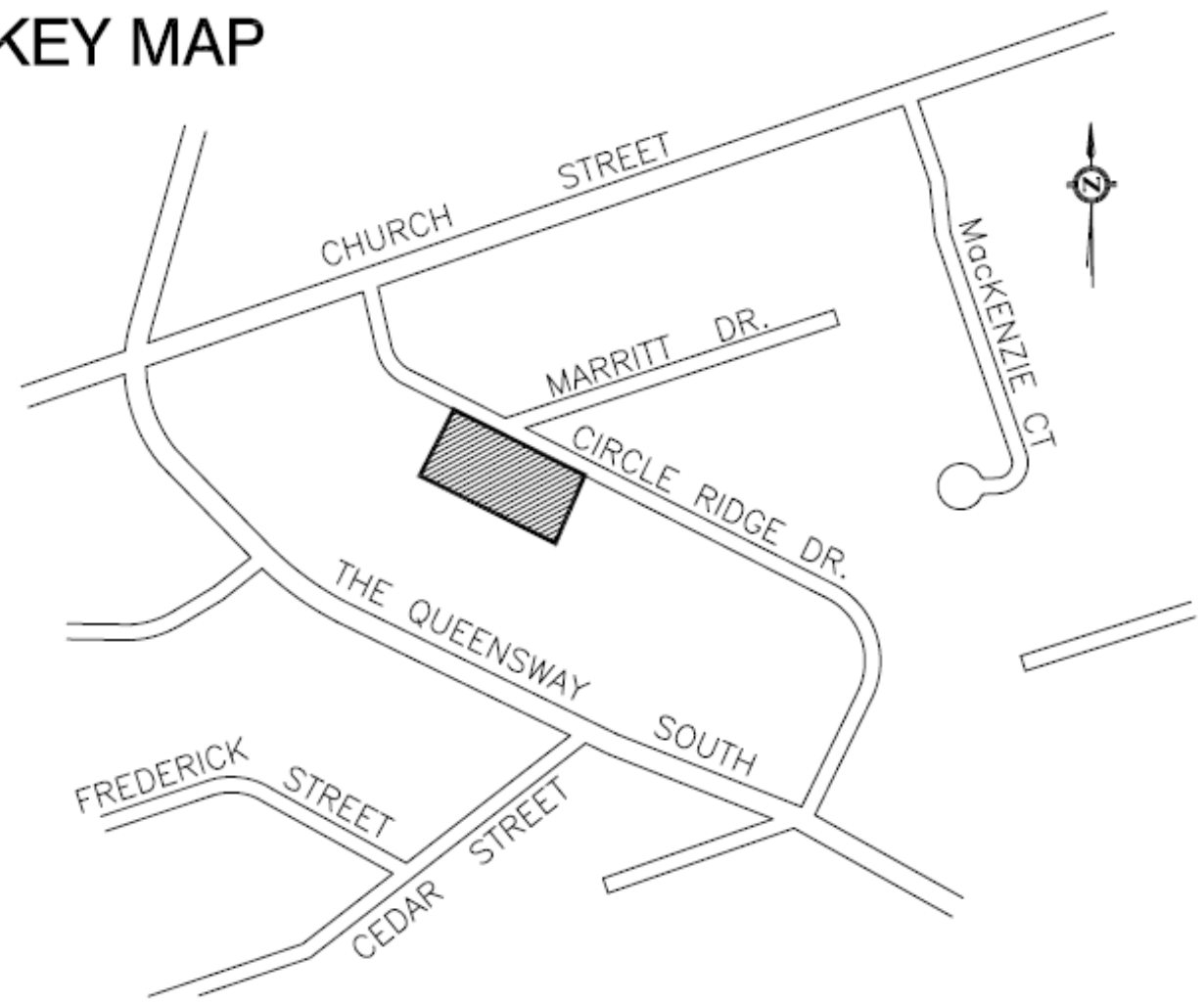

PUBLIC MEETING – MAY 29, 2019
PROPOSED PLAN OF SUBDIVISION – CIRCLE RIDGE
SB DEVELOPMENTS INC.



