THE CORPORATION OF THE TOWN OF GEORGINA



SITE PLAN REVIEW COMMITTEE OF COUNCIL

** AGENDA ** Tuesday, April 30, 2019 9:00 a.m.

THE CORPORATION OF THE TOWN OF GEORGINA

SITE PLAN REVIEW COMMITTEE OF COUNCIL AGENDA

Tuesday April 30, 2019 9:00 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. REPORTS SITE PLAN APPLICATION(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

WARD 1

Site Plan Control Approval ApplicationOwner:2410443 Ontario Inc., o/a Keswick Woodbine PlazaAgent:MPlan Inc.Proposal:Three (3) Unit Commercial Building (C2)Location:23520 Woodbine Avenue, KeswickTown Files:S.5.12 C2 / Roll No. 147-10275

- i) PowerPoint presentation by applicant/agent
- ii) Report No: DS-2019-0057

RECOMMENDATIONS:

- 1. That the Site Plan Review Committee of Council receive Report DS-2019-0057 prepared by the Development Engineering Division, Development Services Department dated April 30, 2019 respecting an application for site plan approval for the property located at 23520 Woodbine Avenue, Keswick.
- 2. That the site plan application including all plans and drawings submitted and prepared by MPlan for the construction of a three (3) unit commercial building located at 23520 Woodbine Avenue, Keswick be approved at such time as the following conditions are fulfilled:

- (i) The Owner shall enter into an amending Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
- (ii) 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.
- (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.
- (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.
- (v) All conditions must be satisfied within twelve (12) months of the date of this decision.
- iii) Speakers five minute maximum

WARD 2

Site Plan Control Approval Application

| Owner: | 2219732 Ontario Limited, c/o Gil Shcolyar |
|-------------|--|
| Agent: | D.G. Biddle + Associates Ltd., c/o Robbie Larocque |
| Proposal: | Self-Serve Gas Station and Convenience Store |
| Location: | 263 The Queensway South, Keswick |
| Town Files: | B.1.250 / Roll No. 146-494 |

RECOMMENDATIONS:

1. That recommendation 2(v) of Report No DS-2018-0024, dated March 28, 2018 be amended as follows:

The owner shall satisfy all conditions by December 6, 2019.

WARD 4

| Site Plan Control Approval Application | |
|--|------------------------------|
| Owner: | Weller Tree Services Ltd. |
| Agent: | MNT Consulting Group Inc. |
| Proposal: | Maintenance and Storage Shed |
| Location: | 24657 McCowan Road, Georgina |
| Town Files: | B.1.381/ Roll No. 117-405 |

- i) PowerPoint presentation by applicant/agent
- ii) Report No: DS-2019-0059

RECOMMENDATIONS:

- 1. That Council receive Report DS-2019-0059 prepared by the Development Engineering Division, Development Services Department dated April 30, 2019 respecting an application for site plan approval for the property located at 24657 McCowan Road, Georgina.
- 2. That the site plan application including all plans and drawings submitted and prepared by MNT Consulting Group Inc. for the construction of a commercial maintenance and storage building located at 24657 McCowan Road, Georgina be approved at such time as the following conditions are fulfilled:
 - (vi) The Owner shall enter into an amending Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
 - (vii) 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.
 - (viii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.
 - (ix) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.
 - (x) All conditions must be satisfied within twelve (12) months of the date of this decision.
 - iii) Speakers five minute maximum

WARD 4

Site Plan Control Approval Application Owner: 9102841 Canada Ltd. Agent: Accolade Developments Proposal: Freehold Townhouse/Condominum/Commercial Development Location: 8 and 12 O'Connor Drive and Lake Drive East at Grew Blvd, Jackson's Point Town Files: B.1.167 /081-455 / 081-458 / 081-558

RECOMMENDATIONS:

2. That recommendation 2(v) of Report No DS-2016-0101, dated December 6, 2017 be amended as follows:

The owner shall satisfy all conditions by December 6, 2019.

