



GEORGINA

**APPLICATION TO REVISE DRAFT PLAN
OF SUBDIVISION 19T-13G02 GREYCAN
KESWICK TIC
KESWICK BUSINESS PARK**

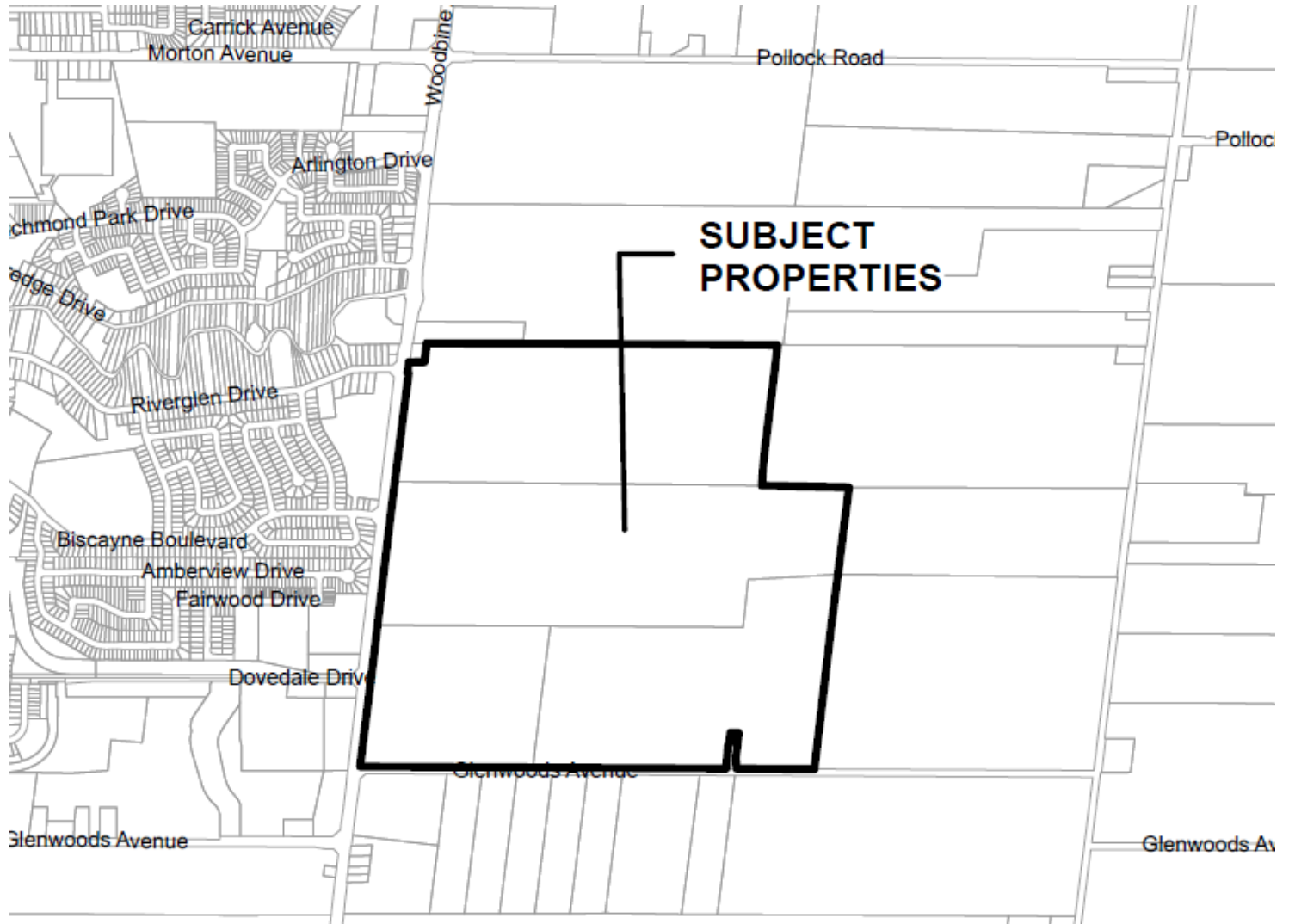
Public Meeting
April 13, 2022
Town of Georgina

APPLICATION FILE NO.01.136
REPORT NO: DS-2022-0031



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SUBJECT LANDS





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SUBJECT PROPERTIES





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PROPOSAL

- Proposal to revise Draft Plan of Subdivision 19T-13G02 (approved in 2016) to accommodate a new road, and block and lotting pattern.
- Proposal for Site Plan Approval for 1st Building in the First Phase 34,324 sq. m (369,461 sq. ft.)
- Proposal to following existing zoning
- Proposal to take place within the established development limits