KEY MAP




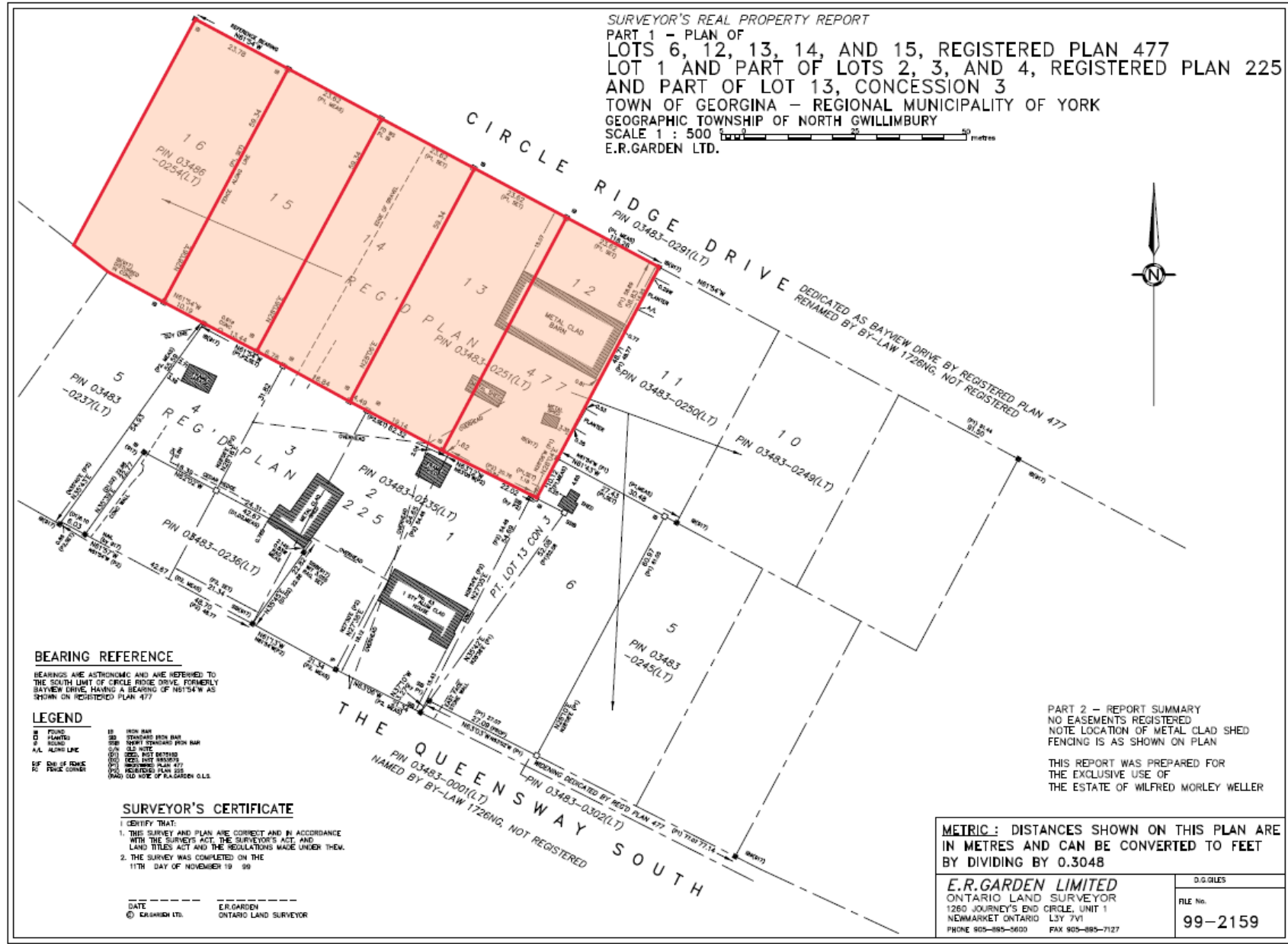
Subject Lands

NTS

Property Description and Land Use

- Lots 12, 13, 14, 15, and 16, Registered Plan 477
- 5 existing lots
- Each lot has frontage 23 metres
- Lots 12-15 comprise the Weller Tree Service, including the main building, accessory buildings and parking area
- Lot 16 contains a single family dwelling.
- To the north, east, west and south are single detached dwelling

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
LOTS 6, 12, 13, 14, AND 15, REGISTERED PLAN 477
LOT 1 AND PART OF LOTS 2, 3, AND 4, REGISTERED PLAN 225
AND PART OF LOT 13, CONCESSION 3
TOWN OF GEORGINA - REGIONAL MUNICIPALITY OF YORK
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
SCALE 1 : 500 
E.R.GARDEN LTD.



