

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2019-0105

**FOR THE CONSIDERATION OF
COUNCIL**

SEPTEMBER 18, 2019

SUBJECT: 2019 DEVELOPMENT APPLICATIONS SEMI-ANNUAL UPDATE

1. RECOMMENDATION:

- 1. That Council receive Report No. DS-2019-0105 prepared by the Planning Division and Development Engineering Division, of the Development Services Department, dated September 18, 2019 respecting the 2019 Development Applications Semi-Annual Update.**
- 2. That Council request York Region to include the Sutton Water Resource Recovery Facility expansion back in the Region's 10-year Capital Projects Plan in the earliest possible timeframe, as this Plant expansion is critical to the future growth and development of Sutton/Jackson's Point into a well-connected, complete community.**
- 3. That the Clerk forward a copy of Report No. DS-2019-0105 and Council's Resolution thereon for information purposes to Karen Whitney, York Region Director of Community Planning and Development Services, Planning and Economic Development Branch, Corporate Services; and to Katy Modaressi, York Region Manager of Capacity Monitoring and Development Approval, Infrastructure Asset Management, Environmental Services.**

2. PURPOSE:

The purpose of this report is to provide Council with an update on the status of development applications currently under review by the Planning Division and Development Engineering Division of the Development Services Department, and provide a brief overview on the status of municipal servicing allocation for the Keswick and Sutton Water Resource Recovery Facilities (WRRF's)¹.

3. BACKGROUND:

On January 16, 2019, Council considered Report No. DS-2019-0004, which provided an overview of the status of the numerous *Planning Act* applications under review by

¹ Formerly known as sewage treatment plants (STP's) or water pollution control plants (WPCP's).

Town staff (up to December 18, 2018), including applications for plan of subdivision and condominium approval, official plan amendment, zoning amendment, and site plan approval. Through the passing of Resolution No. C-2019-0017, staff were requested to provide Council with semi-annual updates of the Development Application Status review, and to also return with a preliminary planning case for the expansion of the Sutton Sewage Treatment Plant (refer to Attachment 1).

4. ANALYSIS:

The focus of this report is to provide Council with an update on the status of the ongoing development for which Council is the approval authority. The monitoring Status Chart has been updated, reflecting all activity up to August 1, 2019. The information therein provides a description of the ongoing applications for plan of subdivision, plan of condominium, site plan approval, and applications for official plan amendment and zoning by-law amendment. For ease of reference, the chart is divided by the electoral Wards. Refer to Attachment 2 for the Ward map, and Attachment 3 for the status chart. The location of each property is identified on the accompanying maps, provided as Attachment 4.

At a glance, the ongoing files include:

- 26 applications for plan of subdivision or plan of condominium approval;
- 2 applications for official plan amendment;
- 27 applications for zoning by-law amendment; and,
- 23 applications for site plan approval, plus 1 application which was exempt from site plan approval pursuant to the new procedures enacted through By-law 2019-0037 on April 17, 2019, and approved through the Director of Development Services.

From the referenced applications alone, this results in approximately 3,600 new residential units within the Town.

The development approvals process involves many steps, from initial Pre-Consultation, followed by *Planning Act* application submission, review, Council consideration, to 'Final Plan' approval and registration; then to Engineering reviews, pre-servicing, grading, and infrastructure installations; and finally to building permit application submission, review and permit issuance. At this time, many of the applications are nearing the end of their Planning review and approvals stage, and are approaching or within the Engineering stage. In this regard, Staff anticipate an increasing level of Building permit approvals within the next 2-5 years (i.e. 2020 – 2025).

On the Industrial, Commercial and Institutional (ICI) perspective, the 23 identified proposals currently undergoing review for site plan approval would provide an additional 24,984 sq.m. in ICI floor space to the Town.

Municipal Servicing Allocation:

York Region owns and operates two WRRF's (one in Keswick and one in Sutton), and two water treatment plants or WTP's (one in Keswick and one in Willow Beach). The facilities provide municipal sewage treatment and drinking water supply to the servicing areas within the Secondary Plans for Keswick, the Keswick Business Park, Sutton/Jackson's Point, and to the Willow Beach/Surrounding Serviced Lakeshore Residential communities.

The Region is responsible for the operation of the facilities through the treatment of sewage and the provision of drinking water, and the provision of "capacity" for the Town to assign, and the establishment of the "persons per unit / person's equivalent" (p.e's / ppu's) factors for the assignment of allocation capacity. In response, the Town is responsible for the actual assignment of sewage / water capacity allocation to development. The amount of allocation that can be assigned is based on the capacity of the individual facilities, and is monitored by the Planning Division in consultation with the Region to ensure that the capacity of the facilities are not exceeded. Servicing allocation is formally assigned at the time of execution of the development agreement with the proponent.

