



**GEORGINA**

# APPLICATION FOR SUBDIVISION APPROVAL AND ZONING BY-LAW AMENDMENT

SB DEVELOPMENTS  
12, 14, 18 & W/S CIRCLE RIDGE DRIVE

Statutory Public Meeting

May 29, 2019

Town of Georgina

Application: 01.151 / 19T-19G02 &  
03.1139

Report No: DS-2019-0062



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# ZONING BY-LAW NO. 500

- Zoned R1, permitting single detached dwellings
- Requested variances to Zoning By-law No. 500

<u>Provision</u>	<u>Required (R1)</u>	<u>Proposed (R1-XX)</u>
<b>Lot Frontage (Minimum)</b>	15.0 m	13.0 m
<b>Interior Side Yard Setback (Minimum)</b>	1.2 m plus 0.5 m for each additional storey above the first	1.2 m plus 0.5 m for each additional storey above the second



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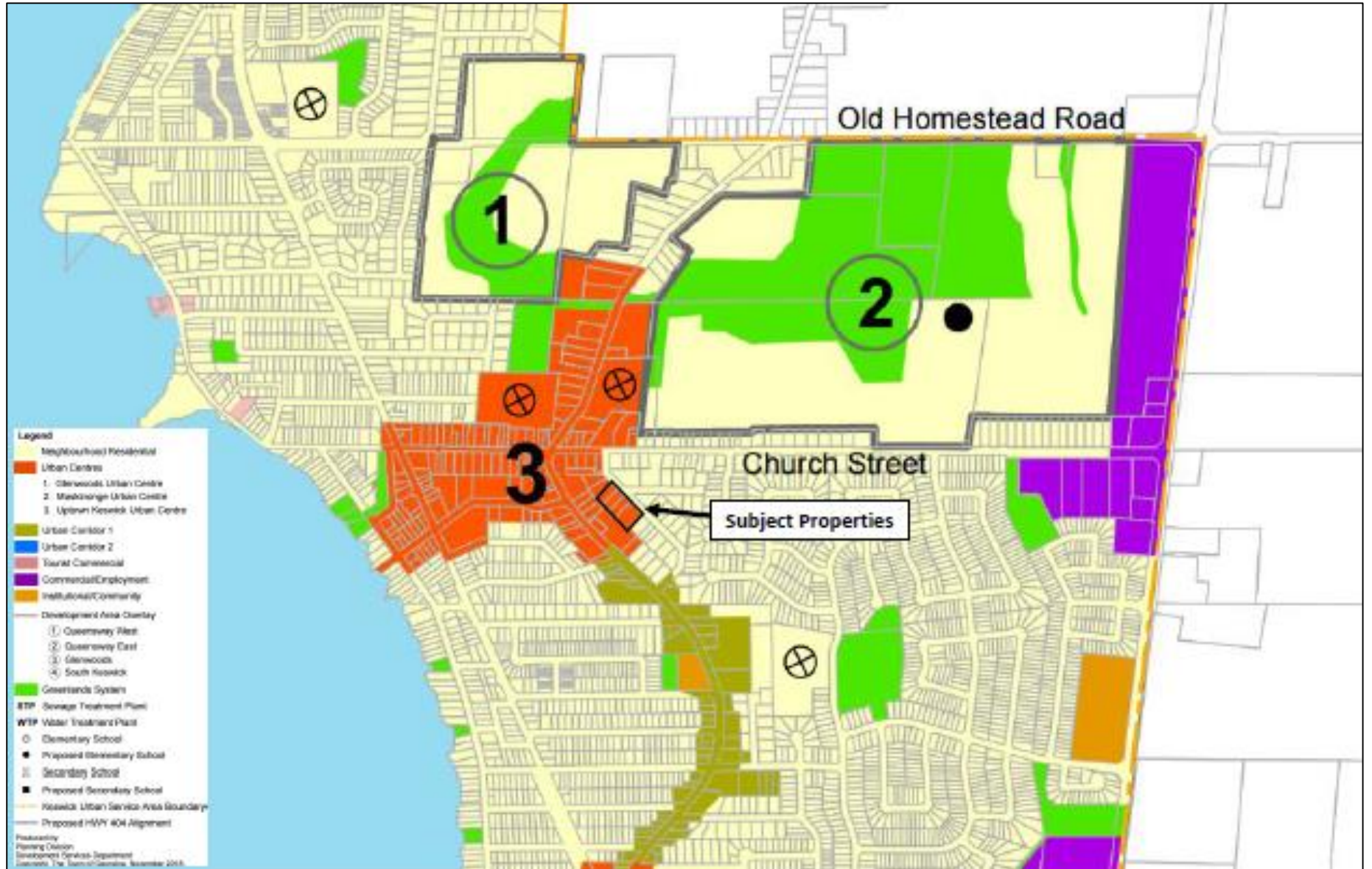
# KESWICK SECONDARY PLAN (KSP)