BEARING REFERENCE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF CIRCLE RIDGE DRIVE, FORMERLY BAYVIEW DRIVE, HAVING A BEARING OF N61°54'W AS SHOWN ON REGISTERED PLAN 477

LEGEND

IR	IRON BAR
SB	STANDARD IRON BAR
SP	SPRING STANCHION IRON BAR
AL	ALUMINUM
AL	ALONG LINE
OL	OLD NOTE
OL	OLD NOTE NOT BEHELD
OL	OLD NOTE NOT BEHELD
OL	OLD NOTE OF E.R.GARDEN G.L.S.
OL	OLD NOTE OF E.R.GARDEN G.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYOR'S REGULATION, AND LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 11TH DAY OF NOVEMBER 19 98

DATE _____ E.R.GARDEN
 © E.R.GARDEN LTD. ONTARIO LAND SURVEYOR

PART 2 - REPORT SUMMARY
 NO EASEMENTS REGISTERED
 NOTE LOCATION OF METAL CLAD SHED
 FENCING IS AS SHOWN ON PLAN
 THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ESTATE OF WILFRED MORLEY WELLER

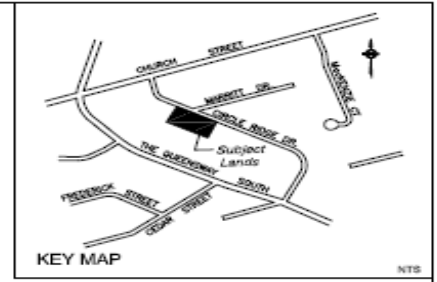
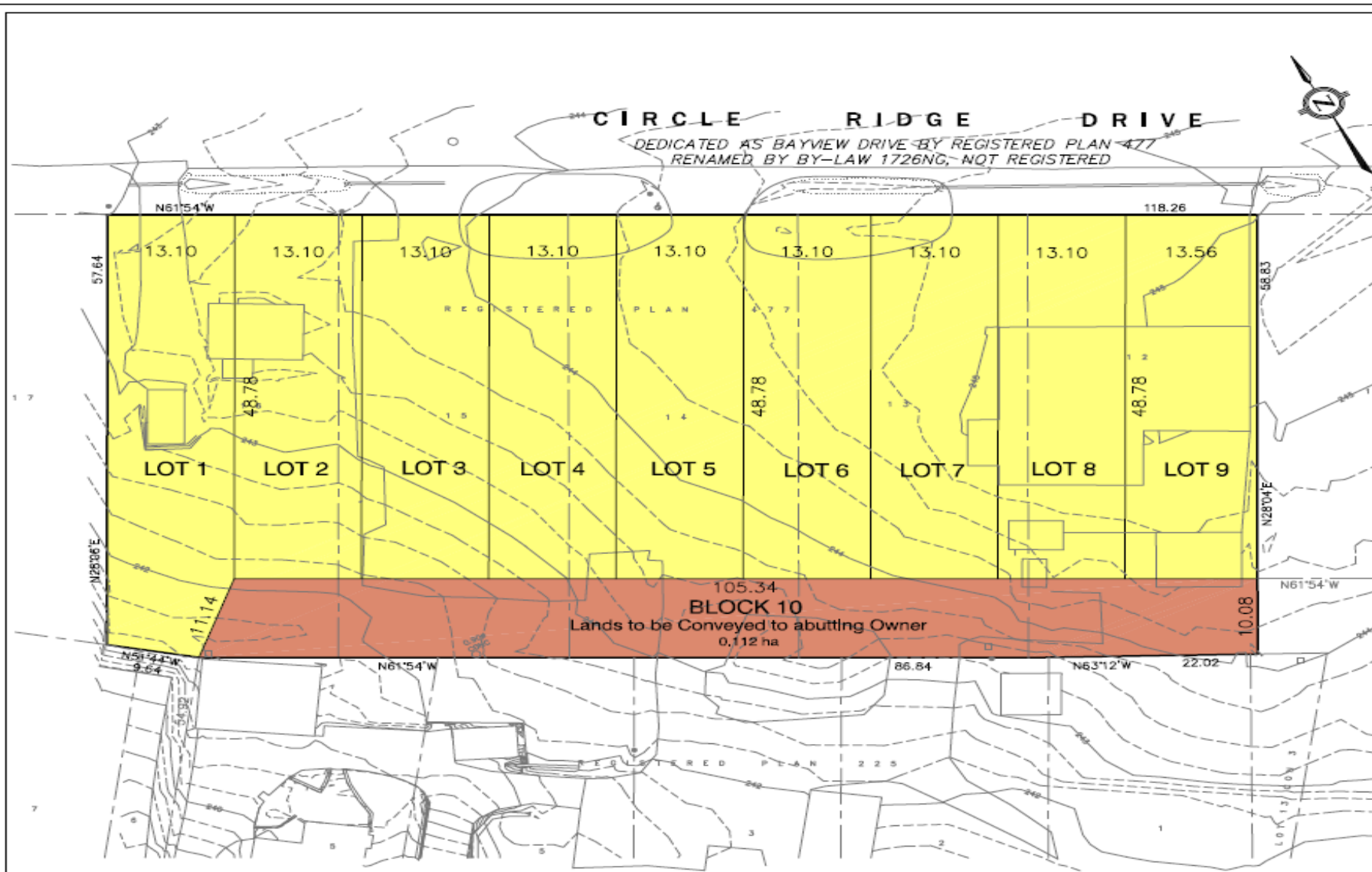
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