Keswick WRRF:

As explained in the January 2019 staff report, in 2012, the Keswick WRRF was upgraded to accommodate a population and employment equivalent of 49,000 persons (18,000 m³/day). Through this upgrade, an increased capacity of 16,000 persons equivalent (p.e.) of capacity was added to the facility. This additional capacity is being released in phases or instalments in accordance with on-going monitoring by York Region that demonstrates the Plant is meeting the required effluent quality criteria.

In 2013, the first installment of additional capacity was released, allowing the assignment of servicing allocation for an additional 8,000 p.e., bringing the available capacity from 33,000 p.e. to 41,000 p.e.. Then in 2015, the second installment for an additional 4,000 p.e. was released, provided that the cumulative servicing allocation assignment did not exceed 45,000 p.e.. The release of the final 4,000 p.e. installment, bringing the available allocation to the total 49,000 p.e. is subject to the monitoring outcomes of York Region.

For Council's information, Attachment 5 is an updated Keswick Water and Sewage Allocation chart, which identifies the assignment of the existing 45,000 persons

capacity from the Keswick WRRF, along with the assignment of commensurate water capacity. The monitoring of the allocation assignment for the Willow Beach / Serviced Lakeshore Residential Area is also contained within the same chart (refer to Residential Category 5; page 12 of the chart). The 7,407 persons capacity has been assigned to accommodate both the existing lots/population within the area, as well as the new development (50 lot/unit maximum) as permitted pursuant to the policies set forth in the Official Plan for new lot creation.

In summary, allocation has been utilized by existing development, or set aside for future use to various projects currently under consideration, wherein a 'complete' planning application is presently under review for same. As noted on the final page of the chart, in consideration of both the allocation assignments for approved developments, reserved for potential approvals, and committed for various categories by prior Council decisions (i.e the Business Park, etc.), the Town is slightly over the 45,000 persons limit established at this time for the facility, by approximately 716 p.e..

While staff have had various meetings and conversations with York Region regarding the Keswick Plant monitoring and anticipated release of the remaining 4,000 p.e. capacity for assignment, staff met again with York Region on July 25, 2019. At that time, Region staff reiterated that the release of the remaining 4,000 p.e. allocation will continue to be held in abeyance until they conduct the winter assessment (i.e. 2019/2020) and stress testing on the membrane filtration system of the facility.

On July 16, 2019, Council considered Report No. DS-2019-0092, regarding the Keswick facility and allocation assignment, and passed Resolution No. C-2019-0423, which directed that the consideration of applications submitted on/after July 16, 2019, which require servicing allocation, be put on hold pending the completion and approval of the Keswick Secondary Plan Review and Update. Notwithstanding, Council also directed that such applications still be brought before Council for an initial public meeting and staff information report, and be deferred pending the completion and approval of the Secondary Plan review and update (refer to Attachment 6). In response to Council's request for further information regarding the membrane technology testing of the Keswick WRRF, staff requested the Region to prepare a briefing note and to make a presentation to Town Council in the near future regarding the Plant flow monitoring and analysis. Once this has been received, their presentation will be scheduled for an upcoming agenda.

Sutton WRRF:

With respect to the Sutton WRRF, as noted above, the north-west portion of the Sutton/Jackson's Point service area is actually serviced by the Keswick WRRF. The balance of the community is serviced by, or intended to be serviced by the Sutton WRRF. Existing homes in certain areas of the community (predominantly the area

east of the Briar's Golf Course and north of Black River Rd.) remain on private sewage disposal systems and wells, and the infrastructure necessary to connect these homes in these areas to municipal services is not available. Furthermore, there is no servicing capacity available in the existing facility for these areas.

As explained in the January 2019 staff report, the current capacity of the Sutton WRRF is 7,610 persons. During the preparation of the 2013 Sutton/Jackson's Point Secondary Plan, the Region simultaneously undertook an Environmental Assessment (EA) to expand the WRRF. The EA determined that the facility could be expanded to accommodate a maximum serviced population of 13,500 persons equivalent. However, pursuant to their reviews over recent years, since the facility was still operating at approximately 55-60% capacity, and with the Region's growing financial constraints, the facility expansion was delayed in the Regional capital projects plan.

Pursuant to the April 6, 2017 York Region report regarding Water/Wastewater Capital Infrastructure Status, it was indicated that *"the Region will consider bringing the Plant's expansion into the 10-year capital plan when the flow reaches 70% of Plant capacity, subject to funding availability and Council approval at that time"*. As also stated in the report, *"for the last five years, the Plant has been operating at or below 55 %. During 2016, average flow to the Plant was approximately 50% of the Plant capacity."*

Pursuant to the January 10, 2019 updated Region report on Water/Wastewater Capital Infrastructure, the Sutton Plant expansion is on their 2033 timeframe, with an estimated total project cost of \$42.7 M. As further indicated, the Region will continue monitoring, and will only bring the expansion into the 10-year capital plan when the flow reaches 70% of the capacity. While in 2017 the Region indicated that the flow was approximately 50% of the plant capacity, the January 2019 report indicated that the current flow is approximately 50-60% of the capacity. Therefore little change between the flows of 2017 and 2019.