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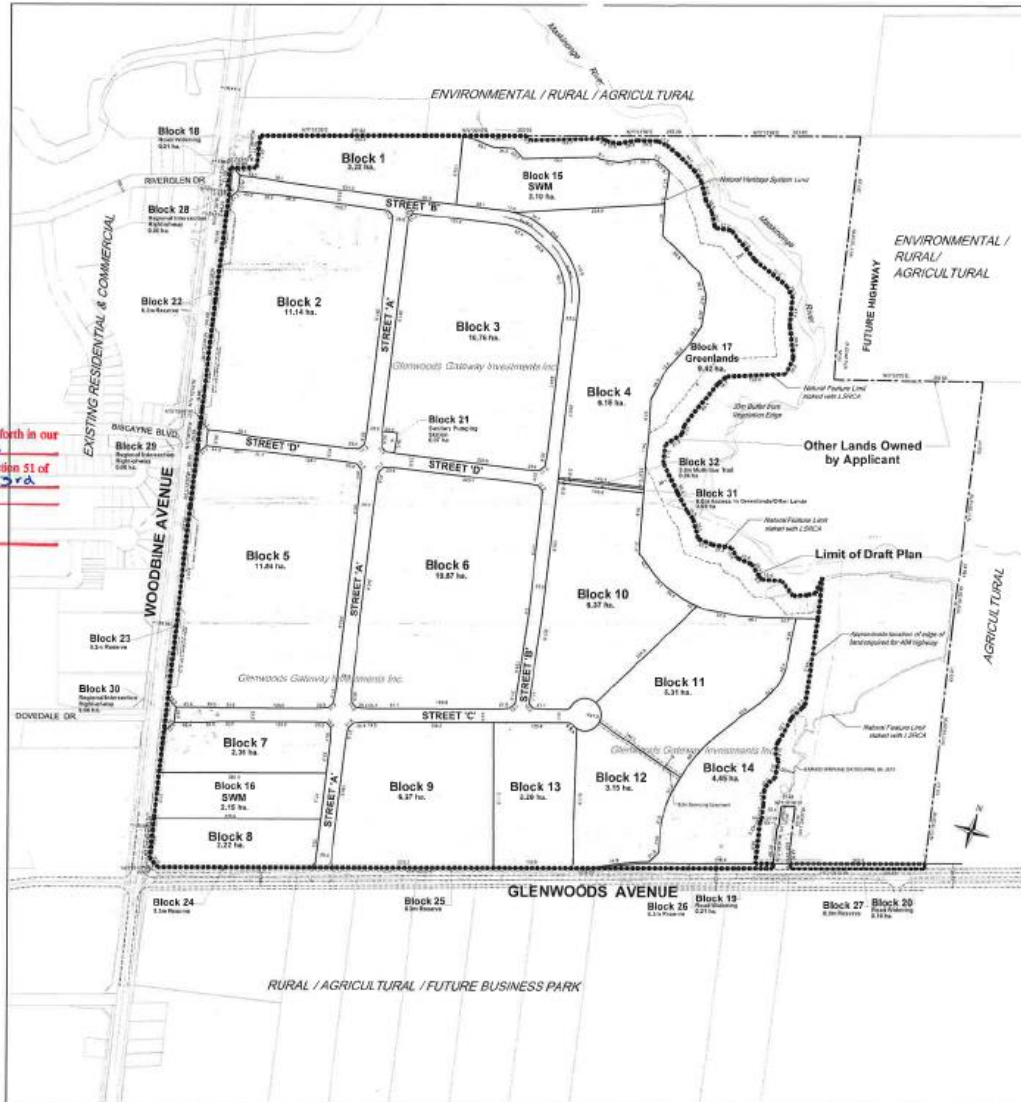
NOTICE

- Notice given to meeting on October 20, 2021 as as a Planning Act public meeting. Not required by legislation.
- Notice of this meeting was given to interested parties – mail and e-mail.
- Notice of Council’s decision on the revisions will be given in accordance with the Planning Act.



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DRAFT APPROVED PLAN OF SUBDIVISION



Subject to the conditions, if any, set forth in our letter dated June 6, 2016, the draft Plan is approved under Section 51 of the Planning Act, R.S.O. 1990, this 3rd day of June, 2016.

Harold W. Lemters
 Harold W. Lemters, M.C.I.F., R.P.R.
 Director of Planning and Building
 Development Services

DRAFT PLAN OF SUBDIVISION 19T-13G02

Part of Lots 7 & 8, Conc. 4, 23965 Woodbine Ave., Part of W 1/2 Lot 6, Conc. 4 (NG) Part 1, Reference Plan 85R-13672, 23675 Woodbine Ave., Part W 1/2 Part E 1/2 Lot 6 & Part Lot 7, Conc. 4 (NG) 2596 Glenwoods Ave.
 Geographic Township of North Gwillimbury
TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

KEY PLAN

SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	AREA, ha
1-14	Industrial Lots	99.40
15-16	Storm Water Management Facility	5.25
17	Greenlands	9.42
19-20	Flood Wapenage	0.40
21	Sanitary Pumping Station	0.07
22-27	0.3m Reserves	0.01
28-30	Regional Intercession Right-of-way	0.18
31	0.0m Access to Greenlands/Other Lands	0.05
32	3.0m Mail Line Trail	0.04
Streets A	26.0m R.O.W. - 1.056m	0.11
Street B-D	23.0m R.O.W. - 2.623m	0.11
TOTAL		113.07

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT CHAPTER P-19 (S.O. 1990):

(a) (i) (ii) (3) (i) - As shown on the Draft Plan
 (ii) - As shown on the Draft and Key Plan
 (iii) - Land to be used in accordance with the Schedule of Land Use
 (iv) - Sale in bulk and ready to go
 (v) (a) - Full municipal services to be provided

NOTE: Conditions relate to Canadian Geographic Datum
 Contour interval is 1m with 5m keypegged.

