sarah A. Brislin at:

Phone: (905) 476-4305, Extension 2248

Email: sbrislin@georgina.ca


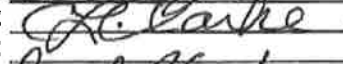
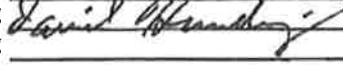
FAX: (905)476-8100

Background: All municipalities are compelled by the Ontarians with Disabilities Act (ODA), 2001 to identify, remove and/or prevent barriers in municipal facilities, policies, programs, practices and services to enable full participation of people with disabilities, across all disabilities including physical, emotional, sensory, cognition, etc. The above-listed recommendation(s) are intended to prevent barriers for people experiencing disabilities. The Accessibility for Ontarians with Disabilities Act (AODA), 2005, is phasing in Provincial Standards/compliance requirements for the public, broader public and private sectors, which will include penalties for non-compliance. Please consider that it will be more cost and resource efficient to provide accessibility accommodations at the onset of a project, rather than deal with penalties or retrofits following project completion.

NOTWITHSTANDING REGULATORY CRITERIA, PLEASE BE ADVISED THAT SITE VISIT APPROVAL MAY BE SUBJECT TO COMPLIANCE WITH ACCESSIBILITY RECOMMENDATIONS.

Recommendations/Comments provided by:

GAAC Committee Members**:

Member: 
Member: 
Member: 
Member: _____
Member: _____
Member: _____
Member: _____

If there are any questions pertaining to this report, please contact the Committee Services Coordinator:

C. Sarah A. Brislin

Phone: (905) 476-4305, Extension 2248

Email: sbrislin@georgina.ca

FAX: (905)476-8100



Lake Simcoe Region
conservation authority

A Watershed for Life

Sent by E-mail: ddunphy@georgina.ca

October 5, 2015

Mr. Darren Dunphy
Development Civil Technologist
Operations and Engineering Department
Town of Georgina
26557 Civic Centre Road
Keswick, ON L4P 3G1

TOWN OF GEORGINA ENGINEERING DIVISION		
OCT - 6 2015		
DIRECTOR		
ENR MAN		<i>MB</i>
TECH		
TECH	<i>DS</i>	<i>[Signature]</i>
REC		
FILE:		

File No.: B.1.359
IMS No.: P5PC1533C4

Dear Mr. Dunphy:

Re: Application for Site Plan Approval (Submission #2)
Dr. Janice G. McMinn c/o Michael Smith Planning Consultants
24082 Woodbine Avenue
Part Lot 9, Concession 3 (NG)
Town of Georgina, Regional Municipality of York

Thank you for consulting the Lake Simcoe Region Conservation Authority (LSRCA) with regard to the above noted application for Site Plan Approval. Please note that this letter is further to previous LSRCA correspondence, dated December 19, 2014.

Based on our review, the subject site is also designated "Shoreline Valley Land Overlay" on Schedule F2 – Environmental Features of the Keswick Secondary Plan and subject to the applicable policies of the Official Plan. The site is also designated as "Towns/ Villages" in the Greenbelt Plan and is subject to the External Connection Policies in Section 3.2.5. The property is also subject to the Settlement Area policies (6.32 – 6.34-DP) of the Lake Simcoe Protection Plan (LSPP) and falls within an area currently governed under Ontario Regulation 179/06.

The LSRCA has reviewed the information provided in support of this second submission. Please note that all comments found within our first commenting letter dated Dec 19, 2014 have been addressed to our satisfaction. As such, we recommend that any approval of this site plan application be made subject to the following conditions:

1. That the Owner shall agree in the Site Plan Agreement to carry out or cause to be carried out the recommendations and measures contained within the attached plans and reports as approved by the Town and Lake Simcoe Region Conservation Authority (LSRCA).

Page 1 of 2

120 Bayview Parkway, Box 282
Newmarket, Ontario L3Y 4X1

Tel: 905.895.1281 1.800.465.0437
Fax: 905.853.5881

Web: www.LSRCA.on.ca
E-Mail: Info@LSRCA.on.ca

Proud winner of the International Thies Riverprize

Member of Conservation Ontario

October 5, 2015
File No.: B.1.359
IMS No.: P5PC1533C4
Mr. Darren Dunphy
Page 2 of 2

2. That the Owner shall agree in the Site Plan Agreement to ensure that proper erosion and sedimentation control measures will be in place prior to any site alteration.
3. That the Owner shall agree in the Site Plan Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and specifications, as approved by the Town and LSRCA.
4. That the Owner shall obtain a permit from Lake Simcoe Region Conservation Authority for any development or site alteration within the area regulated under Ontario Regulation 179/06 under the *Conservation Authorities Act*.