The January 2019 Region report also indicated that the construction of a Plant optimization project is underway, with the detailed design complete and construction commencing this year. The work includes the construction of an equalization tank to address peak flow processing challenges, with the new tank serving as a process tank in future capacity expansion. All regulatory permits had been acquired, and completion of the project was anticipated by 2021. The report also indicate that the construction of the equalization tank would not change the capacity of the Plant.

Attachment 7 is an updated Sutton Water and Sewage Allocation chart, which identifies the assignment of the existing 7,610 persons capacity from the Sutton WRRF, along with the assignment of commensurate water capacity. In summary, allocation has been utilized by existing development, or set aside for future use to various projects currently under consideration, wherein a 'complete' planning application is presently

under review for same. In turning to the final page of the chart, the calculations indicate that we are only 16 persons equivalent away from the maximum capacity of 7,610 p.e. as established by the Region for the facility.

As continually expressed to York Region, it is critical that the future expansion of the Sutton Plant be undertaken as soon as possible. With several key designated development areas and redevelopment opportunity areas within the community for which there is no servicing availability, Sutton's growth is restricted. These areas need to be developed in order to provide for a properly connected, complete community. As illustrated on Schedule B, the Land Use Plan for the Sutton/Jackson's Point Secondary Plan (refer to Attachment 8), a large acreage of undeveloped land exists on the north side of Baseline Road, just west of Dalton Road and south of the Multi-Use facility on Black River Road, over lands forming part of the Northwest Sutton Development Area. A copy of the concept plan for the Development Area illustrates the various contemplated land uses, and the road network for same, including the extension of High Street, and the ultimate connection of Dr. George Burrows Parkway from its existing terminus to Dalton Road (refer to Attachment 9). As also illustrated on the Land Use Plan (Attachment 8), redevelopment opportunity areas are also identified for the Sutton Fairgrounds lands, and the Briars lands.

While the current Plant flows may remain below the 70% capacity, at the present time there are approximately 800 residential units proposed within the service area boundary, which have allocation granted thereto, and which have received draft plan approval / zoning amendment approval, with the development proponent pursuing registration / final approvals of same in order to enable building permit issuance. A strong interest also remains with the development community in pursuing intensification projects, but with the lack of servicing availability, they have not submitted applications for consideration beyond the initial pre-consultation phase. The Plant expansion would facilitate more intensification and infilling opportunities for mixed use development and alternative housing options within the identified High Street Centre, the Jackson's Point/Lake Drive Centre, and both the North and South Dalton Road Corridors. Providing these additional residential and non-residential development opportunities would better serve the residents (existing and future) and improve the Town's tax base.

Similarly, the Plant expansion would provide the allocation needed to be able to connect the areas in the community which remain serviced by private individual on-site sewage systems and wells.

In consideration of the above, staff have included a recommendation to request York Region to include the Sutton Water Resource Recovery Facility expansion back into the Region's 10-year Capital Projects Plan in the earliest possible timeframe.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following Town of Georgina corporate strategic goal:

- “Deliver Exceptional Municipal Service”

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial nor budgetary impacts on the Town as a result of this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not applicable.

8. CONCLUSIONS:

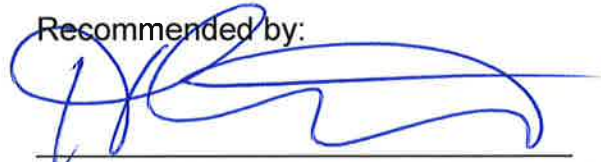
Staff are requesting that Council adopt the recommendations set out in Section 1 of this report.

Prepared by:



Velvet L. Ross, MCIP, RPP
Manager of Planning

Recommended by:



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

Approved by:



Dave Reddon
Chief Administrative Officer

13 August 2019

Attachment 1 – Resolution C-2019-0017 (2019-01-16)

Attachment 2 – Electoral Ward Map

Attachment 3 – Development Applications Status - Chart 13/08/2019

Attachment 4 – Development Applications Status – Accompanying Maps

Attachment 5 – Keswick Water and Sewage Allocation 13/08/2019

Attachment 6 – Resolution C-2019-0423 (2019-07-16)

Attachment 7 – Sutton/Jackson's Point Water and Sewage Allocation 13/08/2019

Attachment 8 – Schedule B – Land Use Plan; Sutton/Jackson's Point Secondary Plan

Attachment 9 – Northwest Sutton Development Area (south portion) Plan

(C) 2018 Development Applications Status Report

Report No. DS-2019-0004

Velvet Ross, Alan Drozd and Owen Sanders provided a review of the report.