OWNER'S AUTHORIZATION

I hereby authorize Malene Green Pascoe Ltd. to prepare and submit the Draft Plan of Subdivision to the Town of Georgina.

Site Original: October 9, 2013
 Malene Green Pascoe Investment 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.

Site Original: October 9, 2013
 Roby-Throck & Colwell Surveying Ltd., G.T.S. Date

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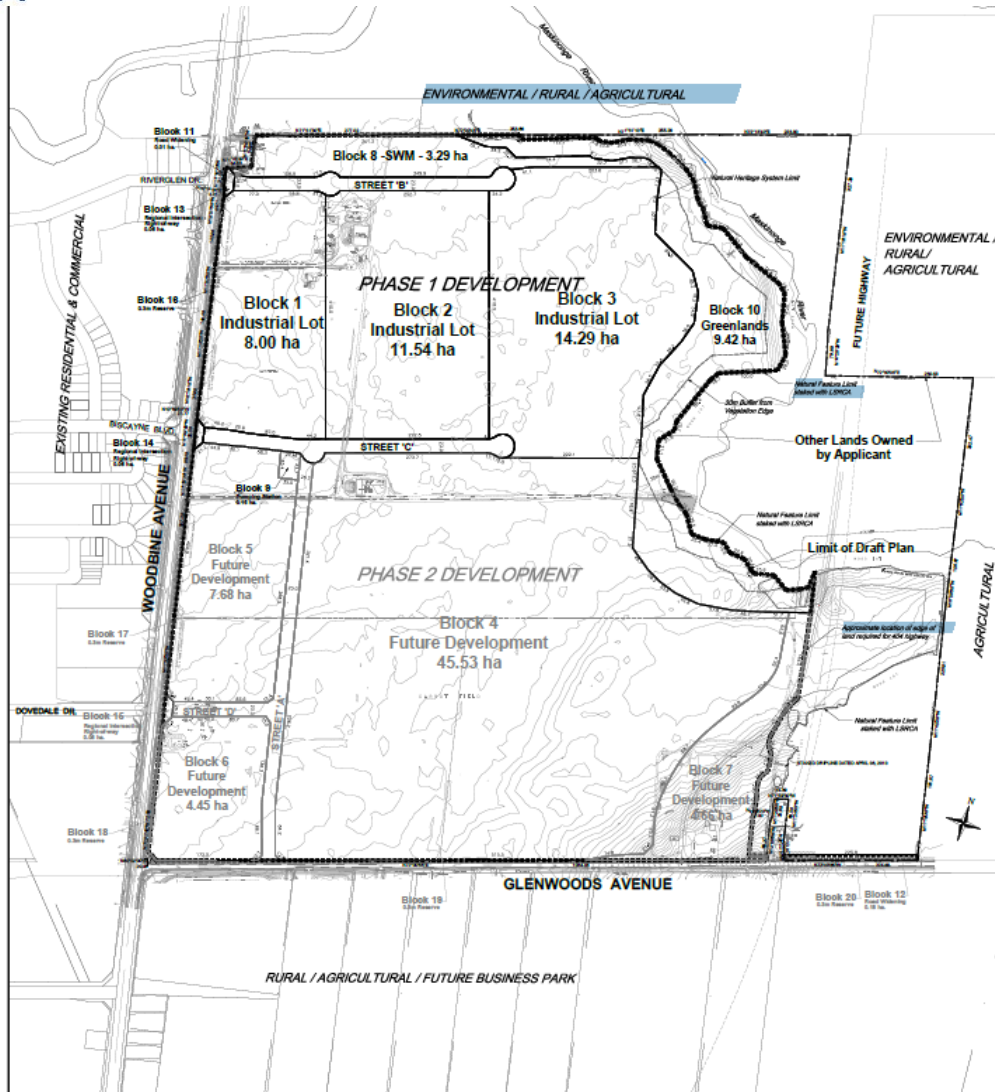
Date: October 9, 2013
 Project No.: 14-2380

Prepared by:
 MALENE GREEN PASCOE LTD.
 140 Bayview Drive, Suite 201
 Markham, Ontario, L3R 9K3
 Tel: (905) 513-9170 Fax: (905) 513-9177
 www.mgp.ca