Should you have any questions, please do not hesitate to contact the undersigned. Please reference the above file numbers in future correspondence.

Regards,



Kevin Jarus, M.P.I.
Development Planner

KJ/ph

- c. Mr. Michael Smith (Applicant), Michael Smith Planning Consultant, e-mail: michael@msplanning.ca
Darlene Folmeg, Town of Georgina
LSRCA Review Team



Corporate Services

November 2, 2015

Darlene Folmeg
Town of Georgina
26557 Civic Centre Road
Georgina, ON L4P 3G1

Dear Ms. Folmeg:

Re: **Site Plan Application**
24082 Woodbine Avenue
Part of Lot 9, Concession 3
Town of Georgina
Our File No.: SP-G-010-14

Community Planning and Development Services
TOWN OF GEORGINA (Fax: 905-895-7523)
ENGINEERING DIVISION

NOV - 9 2015

DIRECTOR		
ENG MGR		
TECH		
TECH		
MHC		
FILE:		

Please note this is a preliminary letter, and does not constitute a final approval from the Regional Municipality of York.

York Region has reviewed the most recent submission for the above noted application dated July 21, 2015, and has no objection to the proposal, **in principle**.

However, prior to receiving final approval from the Region, and prior to the issuance of any conditional, partial and/or final building permits by the Town of Georgina, the applicant must satisfy the requirements listed below, and be in receipt of a fully executed site plan agreement, unless otherwise agreed to in writing by York Region.

Technical Requirements

The applicant is required to submit an updated engineering submission to the satisfaction of the Region, reflecting the attached comments and mark-ups provided to the applicant. The submission should include, but is not limited to, the following drawings and reports:

- Updated Site Plan
- Updated Site Servicing, Grading, Erosion and Sediment Control Plan
- Hoarding drawing
- Traffic Management Plan

Comments

1. Remove contour lines from all plans.
2. Proposed landscaping features should only be on the landscape drawings. Please remove from all other drawings.

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)
Internet: www.york.ca

November 2, 2015
SP-V-010-14

2

3. Curbs, edge of pavement and road details should be clearly shown on all plans. Define entrance works with heavy line.
4. Clearly indicate and label property line on all plans. Note: No road widening is required, please remove road widening line.

Financial and Insurance Requirements

The applicant is required to deposit the following financial and insurance requirements to the Region as part of this site plan application:

1. A cost estimate for all works within the Woodbine Avenue right-of-way, including any landscaping.
2. A security deposit for all works within the Woodbine Avenue right-of-way.
3. Initial development review fee of \$1,200.00. *York Region acknowledges receipt of the initial review fee. An additional review fee may be required based on the cost estimate provided for the work to occur within the Woodbine Avenue right-of-way.*
4. A certificate of insurance on the Region's form, completed to the satisfaction of the Region's Manager of Insurance and Risk (template attached).

A separate financial request letter will be issued to the applicant once costs have been finalized.

If you have any questions, regarding this application, please contact Duane Carson at extension 75221.

Sincerely,



Trevor Catherwood, C.E.T.
Program Manager, Development Engineering

TC/ns/sc

Attachments (2)

Copy to: Vick Bilkhu, Development Engineering York Region (e-mail)
Nasir Mahmood, Development Engineering, York Region (e-mail)
A.M. Candaras, A.M. Candaras Associates. Inc. (email + attachments)

YORK-#6365069-v2-Approval_in_Principle_Letter_SP-G-010-14_Letter_#1564_Nov_2_2015_240R2_Woodbine_Avenue_Inu

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. OED-2016-0003****FOR THE CONSIDERATION OF
SITE PLAN REVIEW COMMITTEE
JANUARY 18, 2016**

**SUBJECT: APPLICATION FOR SITE PLAN APPROVAL
KESLAKE INVESTMENTS LTD.
TEMPORARY MODEL HOME AND PARKING LOT
SIMCOE LANDING SUBDIVISION PHASE 8
LOTS 32, 33, AND 34, PLAN 65M-4465
82, 84 AND 86 ROBERT WILSON CRESCENT, KESWICK**