Moved by Councillor Fellini, Seconded by Councillor Waddington

RESOLUTION NO. C-2019-0017

1. That Council receive Report No. DS-2019-0004 prepared by the Planning Division and Development Engineering Division, of the Development Services Department, dated December 19, 2018 respecting the 2018 Development Applications Status Review.
2. That the Clerk forward a copy of Report DS-2019-0004 and Council's Resolution thereon for information purposes to Karen Whitney, York Region Director of Community Planning and Development Services, Planning and Economic Development Branch, Corporate Services; and to Katy Modaressi, York Region Manager of Capacity Monitoring and Development Approval, Infrastructure Asset Management, Environmental Services.
3. That staff be directed to prepare a report dealing with a preliminary planning case for expansion of the Sutton Sewage Treatment Plant.

Carried.

Staff was requested to provide Council with semi-annual updates of the Development Application Status Review.

Moved by Councillor Neeson, Seconded by Councillor Waddington

That the meeting recess at 10:30 a.m.

Carried.

The meeting reconvened at 10:45 a.m.

(D) Proposed Interim Control By-law to Prohibit Cannabis Cultivation

Report No. DS-2019-0006

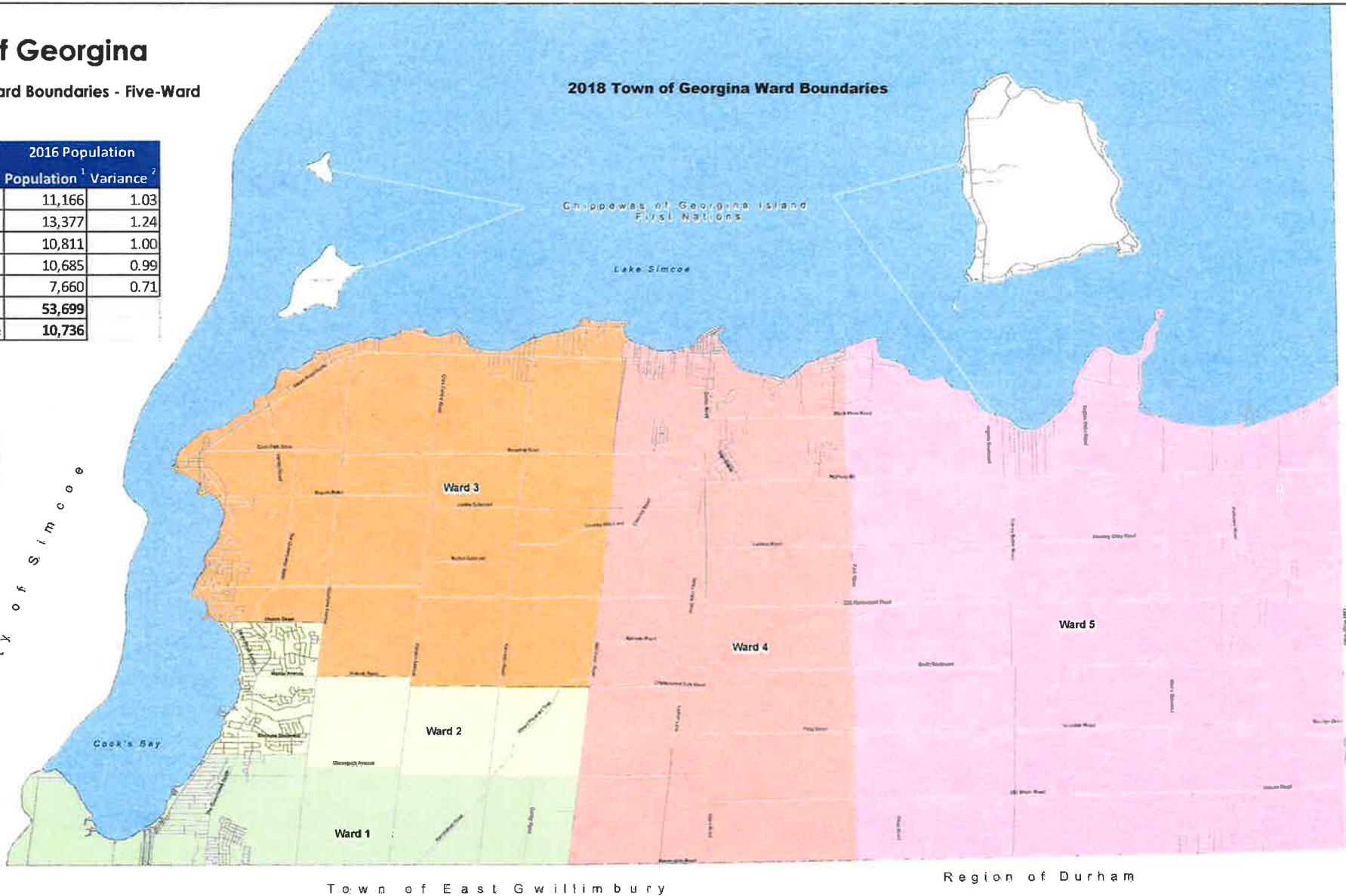
Tolek Makarewicz provided a brief summary of the report.