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PROPOSED REVISED DRAFT PLAN



DRAFT PLAN OF SUBDIVISION 19T-13G02

Part of Lots 7 & 8, Conc. 4, 23965
 Woodbine Ave., Part of W¹/₂ Lot 6, Conc. 4 (NG) Part 1, Reference Plan 65R-13672, 23675 Woodbine Ave., Part W¹/₂ Part E¹/₂ Lot 6 & Part Lot 7, Conc. 4 (NG)
 2596 Glenwoods Ave.
 Geographic Township of North Gwillimbury
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	AREA (ha)
1-3	Industrial Lot	33.83
4,7	Future Development	62.35
8	Storm Water Management Facility	3.29
9	Pumping Station	0.15
10	Greenlands	9.42
11-12	Road Widening	0.19
13-15	Regional Intersection Right-of-Way	0.19
16-20	0.3m Reserves	0.01
Street A-D	29.0-23.0m R.O.W. - 1,865m	4.47
TOTAL		113.87

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT CHAPTER P.13 (R.S.O. 1996.)
 (S.1) - (S.10) - As shown on the Draft Plan.
 (S.11) - As shown on the Draft and Key Plan.
 (S.12) - Land to be used in accordance with the Schedule of Land Use.
 (S.13) - Soil is all and heavy loam.
 (S.14) - Full municipal services to be provided.
 NOTE: Contours relate to Canadian Geospatial Data.
 Contour Interval is 1m with 5m Interpolation.

OWNER'S AUTHORIZATION

I hereby authorize Malene Glenn Parsons Ltd. to prepare and submit the Draft Plan of Subdivision to the Town of Georgina.

Malene Glenn Parsons Ltd. 7/15/2021
 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.

See Original October 9, 2013
 Date
 Rody-Pearce & Edward Surveying Ltd., O.L.S.

Scale = 1:2500

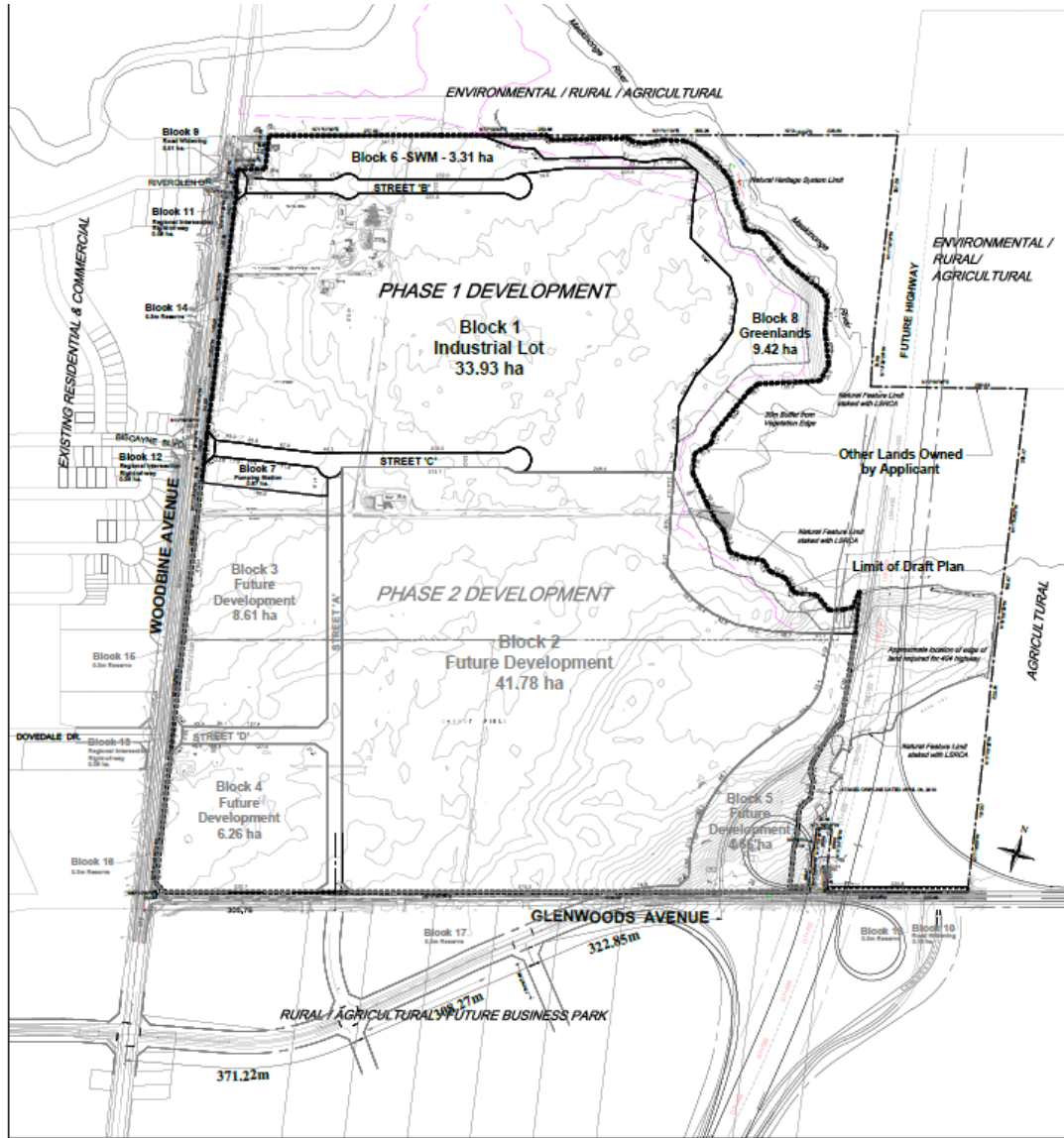
Date: July 13, 2021
 Project No.: 21-2941