1. RECOMMENDATIONS:

1. That Council receive Report OED-2016-0003 prepared by the Operations and Engineering Department dated January 18, 2016 respecting an application for site plan approval for the properties located at 82, 84 and 86 Robert Wilson Crescent, Keswick.
2. That the site plan application including all plans and drawings submitted by Keslake Investments Ltd. for the construction of a model home, walkway access and parking lot located at 82, 84 and 86 Robert Wilson Crescent respectively including Lots 32, 33 and 34, Plan 65M-4465, Keswick be approved at such time as the following conditions are fulfilled:
 1. The Owner shall enter into a Agreement with the Town agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
 2. The Owner shall provide security in the amount of \$25,000.00 to guarantee completion of all works, and as a road fouling deposit, all to the satisfaction of the Town.
 3. The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million adding the Town as additionally insured, all to the satisfaction of the Town.

4. **The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.**
5. **All condition must be satisfied within one (1) year of the date of approval.**

2. PURPOSE:

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with background information respecting this application for site plan approval.

3. INFORMATION:

<u>OWNER / APPLICANT:</u>	Keslake Investments Ltd.
<u>AGENT:</u>	Keslake Investments Ltd.
<u>PROPERTY DESCRIPTION:</u>	82, 84 and 86 Robert Wilson Crescent, Keswick Lots 32, 33 and 34, Plan 65M-4465
<u>FILE NUMBER:</u>	S.9.180 Ph8

4. BACKGROUND:

An application for site plan approval dated January 6th, 2016 was received by the Engineering Division on January 8th, 2016 for the construction of a model home/sales office to be built on Lot 32, an access walkway on Lot 33 and a parking lot on Lot 34, Plan 65M-4465, Robert Wilson Crescent within Phase 8 of the Simcoe Landing Subdivision, Draft Plan of Subdivision 19T-10G02, Part of Lots 1 and 2, Concession 3 (NG).

The proposed site plan layout is provided as Attachment 2.

5. ANALYSIS:

The site plan was received on Friday, January 8th and is currently under review by all staff. It is anticipated any concerns will be addressed by staff with the proponent before January 18th, 2016, and the final site plan will be presented at that time with any changes or amendments highlighted.

The applicant is aware that a minor variance is required to allow the parking area to be located offsite from the sales office. This is a temporary use matter and its ultimate removal addressed and secured via the Development Agreement. The minor variance will be applied for at the earliest opportunity by the proponent and must be approved to facilitate this proposal. Recommendation 2.4 herein address this matter.

6. FINANCIAL AND BUDGETARY IMPACT:

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

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

No public consultation required.

8. CONCLUSION:

As noted in this report, it is anticipated any concerns will be addressed by staff with the proponent before January 18th, 2016, and the final site plan will be presented at that time with any changes or amendments highlighted. It is now respectfully recommended that the report for the proposed development, being the construction of a model home/sales office on Lot 32, Plan 65M-4465, located at 82 Robert Wilson Crescent, Keswick be approved.

Prepared by:



Darren Dunphy, C.E.T., rcji
Development Engineering Technologist

Reviewed by:



Michael E. Baskerville C.E.T., CMM
Development Engineering Manager

Recommended by:

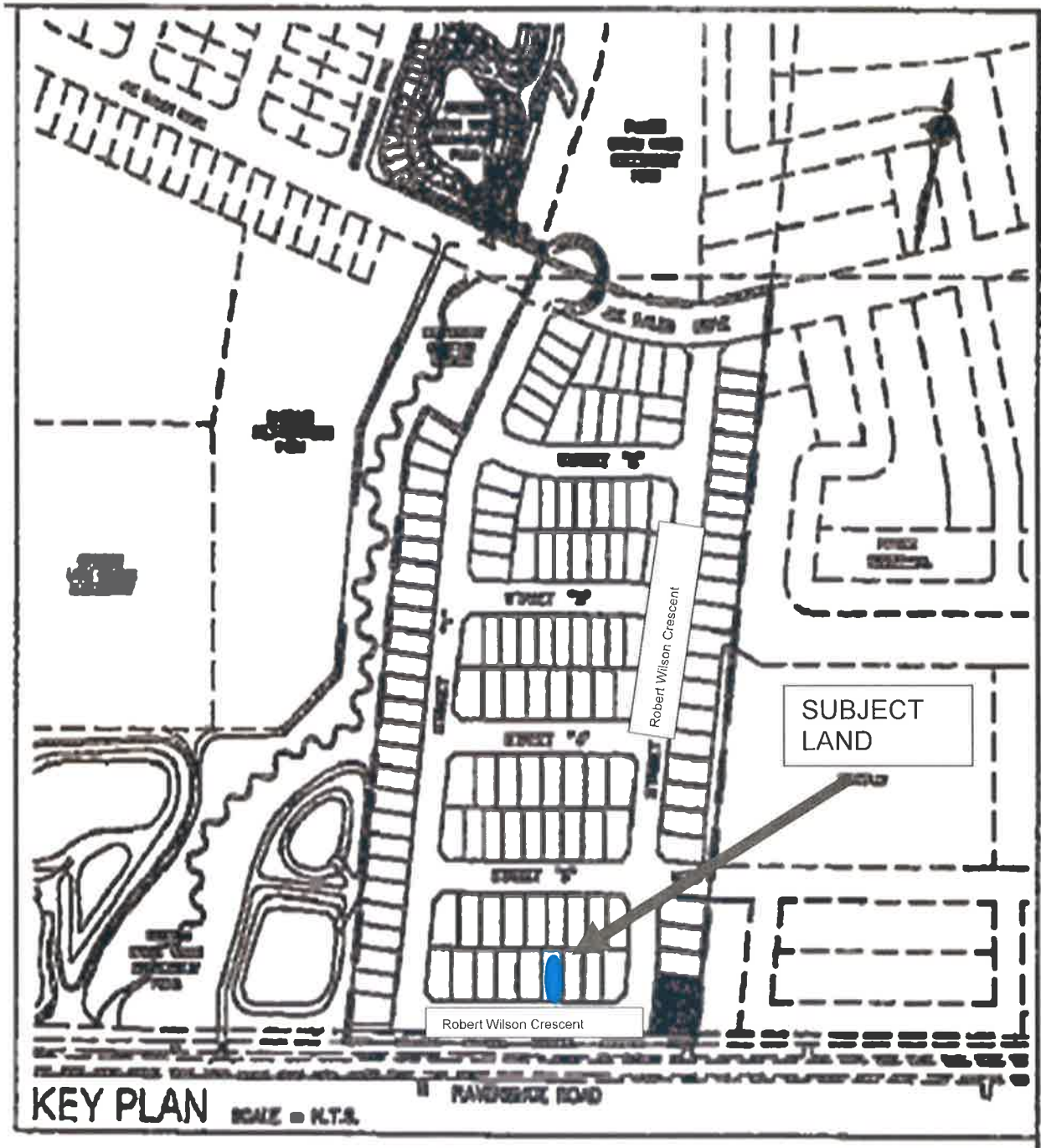


Dan Pisani, P. Eng.
Director of Operations and Engineering

Approved by:



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



MNYWENING | FRI JAN 01/16 04:06 PM | K:\PROJECTS\2014\214003.LANCSITE\214003.WSP01.DWG

APPROVED FOR GRADING

1. THE PROPOSED LOT GRADING AND DRAINAGE IS APPROVED AS BEING IN CONFORMANCE WITH THE OVERALL APPROVED GRADING PLANS AND COMPOSITE PLANS FOR THE SUBDIVISION.
2. ANY UTILITY AND/OR SERVICE RELOCATION REQUIRED AS A RESULT OF THE BUILDERS DEVIATION FROM THE APPROVED PLANS WILL BE DONE AT THE BUILDERS EXPENSE.
3. THE BUILDER MUST VERIFY THE SEWER CONNECTION ELEVATIONS PRIOR TO THE EXCAVATION OF THE HOUSE FOUNDATIONS.