Town of Georgina

Municipal Ward Boundaries - Five-Ward

| Ward | 2016 Population | |
|---------------------|-------------------------|-----------------------|
| | Population ¹ | Variance ² |
| 1 | 11,166 | 1.03 |
| 2 | 13,377 | 1.24 |
| 3 | 10,811 | 1.00 |
| 4 | 10,685 | 0.99 |
| 5 | 7,660 | 0.71 |
| Total | 53,699 | |
| Ward Average | 10,736 | |

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Road
- Water



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The Town
(Corporate
(June) 17

Date: 2017
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Report # DS-2019-0105
Attachment 2
Page 1 of 1

(1) Population includes permanent and seasonal population and Census undercounts of approximately 3%
(2) Variance from average ward size



0 1 2 Km

August 2017

The Municipality of Georgina ("Town of Georgina") makes no warranties or representations, express or implied, concerning the accuracy, reliability or completeness of the information.



GEORGINA

Development Applications - Status

FOR REFERENCE ONLY
For Detailed Information on application,
please contact the Development Services
Department
TOWN OF GEORGINA
26557 CIVIC CENTRE RD

| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
|---------------|--------------------------------------|--|--------------|---|---|--|---------|-------|------|------|-------|-----------------|---|---------------------|------|
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| WARD 1 | | | | | | | | | | | | | | | |
| 1 | Ballymore Development (Keswick) Inc. | N/S Glenwoods Ave, S/S Dovedale & W of Woodbine Ave, Keswick | 1340 | 143-466 146-574 | Proposed Plan of Subdivision to permit 88 residential units (single detached) + another 14 residential units (single detached) which are subject to a H-Holding zone. | Draft Plan Approved October 26, 2018; lapses October 26, 2021. Applicant proceeding through Engineering Review and fulfillment of requirements for Final Approval and Plan Registration. Council approved earthworks agreement on March 27, 2019. | 88 | | | | | | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 19T-13G01 01.135 | 1 |
| 2 | Simcoe Landing Ph 9 (DG Group) | E/S The Queensway South, N of Joe Dales Dr, Keswick | 1341 1342 | 143-150 142-677 142-775 142-90001 142-85001 | Proposed Plan of Subdivision to permit 862 residential units (813 single detached and 49 townhouse units). | Draft Plan Registered October 17, 2018. Services are installed for Phase 9a (Draft Plan included 3 Phases - 9a, 9b, 9c). Developer has received clearance for building permits for 9a. | 813 | | 49 | | | | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 19T-14G02 01.139 | 1 |
| 3 | Simcoe Landing Ph 10 (DG Group) | E/S Woodbine Ave, Keswick | 1342 | 142-85001 142-90001 142-90065 143-150 143-153 | Proposed Plan of Subdivision to permit 566 detached units, 29 townhouse units, park blocks, a school block and commercial/employment block | Draft Plan Approval October 31, 2018; lapses October 31, 2021. Applicant proceeding through Engineering review and fulfillment of requirements for Final Approval and Plan Registration. | 566 | | 29 | | | | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 19T-18G01 01.147 | 1 |
| 4 | 739034 Ontario Inc. (Oxford Homes) | N/S Joe Dales Dr., Keswick | 1341 | 142-905 | Proposed Plan of Subdivision to permit 35 residential units (23 single detached + 12 townhouse units). | Draft Plan Approved July 9, 2015. Phase 1 (7 sfd lots on n/s Joe Dales Dr.) registered and built. Draft Plan Approval still applies to remainder; lapses July 9, 2021. Applicant proceeding through Engineering Review and fulfillment of requirements for Final Approval and Plan Registration; contingent upon registration and development of adjoining plan of subdivision, Simcoe Landing Ph 9 (19T-14G02). | 23 | | 12 | | | | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 19T-14G03 01.140 | 1 |
| 5 | Dave's Upholstery | 427 The Queensway South, Keswick | 1340 | 146-605 | Proposed Site Plan for 2 storey commercial building | Applicant proceeding through Engineering Review; 2nd Engineering submission comments sent to applicant, awaiting 3rd submission. | | | | | | 573 | Darren Dunphy (Engineering) | B.1.104 | 1 |



GEORGINA

Development Applications - Status

FOR REFERENCE ONLY
For Detailed Information on application,
please contact the Development Services
Department
TOWN OF GEORGINA
26557 CIVIC CENTRE RD

| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space Sq M | Staff Contacts | Main File No's | Ward |
|------------------|---|--|-----------------|--------------------|--|---|---------|-------|------|------|-------|-------------------------------|--------------------------------|-------------------|------|
| | | | | | | | Singles | Semis | Rows | Apts | Other | | | | |
| 6 | Hiltop Manor | 233 Glenwoods Ave, Keswick | 1332 | 143-247 143-248 | Proposed Site Plan for 2 storey lodging house | Applicant applied for building permits and is planning to construct. | | | | | 46 | | Darren Dunphy (Engineering) | B.1.149 | 1 |
| 7 | 2410443 Ontario Inc. (o/a Keswick Woodbine Plaza) | 23250 Woodbine Ave (Keswick Marketplace Plaza) | 1340 | 147-10275 | Proposed 3-unit commercial building | Site Plan Application submitted December 21, 2018. Conditional Site Plan Approval given on April 30, 2019; all conditions to be satisfied by April 30, 2020. Developer has received clearance for building permit. | | | | | | 418 | Darren Dunphy (Engineering) | S.5.12C2 | 1 |
| 8 | Michael Lamanna | 415 Lake Drive S, Keswick | 1333 | 145-805 | Zoning Amendment to legalize 4 existing dwellings (2 units in each of 2 buildings) | Notice of Complete Application issued May 7, 2019; Statutory Public Meeting scheduled for July 17, 2019. Council Resolution to received Staff Report as information and to have the application returned to Council upon addressing of identified matters. | 1 | 2 | | | 1 | | Connor McBride (Planning) | 03.1141 | 1 |
| | | | | | | | | | | | | | | | |
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GEORGINA

Development Applications - Status

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TOWN OF GEORGINA
26557 CIVIC CENTRE RD

| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
|---------------|---|---------------------------------------|--------------|-------------------------------|--|--|---------|-------|------|------|-------|-----------------|---|--------------------------------|------|
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| WARD 2 | | | | | | | | | | | | | | | |
| 1 | Stubbs and McMinn | W/S Woodbine, N of Riverglen, Keswick | 1339 | 146-943 144-875 | Proposed Plan of Subdivision to permit 12 residential units (8 townhouse + 4 semi-detached) | Notice of Complete Application for Subdivision and Zoning applications issued Dec. 21, 2018. Statutory Public Meeting held April 10, 2019; staff to report back to Council following receipt and assessment of relevant outstanding comments and proponent addressing any concerns. Former application for Official Plan Amendment to permit Commercial Development on site, and adjacent four land parcels, as considered by Council on November 25, 2015, has been withdrawn and file closed (File: 02.126). | | 4 | 8 | | | | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 19T-18G03 01.149 03.1132 | 2 |
| 2 | South Shore Development (formerly Crates Landing) | Cameron Crescent, Keswick | 1333 | 144-101 145-102 146-004 | Proposed commercial development including hotel and 168 unit residential condominium complex | All foundation piles have been installed based on a conditional Building Permit. The capping of the foundation piles in readiness for the main building structure is almost complete. The required Site Plan Application has not been finalized and the applicant is required to provide designs for the upgrading of the external works (watermain/sanitary sewers and road reconstruction) from the site to The Queensway South. The applicant still requires approval from York Region for Traffic Management; Town has responded with comments to 5th site plan submission in March 2017. awaiting for resubmission and update from applicant. | | | | 168 | | | Darren Dunphy (Engineering) Rod Larmer (Building) | C.3.20 | 2 |





GEORGINA


Development Applications - Status


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Department
TOWN OF GEORGINA
26557 CIVIC CENTRE RD


| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
|------------------|---|---|-----------------|--|---|--|---------|-------|------|------|-------|-----------------------|--|---------------------|------|
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 3 | JD Shah | 195 The Queensway South, Keswick | 1339 | 146-463 | Proposed 4-storey apartment building containing 36 residential units | Statutory Public Meeting held February 24, 2016 and referred back to applicant for further consideration in light of comments from Town staff and LSRCA (old growth forest, wetland boundary mapping, and bat maternity roosting habitat). Property now under Purchase and Sale Agreement with prospective Purchaser. New Owner has submitted revised applications encompassing additional lands (refer to Item 13). Application slated to be withdrawn pending successful fulfillment of conditions of sale. Primary condition of sale is the acquisition of planning approvals for Files 01.152, 01.153 and 03.1140 | | | | 36 | | | Connor McBride (Planning) Darren Dunphy (Engineering) | 03.1086 | 2 |
| 4 | Glenwoods Gateway Investments (Keswick Business Park) | E/S Woodbine Ave, N of Glenwoods Ave, Keswick | 1476 | 105-350 105-450 105-305 104-990 | Proposed Plan of Subdivision to permit 11 Industrial Blocks over approx. 114 ha (280 acres) | Draft Plan Approved June 3, 2016; lapses June 3, 2026. Applicant working with Town staff (including Economic Development Division) towards fulfillment of requirements for Final Approval and Plan Registration, as well as investment attraction strategies for development of lands. Council delegated authority to CAO to authorize an Earthworks Agreement to import soil and preliminarily grade the lands. The Agreement has not been signed yet, and no earthworks have occurred at this time. | | | | | | N/A | Connor McBride (Planning) Karyn Stone (Econ. Devlpt.) | 19T-13G02 01.136 | 2 |