Prepared by: Malene Glenn Parsons Ltd.
 MGP
 140 Fleetway Drive, Suite 201
 Markham, Ontario, L3R 0S3
 Tel: (905) 513-0170 Fax: (905) 513-0177
 www.mgp.ca



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FINAL REVISED DRAFT PLAN



DRAFT PLAN OF SUBDIVISION 19T-13G02

Part of Lots 7 & 8, Conc. 4, 23965 Woodbine Ave., Part of W 1/2 Lot 6, Conc. 4 (NG) Part 1, Reference Plan 65R-13672, 23675 Woodbine Ave., Part W 1/2 Part E 1/2 Lot 6 & Part Lot 7, Conc. 4 (NG) 2596 Glenwoods Ave.
 Geographic Township of North Gwillimbury
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	AREA (ha)
1	Industrial Lot	33.93
2-5	Future Development	61.31
6	Storm Water Management Facility	3.31
7	Pumping Station	0.87
8	Greenlands	9.42
9-10	Road Widening	0.19
11-13	Regional Intersection Right-of-Way	0.19
14-19	0.3m Reserves	0.01
Street A-D	26.0-23.0m R.O.W. - 1,854m	4.85
TOTAL		113.87

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT CHAPTER P-13 (R.S.O. 1990.)
 (A) - As shown on the Draft Plan.
 (B) - As shown on the Draft and Key Plan.
 (C) - Land to be used in accordance with the Schedule of Land Use.
 (D) - Soil is all and sandy loam.
 (E) - Full municipal services to be provided.
 NOTE: Contours relate to CanMap Geospatial Data.

Contour Interval is 1m with .5m interpolated.

OWNER'S AUTHORIZATION

I hereby authorize Mabone Cliven Parsons Ltd. to prepare and submit the Draft Plan of Subdivision to the Town of Georgina.

See Original
 1250152 Canada Inc./Geogran 12 Properties Inc. Date: 11/5/2021

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.