DATE: JAN 09 2016

SCHAEFFER & ASSOCIATES LIMITED

GENERAL NOTES:

1. ALL FIRST FLOOR ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED DRAFTSMAN LAND SURVEYOR, PRIOR TO THE PLACING OF ANY CONCRETE.
2. ALL DISTURBED AREAS TO RECEIVE 100mm TOPSOIL AND SOD.
3. ALL EXISTING ROADS NOTICED TO BE CLEARED AND MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE TOWN ENGINEER.
4. FOR SUMP PUMP CLEAROUT REFER TO ENG. DETAIL G-1
5. DOWNSPOUTS OF LOTS WITH SPLIT DRAINAGE SHALL DISCHARGE TO THE FRONT OF THE HOUSE.
6. FOR RETAINING WALL DETAILS REFER TO ENGINEERING DRAWING CR-4

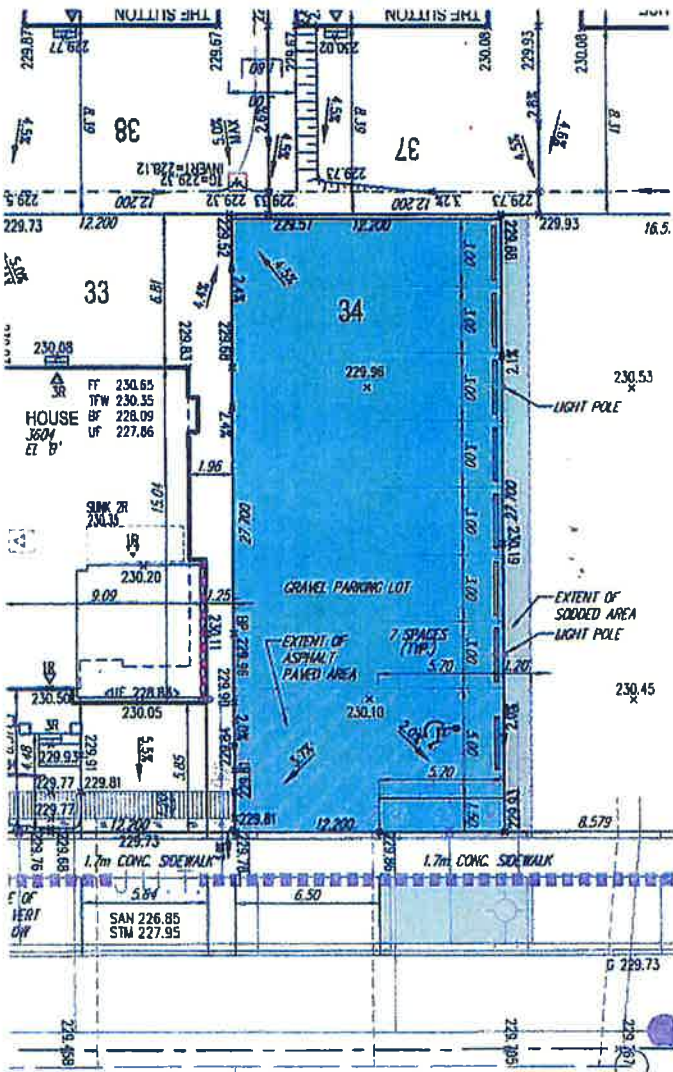
**TOWN OF GEORGINA
ENGINEERING DIVISION**

REVIEWED	REVISE AND RESUBMIT
REVIEWED AS MODIFIED	SUBMISSION

THIS REVIEW IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH GENERAL DESIGN CONCEPTS, RESPONSIBILITY FOR ERRORS AND OMISSIONS SHALL REST ON THE PERSONS SUBMITTING THIS DRAWING.

BY: _____ DATE: _____

- NOTES**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.
 2. BUILDER TO VERIFY ELEVATION OF STA. AND SINK LATERALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.



ROBERT WILSON CRESCENT

- GENERAL NOTES:**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 2. BUILDER TO VERIFY ELEV. OF STA. AND SINK LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
 3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
 4. UNLESS NOTED ON BUILDER'S ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TEW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ISSUED FOR FINAL APPROVAL	MAY 2016 01.00
ISSUED FOR PRELIMINARY APPROVAL	MAY 2016 01.07

SITING AND GRADING PLAN

THE UNCOVERED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND SKILLS TO MAKE DETERMINATIONS SET OUT BY THE CITY AND BUILDING CODES TO BE COMPLIED.

QUALIFICATION INFORMATION:
Vince Brinkmann 29444 BCN
HUNT DESIGN ASSOCIATES INC. 10695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

Plan No: 34
Prop Name: ROBERT WILSON CRESCENT

LANCASTER HOMES
SIMCOE LANDING PH8 - 1

Drawn By: MN
Checked By: VS
Scale: 1:250
3866 Woodbine Ave, Markham, ON L3R 0J7 T 905

Report OED-2016-0003
Attachment 2
Proposed Site Plan