WARD 5

| Site Plan Control Approval Application | |
|--|---|
| Owner: | Powell Investments Inc. |
| Agent: | Michael Smith Planning Consultants |
| Proposal: | Concrete Test Track and Manufacturing and Office Building |
| Location: | Part of Lot 7 Concession 6 (G), Part 1, Plan 65R-35560 |
| Town Files: | B.1.384 / Roll No. 040-452 |

- i) PowerPoint presentation by applicant/agent
- ii) Report No: DS-2019-0061

RECOMMENDATIONS:

- 1. That Site Plan Review Committee of Council receive Report DS-2019-0061 prepared by the Development Engineering Division, Development Services Department dated April 30, 2019 respecting an application for site plan approval for the property located on Park Road, Georgina.
- 2. That the site plan application including all plans and drawings submitted and prepared by Crozier Consulting Engineers, for the construction of two (2) buildings (one office/shop and one Concrete Manufacturing Building) located on Park Road, Georgina be approved at such time as the following conditions are fulfilled:
 - (i) The Owner shall enter into an amending Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
 - (ii) 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.
 - (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.

- (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.
- (v) All conditions must be satisfied within twelve (12) months of the date of this decision.
- iii) Speakers five minute maximum
- 7. COMMUNICATIONS
- 8. OTHER BUSINESS
- 9. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0057

FOR THE CONSIDERATION OF SITE PLAN REVIEW COMMITTEE OF COUNCIL APRIL 30, 2019

SUBJECT: APPLICATION FOR SITE PLAN APPROVAL 2410443 ONTARIO INC., O/A KESWICK WOODBINE PLAZA PROPOSED THREE (3) UNIT COMMERCIAL BUILDING (C2) 23520 WOODBINE AVENUE, KESWICK

1. <u>RECOMMENDATIONS</u>:

- 1. That the Site Plan Review Committee of Council receive Report DS-2019-0057 prepared by the Development Engineering Division, Development Services Department dated April 30, 2019 respecting an application for site plan approval for the property located at 23520 Woodbine Avenue, Keswick.
- 2. That the site plan application including all plans and drawings submitted and prepared by MPlan Inc., for the construction of a three (3) unit commercial building located at 23520 Woodbine Avenue, Keswick be approved at such time as the following conditions are fulfilled:
 - (i) The Owner shall enter into an amending Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
 - (ii) 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.
 - (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.
 - (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.
 - (v) All conditions must be satisfied within twelve (12) months of the date of this decision.

2. PURPOSE:

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with staff's analysis and recommendations respecting this application for site plan approval.

3. **INFORMATION:**

| OWNER/APPLICANT: | 2410443 Ontario Inc. o/a Keswick Woodbine Plaza |
|-----------------------|--|
| AGENT: | MPlan Inc. |
| PROPERTY DESCRIPTION: | 23520 Woodbine Avenue, Keswick Part of Lot 6, Concession 3 (NG) Parts 9, 10, 13, 14, 27 & 70, Plan 65R-31761 |
| FILE NUMBERS: | S.5.12C2 Roll No. 147-10275 |

4. BACKGROUND:

An application for site plan approval dated December 21, 2018 was received by the Development Engineering Division on December 21, 2018 for the construction of a three (3) unit commercial building. The subject land is situated at 23520 Woodbine Avenue, Keswick, as shown on Attachment 1 hereto. Municipal sanitary and water services are available. The proposed site plan is provided as Attachment 2.

5. ANALYSIS:

The second submission package was circulated to all concerned internal departments and external agencies on March 11, 2019. Comments regarding the second submission package are noted below. A third submission may be required to address all internal department and external agency comments.

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

| Engineering | Minor comments regarding drainage. |
|-------------|------------------------------------|
| Planning | No further concerns. |
| Zoning | No further concerns. |

| Building | No further concerns. |
|--|---|
| Recreation and Culture | No further concerns |
| Fire | No further concerns |
| Municipal Law Enforcement Office | No further concerns |
| Georgina Accessibility Advisory Committee | Minor comments regarding lighting to be increased at accessible parking spots. |
| York Region | No further concerns |
| Southlake Hospital | No further concerns |
| Bell (MMM) | No further concerns |

It is expected that the applicant will address all internal department and external agency comments prior to providing a subsequent submission for circulation with the intent of finalizing all plans. The draft site plan agreement is include as Attachment 4.

The owner/agent will be making a short presentation of the site plan drawings, including Architectural/Elevations for the Committee's consideration and discussion, which are included as Attachment 3.

6. <u>RELATIONSHIP TO STRATEGIC PLAN</u>:

This report and the development proposed herein addresses the following strategic goals:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH AND EMPLOYMENT

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

7. FINANCIAL AND BUDGETARY IMPACT:

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

8. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

A) Legislated

Under Section 41 of the Planning Act the Town is not formally required to give public notice or hold a statutory public meeting in relation to Site Plan applications.