|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | | |
|--|--|----------------------------------|--------------|----------------------|--|---|---------|-------|------|------|-------|--|---|----------------|------|--|
| GEORGINA | | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward | |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | | |
| 5 | 2603235 Ontario Ltd (o/a Eih Devlpts.) | 117 Spring Road, Keswick | 1338 | 095-0034 | Zoning Amendment to permit 18 townhouse units | Zoning Amendment Application filed to change zone from Low Density Residential (R1) to a site specific Medium Density Residential (R3) zone in order to permit the future construction of 18 townhouse units. Additional applications for Plan of Subdivision/Condominium Exemption will be required to facilitate proposal. Statutory Public Meeting held May 29, 2019 and referred back to Applicant for further consideration in light of comments from public, Council, and Town staff. | | | 18 | | | | Dustin Robson (Planning) Darren Dunphy (Engineering) | 03.1130 | 2 | |
| 6 | SB Devlpts. | S/S Richmond Park Drive, Keswick | 1339 | 146-48010 | Zoning Amendment to facilitate severance of property into 4 residential lots (single detached) | Zoning Amendment to change zoning from commercial to residential to allow for future division of property into 4 single detached dwelling lots through Consent approval. Zoning Application approved by Council August 12, 2018. Amending By-law scheduled for passing August 13, 2019. | 4 | | | | | | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 03.1116 | 2 | |
| 7 | Sienna Senior Living | 121 Morton Ave, Keswick | 1339 | 145-551 | Proposed Site Plan for long term care facility | Site Plan Application to permit expansion of long term care facility; additional 160 units. Staff have reviewed and 1st submission comments sent to applicant. Town reviewing 2nd submission. | | | | | 160 | | Darren Dunphy (Engineering) | B.1.177 | 2 | |
| 8 | Gil Shcolyar (2219732 Ontario Limited) | 263 The Queensway South, Keswick | 1340 | 146-494 146-49301 | Proposed site plan for gas station, convenience store and 3-suite commercial | Site Plan Application to permit proposal. Conditional Site Plan Approval first given on December 6, 2016, subject to satisfying all matters. Staff are awaiting 5th submission for review. Site Plan Review Committee granted extension to Conditional Approval on April 30, 2019; all conditions to be satisfied by April 30, 2020. | | | | | | 679 | Darren Dunphy (Engineering) | B.1.250 | 2 | |


|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | |
|--|-----------------------------------|--|--------------|--|---|--|---------|-------|------|------|-------|--|---|---|------|
| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 9 | Sunrise Acquisitions | W/S Woodbine Ave, N of Dovedale, Keswick | 1340 | 147-092 | Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment to permit 39 townhouse units and 3,612 sq.m. commercial floor space (8 buildings) | Original development proposal for 70 townhouse units and 1,846 sq.m. commercial floor space before Council in December 2016. In consideration of various concerns raised, applicant submitted revised proposal (39 townhouse units and 3,612 sq.m. commercial) for consideration. Revised proposal before Council on February 7, 2018; various concerns raised. Anticipating formal submission of revised proposal from Applicant for circulation and consideration shortly. | | | 39 | | | 3612 | Ingrid Fung (Planning) Darren Dunphy (Engineering) | 19T-17G02 01.146 02.188 03.1097 | 2 |
| 10 | SB Devlpts. | Circle Ridge Dr, Keswick | 1338 | 092-410 091-414 091-416 091-418 | Proposed Plan of Subdivision and Zoning Amendment to permit 9 single detached lots/units in place of existing 5 lots (i.e. 4 new lots) | Notice of Complete Application for Subdivision and Zoning applications issued January 31, 2019. Statutory Public Meeting held May 29, 2019 and applications approved. Staff to prepare proposed conditions of Draft Plan Approval and amending By-law, and return to Council scheduled for September 11, 2019. | 9 | | | | | | Dustin Robson (Planning) Darren Dunphy (Engineering) | 19T-19G02 01.151 03.1139 | 2 |
| 11 | SB Devlpts. | 187 - 195 The Queensway S, Keswick | 1339 | 146-458 146-460 146-461 146-463 | Proposed Plan of Subdivision / Condominium and Zoning Amendment to permit 61 common element condominium townhouse units (12 blocks) | Notice of Complete Application for Subdivision, Condominium and Zoning applications issued January 25, 2019. Statutory Public Meeting held May 29, 2019 and referred back to Applicant for further consideration in light of comments from public, Council, and Town staff. Concerns mostly relating to massing, setbacks, frontage coverage and odour. | | | 61 | | | | Connor McBride (Planning) | 19T-19G03 19CDM-19G01 01.152, 01.153 03.1140 | 2 |