E.R.GARDEN LIMITED
 ONTARIO LAND SURVEYOR
 1260 JOURNEY'S END CIRCLE, UNIT 1
 NEWMARKET ONTARIO L3Y 7V1
 PHONE 905-885-3600 FAX 905-885-7127

D.G.GILES
 FILE No.
99-2159

Proposal

- To re-divide, by plan of subdivision, the 5 lots into 9 lots
- Each lot would have a frontage of 13.1 metres (43 feet)
- 10 m (33 foot) block along rear of properties to be conveyed to adjacent landowner
- Proposed three-storey single detached dwellings.



LAND USE SCHEDULE

LAND USE	AREA
SINGLE DETACHED RESIDENTIAL	0.589 ha
LANDS TO BE CONVEYED TO ABUTTING OWNER	0.112 ha
TOTAL AREA	0.701 ha

OWNER'S AUTHORIZATION

No. 88 Developments Inc. holds the owner of the subject lands, hereby authorizes MICHAEL SMITH PLANNING CONSULTANTS (REGULATORY CONSULTANTS LTD.) to prepare and submit the Draft Plan of Subdivision for approval.

SB Developments Inc. _____ Date _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands as so indicated on above plan plan and their relationship to the adjacent lands are accurately and correctly shown.

M.R. Gerke O.L.S. _____ Date _____

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- a. where on draft plan of Subdivision
 - b. where on draft plan of Subdivision
 - c. where on draft plan of Subdivision
 - d. where on draft plan of Subdivision
 - e. where on draft plan of Subdivision
 - f. where on draft plan of Subdivision
 - g. where on draft plan of Subdivision
 - h. where on draft plan of Subdivision
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 - v. where on draft plan of Subdivision
 - w. where on draft plan of Subdivision
 - x. where on draft plan of Subdivision
 - y. where on draft plan of Subdivision
 - z. where on draft plan of Subdivision



DRAFT PLAN OF SUBDIVISION

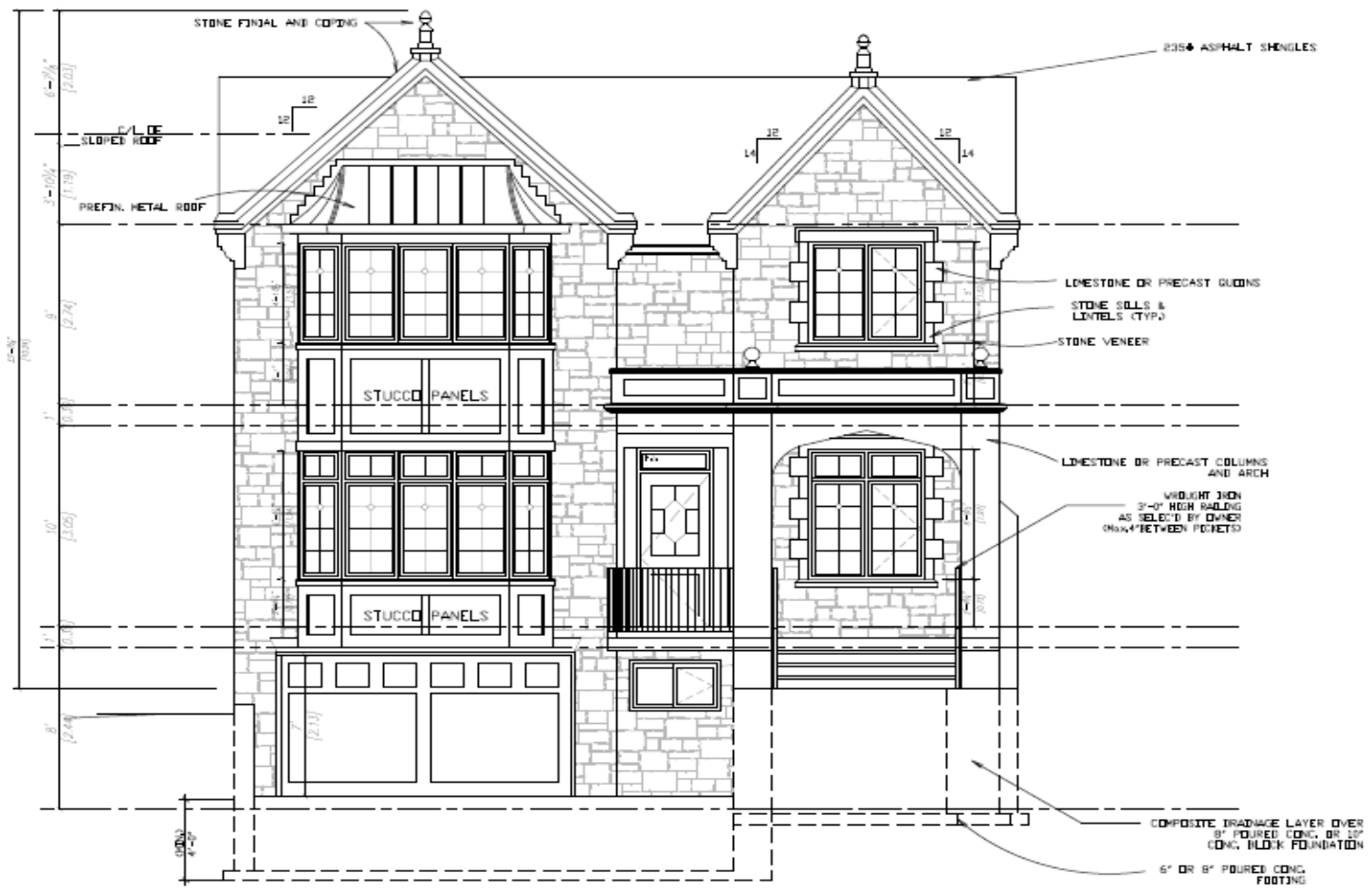
SB DEVELOPMENTS INC.