B) Non-Legislated

Although the Planning Act does not require a statutory public meeting, the Town has provided a copy of the notice of the Site Plan Review Committee meeting to all those members of the public who have expressed an interest in the process and that have registered as an interested party. Notice of Site Plan Review Committee has also been published on the Town's website on the Town page of the Georgina Advocate.

Staff note that in accordance with Section 41 of the Planning Act there are no appeal rights with respect to the decision of the approval authority (the Town) of a site plan control application, except by the applicant.

9. <u>CONCLUSION:</u>

The Developer is proceeding in a reasonable manner to address all internal department and external agency comments and is close to finalizing the design to the satisfaction of all agencies having jurisdiction with the development.

A further submission may be required to address the comments received to date. Should the intent of the plan proposed to be approved change in any substantial manner as a result of those comments, staff will return to the Committee with an updated site plan and report.

It is now respectfully recommended that the proposal for a three (3) unit commercial building to be located at 23520 Woodbine Avenue, Keswick be approved at such time as the conditions as outlined within Recommendation 2 above are fulfilled.

Prepared by:

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

Recommended by:

Harold W. Lenters, M.Sc.Pl, MCIP, RPP Director of Development Services

Submitted by

Zaidun Alganabi, M.Eng, P.Eng. Manager of Development Engineering

Approved by:

Dave Reddon Acting Chief Administrative Officer



Report DS-2019-0057 Attachment 1



Report DS-2019-0057 Attachment 2



Report DS-2019-0057 Attachment 3

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0059

FOR THE CONSIDERATION OF SITE PLAN REVIEW COMMITTEE OF COUNCIL APRIL 30, 2019

SUBJECT: APPLICATION FOR SITE PLAN APPROVAL WELLERS TREE SERVICE LTD. PROPOSED MAINTENANCE AND STORAGE SHED 24657 MCCOWAN ROAD (FORMERLY 695 CATERING ROAD), GEORGINA

1. <u>RECOMMENDATIONS</u>:

- 1. That the Site Plan Review Committee receive Report DS-2019-0059 prepared by the Development Engineering Division, Development Services Department dated April 30, 2019 respecting an application for site plan approval to facilitate the construction of a Maintenance/Storage Shed located at 24657 McCowan Road, Georgina.
- 2. That the site plan application including all plans and drawings submitted and prepared by MNT Consulting Group Inc., for the construction of a commercial maintenance/storage building located at 24657 McCowan Road, Georgina be approved at such time as the following conditions are fulfilled:
 - (i) The Owner shall enter into a Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works.
 - (ii) 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.
 - (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.
 - (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.

(v) All conditions must be satisfied within twelve (12) months of the date of this decision.

2. <u>PURPOSE:</u>

The purpose of this report is to provide the Site Plan Review Committee of Council (SPRC) with staff's analysis and recommendations respecting this application for site plan approval.

3. **INFORMATION:**

| OWNER/APPLICANT: | Weller Tree Services Ltd. (c/o Bruce, Michael, David & Christel Weller) |
|-----------------------|--|
| <u>AGENT:</u> | MNT Consulting Group Inc. (c/o Howard Friedman) |
| PROPERTY DESCRIPTION: | 24657 McCowan Road, Georgina Part of Lots 13 and 14, Concession 7 |
| FILE NUMBERS: | B.1.381 Roll No. 117-405 |

4. BACKGROUND:

An application for site plan approval dated December 14, 2018 was received by the Development Engineering Division on December 14, 2018 for the construction of a Maintenance/Storage Shed. The subject land is situated at 24657 McCowan Road, Georgina, as shown on Attachment 1 hereto. Servicing will be through a private well and septic system. The proposed site plan is provided as Attachment 2.

5. ANALYSIS:

The second submission package was circulated to all internal departments and external agencies on March 26, 2019. Comments regarding the second submission package are noted below. A third submission may be required to address all internal department and external agency comments.

| Engineering | Minor concerns relating to storm water management and paving details. |
|--|---|
| Planning | No further concerns. |
| Zoning | Comments addressed. |
| Building | Comments received. Must comply with Ontario Building Code (OBC). No further concerns. |
| Recreation and Culture | No further concerns. |
| Fire | Comments received. Must comply with OBC. No further concerns. |
| Municipal Law Enforcement Office | No further concerns. |
| Georgina Accessibility Advisory Committee | Comments received. Meets all requirements. No further concerns. |
| York Region | No further concerns. |
| Southlake Hospital | No further concerns. |
| LSRCA | No further concerns. |

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

It is expected that the applicant will address all internal department and external agency comments prior to providing a subsequent submission for circulation with the intent of finalizing all plans. The draft site plan agreement is included as Attachment 4.