See Original
 Rody-Parise & Colwell Surveying Ltd., O.L.S. Date: October 8, 2021

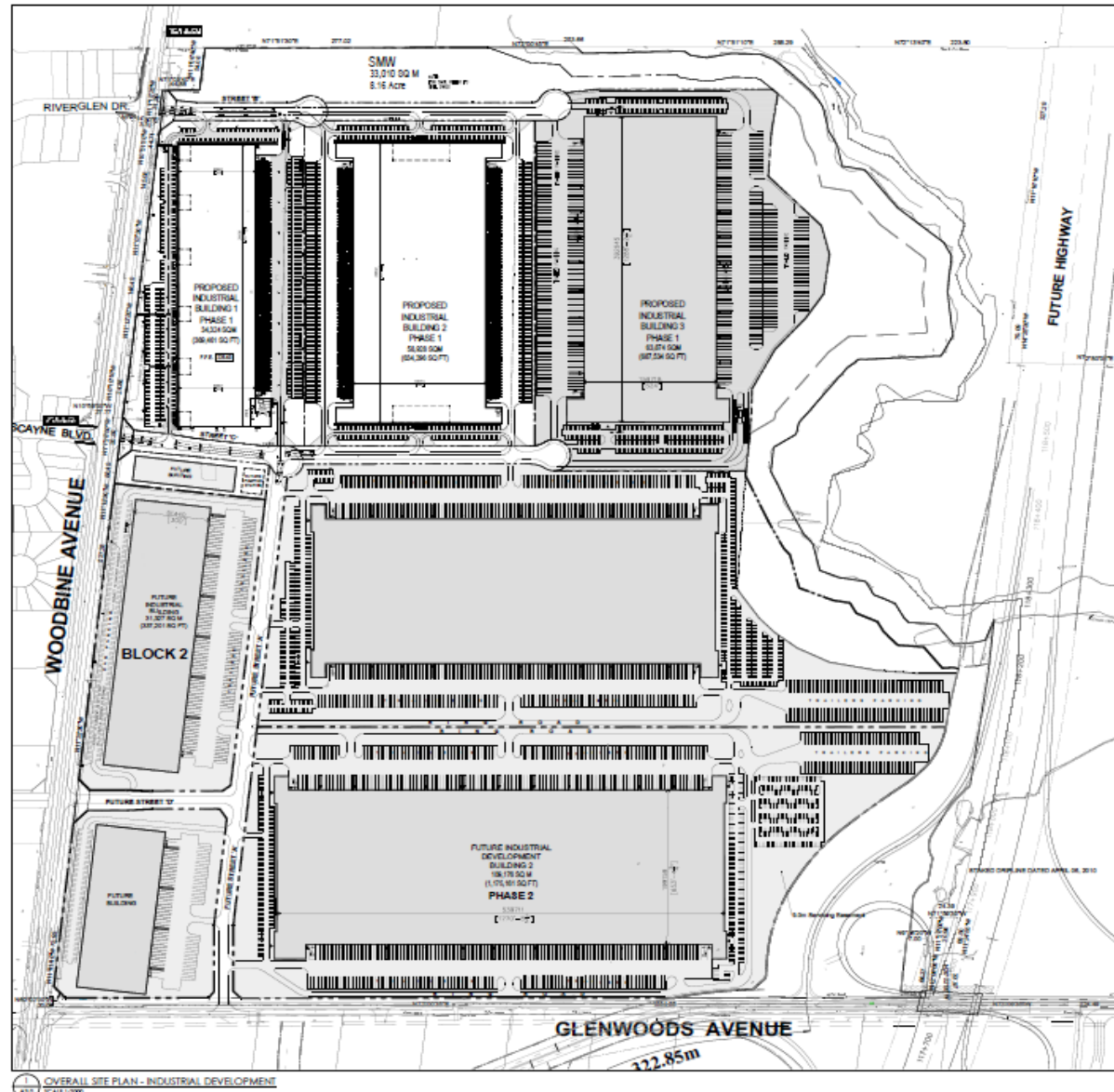
Scale: 1:2500

Date: July 13, 2021
 Project No.: 21-2841
 Prepared by: Mabone Cliven Parsons Ltd.
 140 Dundas Street East, Suite 201
 Markham, Ontario, L3R 9B3
 Tel: (905) 513-0175 Fax: (905) 513-0177
 www.mcp.ca



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OVERALL – CONCEPTUAL SITE PLAN





KESWICK BUSINESS PARK SECONDARY PLAN

- Approved in 2009 as a serviced Business Park to meet Employment Land Needs.
- Contains a classification of Business Park designations (I, II and III) which seek to contain heavier uses internally and lighter uses in higher profile locations.
- Based on a road pattern, trail network and integration with the Maskinonge River and community.