LOTS 12 TO 18 INCLUSIVE
PLAN 477
TOWN OF GEORGIA
REGIONAL MUNICIPALITY OF YORK

DATE	ISSUED	REVISIONS	BY	DATE
	1,000			VT
17	May 13, 2018			

Michael Smith PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.

Project No. 1065-00



FRONT (NORTH) ELEVATION

The contractor shall check and verify all dimensions and prepare all orders and orders to the architect before proceeding with the work. This drawing is the property of the architect and shall be returned in duplicate of the work. Do not scale drawings.

BATTAGLIA ARCHITECT INC.
 8888 Keele St. unit 8, Vaughan, ON L4K 2N2
 TEL: (905) 508-2568 - FAX: (416) 848-7967
 battaglia.arch@gmail.com

Drawing
FIRST FLOOR PLAN

Project
**PROPOSED RESIDENCE
 18 CIRCLE RIDGE
 GEORGINA, ONTARIO**

Date
OCTOBER, 2017

Scale
NO SCALE

Drawn by
P.R.

Project no.
 Drawing no.
A6

Studies Undertaken in Support of Draft Plan of Subdivision Application

- Stormwater Management Report – Basetech Engineering
- Grading Plan – Basetech Engineering
- Functional Servicing Report – Dona Allan Consulting
- Arborist Report – Riverstone Environmental
- Hydrogeological Report – Sirati and Partners
- Geotechnical Report – Sirati and Partners
- Geotechnical and Slope Investigation – Sirati and Partners
- Record of Site Condition – Soil Engineering
- Planning Justification Report, draft plan and draft amending zoning by-law - MSPCDC

Applicable Policies

- Provincial Policy Statement
- Provincial Growth Plan
- Provincial Lake Simcoe Protection Plan
- Region of York Official Plan
- Georgina Official Plan/Keswick Secondary Plan
- Town Staff has undertaken a detailed policy review.
- Proposed development conforms to all applicable policies

Proposed Zoning By-law Amendment

- Proposed Zoning Amendment would permit:
 - A reduced lot frontage 15 metres (49.2 feet) to 13 metres (42.6 feet)
 - Effectively a reduction in lot frontage of 2 metres (6.6 feet)
 - Reduced interior side yard from 1.2 metres, plus 0.5 metres for each storey above the first storey to 1.2 metres and 0.5 metres for each storey above the second
 - Effectively a reduction of 0.5 metres on each side of each dwelling.

Conclusion

- Proposes to re-divide five lots into nine lots
- Redevelopment of a “Brownfield Site” (i.e. industrial property)
- Achieves higher level of intensification while maintaining a compatible form of development with surrounding residential land uses
- Conforms to all applicable Provincial, Regional and Town policies
- Requires minor changes to zoning by-law