- Designated Uptown Keswick Urban Centre.
- All levels of density (low, medium, & high) are permitted in designation.
- Development is to be sensitively integrated.
- Transition neighbourhood.



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# KESWICK SECONDARY PLAN MAP





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# PROVINCIAL AND REGIONAL PLANS

- Consistent with the Provincial Policy Statement
- Complies with the Growth Plan, Greenbelt Plan, York Region Official Plan, and Keswick Secondary Plan.



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# DEPARTMENT & AGENCY COMMENTS

- To date, no objections have been raised.
- Some comments received include:
  - A Landscaping Plan will be required;
  - Town would like at least one tree in each front yard;
  - The lands are not located within any Source Protection Vulnerable Areas; and,



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# PUBLIC COMMENTS

- No comments have been received to date.



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# SERVICING

- Project requires 25.02 persons equivalent (p.e.) of allocation;
- 13.9 p.e. is already allocated (existing lots), 11.12 p.e. needed;
- 'H' symbol usage;
- Keswick allocation moratorium; and,
- Connell Water Pressure District





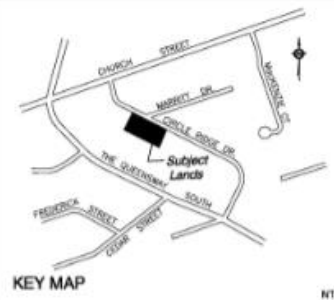
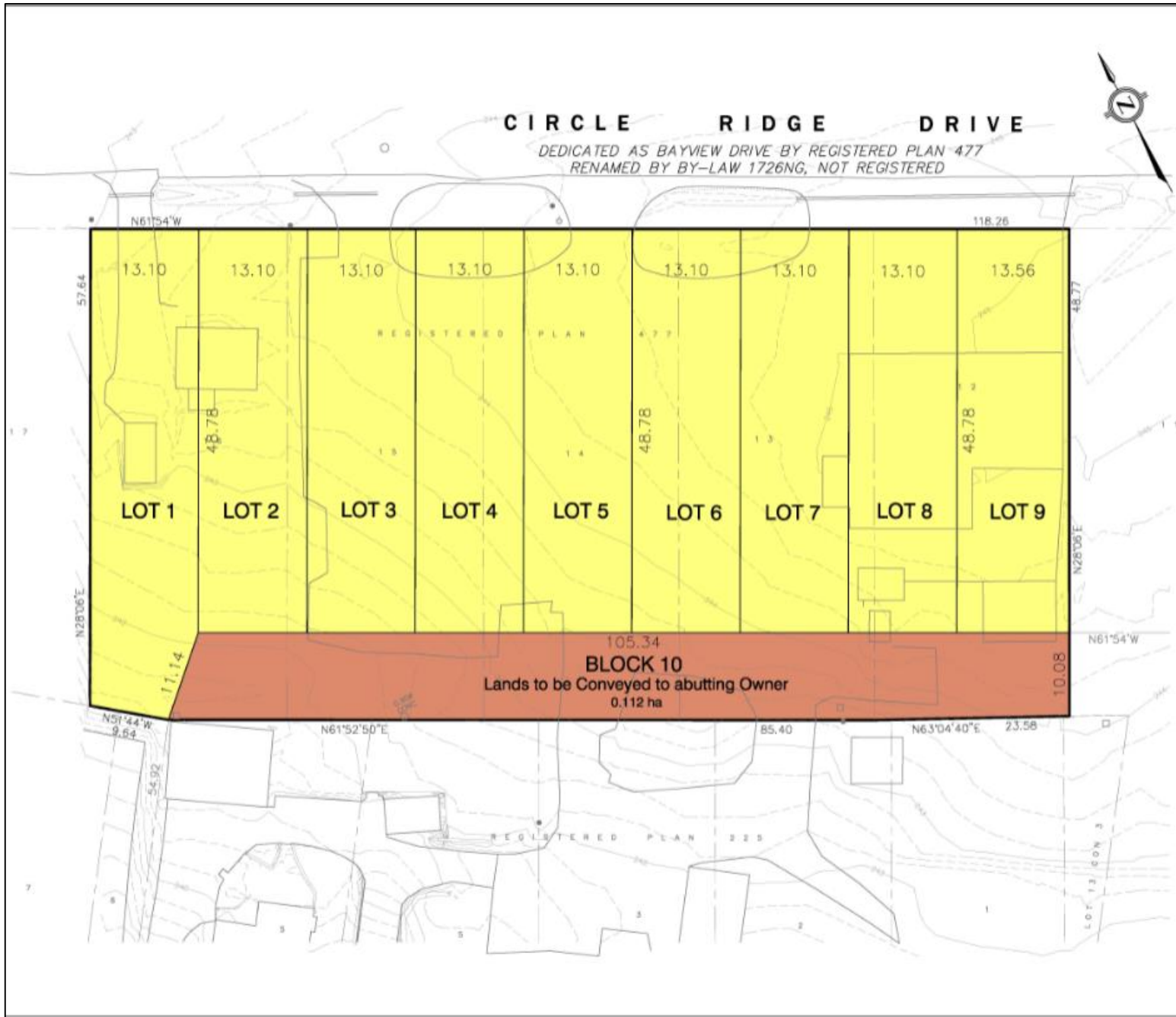
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# CONCLUSION

- Staff recommend conditional approval of the applications.