The owner/agent will be making a short presentation of the site plan drawings, including Architectural/Elevations for the Committee's consideration and discussion, which have been included as Attachment 3.

6. <u>RELATIONSHIP TO STRATEGIC PLAN</u>:

This report and the development proposed herein addresses the following strategic goals:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH AND EMPLOYMENT

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

7. FINANCIAL AND BUDGETARY IMPACT:

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

8. <u>PUBLIC NOTICE AND ENGAGEMENT:</u>

A) Legislated

Under Section 41 of the Planning Act the Town is not formally required to give public notice or hold a statutory public meeting in relation to Site Plan Applications.

B) Non Legislated

Although the Planning Act does not require statutory public meeting, the Town has provided a copy of the notice of Site Plan Review Committee Notice of SPRC meeting to all those members of the public who have expressed an interest in the process and that have registered as an interested party. Notice of the Site Plan Review Committee meeting has been published on the Town's website and on the Town page of the Georgina Advocate.

9. <u>CONCLUSION:</u>

The Developer is proceeding in a reasonable manner to address all internal department and external agency comments and is close to finalizing the design to the satisfaction of all agencies having jurisdiction with the development.

A further submission may be required to address the comments received to date. Should the intent of the plan proposed to be approved change in any substantial manner as a result of those comments, staff will return to the Committee with an updated site plan and report.

It is now respectfully recommended that the proposal for a Maintenance/Storage Shed to be located at 24657 McCowan Road, Georgina be approved at such time as the conditions as outlined within Recommendation 2 above are fulfilled.

Prepared by:

Steven Buckridan, C.E.T., rcji Development Engineering Technologist

Recommended by:

Harold W. Lenters, M.Sc.PI, MCIP, RPP Director of Development Services

Submitted by

Zaidun Alganabi, M.Eng, P.Eng. Manager of Development Engineering

Approved by:

Dave Reddon Acting Chief Administrative Officer



Report DS-2019-0059 Attachment 1







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THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0061

FOR THE CONSIDERATION OF SITE PLAN REVIEW COMMITTEE OF COUNCIL APRIL 30, 2019

SUBJECT:APPLICATION FOR SITE PLAN APPROVAL
POWEL INVESTMENTS INC.,
PROPOSED CONCRETE TESTING TRACK AND CONCRETEMANUFACTURING AND OFFICE/SHOP BUILDING
PART OF LOT 7, CONC 6 (G), PART 1 65R-35560, PARK ROAD

1. <u>RECOMMENDATIONS</u>:

- 1. That the Site Plan Review Committee receive Report DS-2019-0061 prepared by the Development Engineering Division, Development Services Department dated April 30, 2019 respecting an application for site plan approval for the property located on Park Road, Georgina.
- 2. That the site plan application including all plans and drawings submitted and prepared by Crozier Consulting Engineers, for the construction of two (2) buildings (one office/shop and one Concrete Manufacturing Building) located on Park Road, Georgina be approved at such time as the following conditions are fulfilled:
 - (i) The Owner shall enter into a Development Agreement with the Town of Georgina (Town) agreeing to satisfy all municipal requirements, financial and otherwise prior to the commencement of any works on the Office/Shop and Concrete Manufacturing Building.
 - (ii) 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.
 - (iii) The Owner shall provide the Town with a liability insurance policy in the amount of \$5 million naming the Town as co-insured party, all to the satisfaction of the Town.
 - (iv) The Owner shall satisfy the requirements of all municipal departments and other agencies having jurisdiction with this site.

(v) All conditions must be satisfied within twelve (12) months of the date of this decision.

2. PURPOSE:

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with staff's analysis and recommendations respecting this application.

3. **INFORMATION:**

| OWNER/APPLICANT: | Powell Investments Inc. |
|-----------------------|---|
| AGENT: | Michael Smith Planning Consultants |
| PROPERTY DESCRIPTION: | Park Road, Georgina Part of Lot 7 Concession 6 (G) Part 1, Plan 65R-35560 |
| FILE NUMBERS: | B.1.384 Roll No. 040-452 |

4. BACKGROUND:

An application for site plan approval dated December 21, 2018 was received by the Development Engineering Division on December 21, 2018 for the construction of a Concrete Manufacturing Facility with a Test Track. The subject land is situated on the E/S of Park Road, Georgina, as shown on Attachment 1 hereto. Town services are not available in this area and sanitary will be by septic and water will be by well. The proposed site plan is provided as Attachment 2.