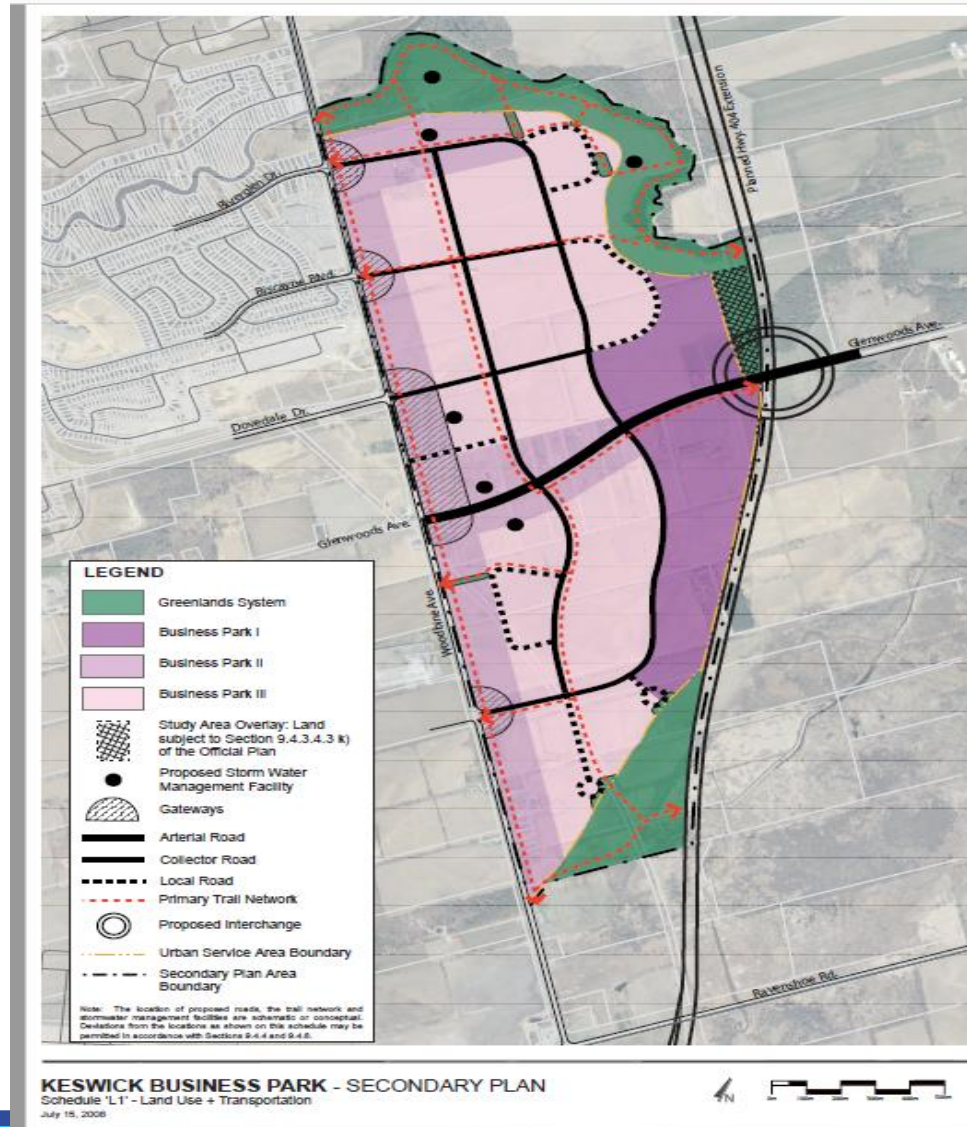


KESWICK BUSINESS PARK SECONDARY PLAN

- Provides for detailed policies for the development on lands adjacent to the Maskinonge River.
- Implements the Maskinonge River Remedial Strategy Final Report 1998 which together with other subwatershed / LSRCA policy provides direction for site alteration and development on KBP lands.



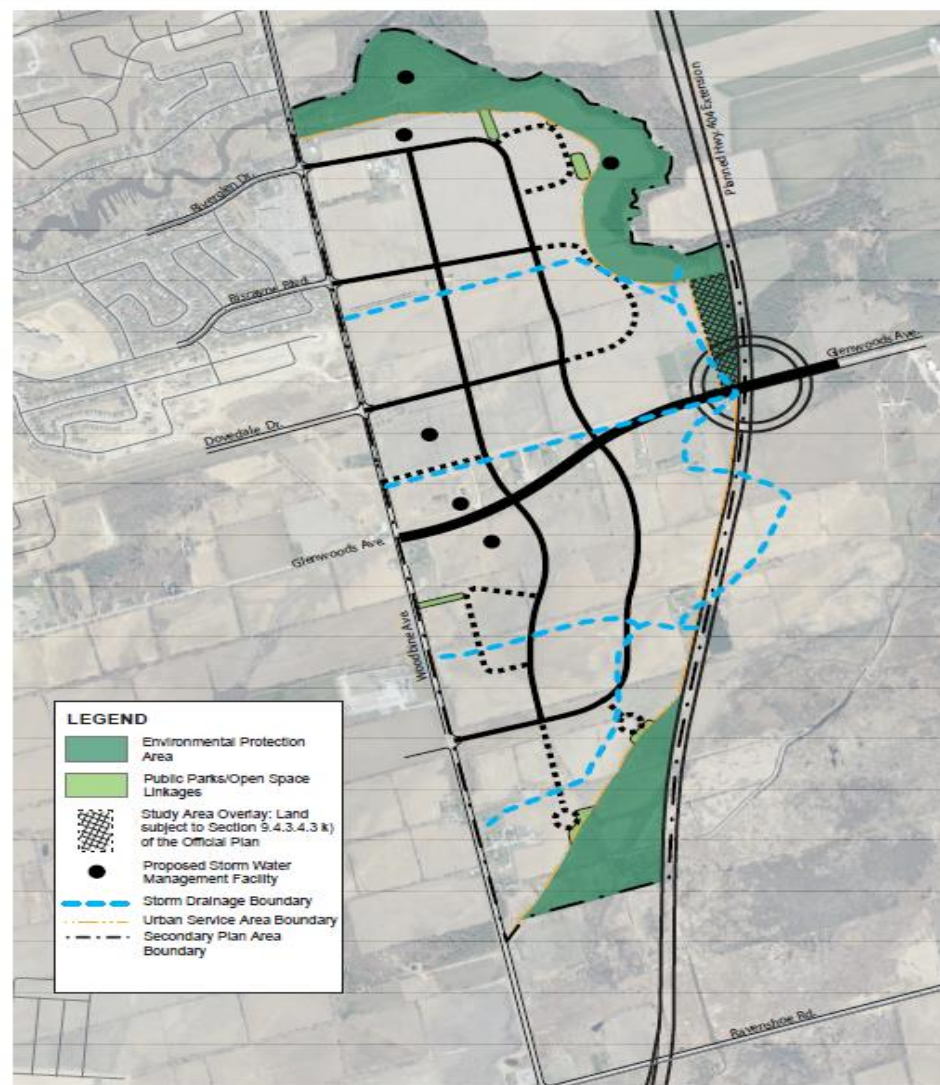
LAND USE AND TRANSPORTATION PLAN





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GREENLANDS SYSTEM



KESWICK BUSINESS PARK - GREENLANDS SYSTEM
Schedule 'L2' - Env. Protection Area, Public Parks/Open Space Linkages + Potential SWM facilities
July 18, 2008





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SERVICING

- First phase interim sanitary servicing via a private forcemain for only Building 1 discharging to sewer at Riverglen Drive.
- Phase 2 will require full sized pumping station located on Street C east of Woodbine. Flows up Woodbine Avenue to the Keswick Water Resource Reclamation Facility.
- Stormwater Management through a singular facility at Block 6 in the northern limit of the subdivision.