**OR**

- Should comments / concerns be raised at the public meeting, Staff recommend that further investigation occur before the matter is brought back before Council.



**LAND USE SCHEDULE**

LAND USE	AREA
SINGLE DETACHED RESIDENTIAL	0.089 ha
LANDS TO BE CONVEYED TO ABUTTING OWNER	0.112 ha
<b>TOTAL AREA</b>	<b>0.201 ha</b>

**OWNER'S AUTHORIZATION**

No. 18 Developments Inc., being the owner of the subject lands, hereby authorizes MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit the Draft Plan of Subdivision for approval.

No. 18 Developments Inc. Date

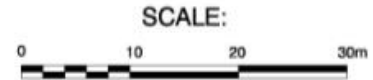
**SURVEYOR'S CERTIFICATE**

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

E.R. Gordon O.L.S. Date

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

- a. shown on draft plan of Subdivision
- b. shown on draft plan of Subdivision
- c. shown on draft plan of Subdivision
- d. refer to land use schedule herein
- e. shown on draft plan of Subdivision
- f. shown on draft plan of Subdivision
- g. shown on draft plan of Subdivision
- h. water supply exists/does not exist
- i. 220v step
- j. shown on draft plan of Subdivision
- k. water, sanitary sewer, storm sewer & electrical lines



**DRAFT PLAN OF SUBDIVISION**

**SB DEVELOPMENTS INC.**

LOTS 12 TO 16 INCLUSIVE  
PLAN 477  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

Scale: 1:200	Approved by: MDCS	Examined by: VT
Date: May 13, 2018		
<b>PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.</b>		
Reference:	Drawing Number: <b>1065-00</b>	