5. ANALYSIS:

Comments regarding the first submission package are noted in the table below. In order to allow development of the land and to not lose the current construction season the Owner has proposed to develop the project in two stages. The first stage includes the entrance, test track and some of the parking lot. These components would be constructed under a Site Alteration Permit. The applicant has provided a noise study and grading plan to the satisfaction of the Town. The second stage includes the office/shop building, material storage, concrete manufacturing building and the remainder of the parking would be constructed by way of the approval of this site plan application. The Site Alteration Application is expected soon and the second submission package as part of this Site Plan application would follow the normal course of review and comment by all other agencies. A third submission and so on would be required as the process goes on to address all internal department and external agency comments.

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

| Engineering | Minor concerns relating Grading and Stormwater Management. |
|--|--|
| Planning | Comments received, to be addressed for next submission. |
| Zoning | Minor concerns relating to setbacks and loading spaces. |
| Building | Comments received. Must comply with Ontario Building Code (OBC) |
| Recreation and Culture | Minor concern relating to the entry building feature. |
| Fire | Comments received. Require confirmation of water supply. |
| Municipal Law Enforcement Office | No further concerns. |
| Georgina Accessibility Advisory Committee | Minor concern relating to lighting of parking and building entrance. |
| York Region | Minor concern relating to the entrance detail. |
| LSRCA | Comments relating to stormwater management. |
| Southlake Hospital | No further concerns. |
| Bell (MMM) | No further concerns. |

It is expected that the applicant will address all internal department and external agency comments prior to providing a subsequent submission for circulation with the intent of dividing the plans an mentioned above into a site alteration permit for the Test Track and the remainder of the plans (Office/Shop and Manufacturing Area) will be through site plan.

The owner/agent will be making a short presentation of the overall site plan drawings for the Committee's consideration and discussion. The architectural/elevation drawings are included as Attachment 3.

6. <u>RELATIONSHIP TO STRATEGIC PLAN</u>:

This report and the development proposed herein addresses the following strategic goals:

GOAL 1: "Grow Our Economy" – SUSTAINABLE ECONOMIC GROWTH AND EMPLOYMENT

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

7. FINANCIAL AND BUDGETARY IMPACT:

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

8. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

A) Legislated

Under Section 41 of the Planning Act the Town is not formally required to give public notice or hold a statutory public meeting in relation to Site Plan Applications.

B) Non Legislated

Although the Planning Act does not require statutory public meeting, the Town has provided a copy of the notice of Site Plan Review Committee Notice of SPRC meeting to all those members of the public who have expressed an interest in the process and that have registered as an interested party. Notice of the Site Plan Review Committee meeting has been published on the Town's website and on the Town page of the Georgina Advocate.

9. <u>CONCLUSION:</u>

The decision to phase the project utilizing both a site plan application into a site alteration permit will facilitate the construction of the Test Track expeditiously and will allow the Owner to set up a usable feature of the site while allowing the Owner to proceed with the buildings under the site plan agreement. The Owner is proceeding in a reasonable manner to address all internal department and external agency comments and should be able to submit the second design package to all agencies having jurisdiction with the development.

A third submission may be required to address the final comments received to date, prior to signing the drawings and the site plan agreement being signed. Should the intent of the plan proposed to be approved change in any substantial manner as a result of those comments, staff will return to the Committee with an updated site plan and report.

It is now respectfully recommended that the proposal for the Office/Shop and Concrete Manufacturing Building and components to be located at the Park Road in Georgina be approved at such time as the conditions as outlined within Recommendation 2 above are fulfilled.

Prepared by:

Steven Buckridan, C.E.T., rcji Development Engineering Technologist

Recommended by:

Hafold W. Lenters, M.Sc.PI, MCIP, RPP Director of Development Services

Submitted by

Zaidun Alganabi, M.Eng, P.Eng. Manager of Development Engineering

Approved by:

Dave Reddon Acting Chief Administrative Officer



Report DS-2019-0061 Attachment 1



Report DS-2019-0061 Attachment 2 Page 8 of Report No. DS-2019-0061



Report DS-2019-0061 Attachment 3