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DEPT. & AGENCY COMMENTS

No Objections

- Building Division
- By-law Enforcement
- Clerk's Division
- Operations and Infrastructure Department
- Hydro One
- Enbridge
- Fire Department



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DEPT & AGENCY COMMENTS

- Development Engineering – Detailed comments to owner on the concurrent Site Plan Application.
- Community Services – Notes concerns respecting changes to road pattern in draft plan and primary trail network. Connection from Street C to Block 10 requested and a trail system plan.



DEPT & AGENCY COMMENTS

- York Region – detailed servicing comments. Has provided Revised Conditions of Draft Approval
- LSRCA – detailed environmental comments. Has provided Revised conditions of Draft Approval
- MTO – has provided comments. Requested maintenance of existing conditions of Draft Approval



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DEPT. & AGENCY COMMENTS

Conditions Added

- Rogers Cable
- Bell Canada
- Enbridge
- Canada Post



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PUBLIC COMMENTS

- **Gary Foch World Wide Parts Source Inc. 2377 Glenwoods**

Provides conditional support for the revision based on the assumption concerning the alignment of Street “A”.

- **Debbie Gordon**

Concerns about changes affecting trail access and vision of the KBP as Business Hub not factory warehouse distribution centres.



PUBLIC COMMENTS

Friends of the Maskinonge

Patrick Meyer -First Public Meeting

October 20, 2021 Christine Legree and others –
Consultation March 7, 2022

Christine Legree and Mary Jane Hanley- March
23, 2022 Council Site Alteration Tree Removal



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COUNCIL COMMENTS

Reconfiguration of Streets 'B' and 'C' as a crescent or loop road

- Transportation Study
- Full access around the building with parking lot and fire routing.
- York Region Transit can access the site from Street 'B' and 'C' and turn around to controlled intersections
- Reduced cost of Town road
- Condition requires future assessment



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PLANNING POLICIES

- Provincial Policy Statement, 2020
- A Place to Grow, Growth Plan for the Greater Golden Horseshoe, 2020
- Lake Simcoe Protection Plan, 2009
- York Region Official Plan, 2010
- Zoning By-law 500



BLOCK 8 – GREENLANDS / MASKINONGE RIVER

- Block 8 – Greenlands 9.42 ha / 23 ac to be dedicated with draft plan
- Passive open space and environmental buffering / protection to Maskinonge
- General access in longer term through Streets 'B' and 'C' – easements and parking
- Conditions of approval address planning for this land – Town and LSRCA



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EARTHWORKS AGREEMENT

- Owner has requested to proceed with earthworks in advance of subdivision agreement.
- Relates to the clearing and grubbing, sediment and erosion control and earthworks.
- No additional fill to be required for Phase I
- Owner will be required to enter into a further Pre-servicing and/or Subdivision Agreement respecting the installation of municipal services.
- Proposed execution of Earthworks Agreement in accordance with standard development practices of the Town



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SITE PLAN APPROVAL

- The owner is looking to expedite and advance the construction of Building 1 in Phase 1.
- Staff are recommending that final site plan approval be delegated to the Director of Development Services.
- Requires amendment to Site Plan Control By-law to permit delegation by Council through resolution.
- If Council adopts the recommendation an amendment to the Site Plan Control By-law will be advanced.



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RECOMMENDATIONS

1. That Council receive Report No. DS-2022-0031 prepared by the Development Services Department dated April 13, 2022 respecting an application to revise Draft Plan of Subdivision 19T-13G02 by Malone Given Parsons Limited on behalf of GreyCan 12 Properties Limited Partnership by its General Partner, GreyCan 12 Properties Inc. and Keswick Industrial Limited Partnership by its General Partner 12501252 Canada Inc. located at 23675 / 23965 Woodbine Avenue and 2596 Glenwoods Avenue.
2. That in accordance with Section 51 of the Planning Act, Council approve the proposed revisions to Draft Plan of Subdivision 19T-13G02 in accordance with the revised conditions of draft approval provided in the Addendum to Report No. DS-2022-0031.



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RECOMMENDATIONS

3. That Council pass a by-law authorizing the Mayor and Clerk to execute an Earthworks Agreement between GreyCan 12 Properties Limited Partnership by its General Partner, GreyCan 12 Properties Inc. and Keswick Industrial Limited Partnership by its General Partner 12501252 Canada Inc, and the Corporation of the Town of Georgina, relating to the proposed Building 1 in Phase 1 of Draft Plan of Subdivision 19T-13G02 generally in accordance with Attachment 13 to Report No. DS- 2022-0031.
4. That Council approve an amendment to Site Plan Control By-law 2020- 0037 to authorize a delegation of Site Plan Approval authority to the Director of Development Services for any specific development or class of development as authorized by a Council resolution and further, that the Site Plan Approval of Building 1 in Block 1 within revised Draft Plan of Subdivision 19T-13G02, be delegated to the Director of Development Services.



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RECOMMENDATIONS

5. That Council assign 3,308 person's equivalent (p.e.) of sanitary sewer and water servicing allocation to Draft Plan of Subdivision 19T-13G02 from the Keswick Business Park Servicing Category"