|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | |
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| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 12 | 1920551 Ontario Inc | 295 The Queensway S, Keswick | 1340 | 146-505 | Proposed site plan for 3-storey medical office building with ground level retail and parking Concurrent Deeming By-law and Minor Variance applications to merge properties and reduce parking / setback requirements | Site Plan application to permit proposal; Town reviewing 1st submission. Deeming scheduled for Council on August 13, 2019. Minor variance and site plan applications have not been processed pending further correspondence with application re: peer review of traffic impact study . Funds have not yet been received from the applicant to enable peer review. | | | | | | 1170 | Connor McBride (Planning) Shayne Connors (Planning) Darren Dunphy (Engineering) | B.1.386 | 2 |
| 13 | 2687169 ONTARIO LIMITED | 404 The Queensway South | | 146-268 | Proposed site plan for 1 storey computer repair and sale building. | Minor modifications to building footprint; no new floor space. No additional planning approvals required. Legal non-conforming use established and confirmed by Zoning. | | | | | | 0 | Connor McBride (Planning) Darren Dunphy (Engineering) | | 2 |
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| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
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| WARD 3 | | | | | | | | | | | | | | | |
| 1 | Greystone / Middleburg Developments Inc. | S/S Old Homestead Rd, E of Metro Rd, Keswick | 1334 | 095-971 096-142 | Proposed Plan of Subdivision to permit 187 residential units (single detached) | Draft Plan Approved by LPAT April 24, 2018; lapses April 24, 2021. Applicant proceeding through Engineering review and fulfillment of requirements for Final Approval and Plan Registration. No detailed design submissions received at this time. | 187 | | | | | | Ingrid Fung (Planning) | 19T-14G01 01.137 | 3 |
| 2 | Treasure Hill Developments Phase 2 | N/S Church St, Keswick | 1338 | 092-713 | Proposed Plan of Subdivision to permit 249 residential units (single detached) | Draft Plan Approved October 25, 2017; lapses October 25, 2020. Applicant proceeding through Engineering Review and fulfillment of requirements for Final Approval and Plan Registration. Applicant constructing external servicing works from Medina Square to the northwest corner of the subdivision. Applicant to also construct Queensway North box culvert replacement as part of external works. Report to authorize subdivision agreement scheduled for September 11, 2019. | 249 | | | | | | Ingrid Fung (Planning) Tim Gallagher (Engineering) | 19T-15G02 01.142 | 3 |
| 3 | Treasure Hill Developments Phase 1 | N/S Church St, Keswick | 1338 | 092-713 | Proposed Plan of Subdivision to permit 51 residential units (single detached) | Original Draft Plan Approval for 100 residential units (single detached) August 8, 2001. Revised plan for 51 units Draft Plan Approved by Town June 2017. Lapsing date changed to October 25, 2020 to match adjoining plan / same owner (19T-15G02). | 51 | | | | | | Ingrid Fung (Planning) Tim Gallagher (Engineering) | 19T-95070 01.97 | 3 |
| 4 | 2111250 Ontario Inc. (A&T Homes) | S/S Lake Dr E and E/S Trivetts Rd, Crescent Beach | 1344 | 127-999 | Proposed Plan of Subdivision to permit 13 residential units (single detached); 6 on S/S Lake Dr. E., and 7 on E/S Trivetts Rd | Draft Plan Approved March 7, 2018; lapses March 7, 2021. Applicant proceeding through Engineering review and fulfillment of requirements for Final Approval and Plan Registration | 13 | | | | | | Connor McBride (Planning) Tim Gallagher (Engineering) | 19T-15G01 01.141 | 3 |

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| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 5 | St. Mary's Cement | 4440 Baseline Rd, Sutton | 1344 | 139-870 | Proposed Zoning Amendment regarding legal non-conforming concrete batching plant operation | Application approved May 30, 2018, to rezone portion of property from RU (Rural) and OS (Open Space) to match with M2 (General Industrial) zone on remainder associated with continuation of the existing concrete batching plant use. Amending zoning by-law not to be brought to Council for passing until the existing leftover concrete stockpiles have been removed from the site and area has been delineated for the temporary storage of leftover concrete materials. | | | | | | | Connor McBride (Planning) Tim Gallagher (Engineering) | 03.1093 | 3 |
| 6 | Tidal Properties (Marriage) | 26839 Civic Centre Rd | 1344 | 130-275 | Proposed site plan for public storage buildings | 2nd submission comments from Town sent to applicant. Awaiting 3rd submission for review, and LSRCA permit. | | | | | | 2530 | Tim Gallagher (Engineering) | B.1.294 | 3 |
| 7 | Ken Craine | 255 Lake Dr N, Keswick | 1474 | 098-043 | Zoning Amendment to permit creation of dwelling unit in 2nd storey of existing detached garage, and conversion of 1 of 2 existing single detached dwellings into an accessory building | Statutory Public Meeting held March 28, 2018 and referred back to applicant for further consideration in light of comments from Town staff regarding site grading concerns. | | | | | | | Dustin Robson (Planning) | 03.1121 | 3 |
| 8 | Clearwater Farms | 481 Lake Dr East | 1344 | 137-782 | Site plan with barn, greenhouses and biodigester | Town reviewing 4th submission. Applicant to supply Nutrient Management Plan. Barn on site constructed in August 2018. | | | | | | | Tim Gallagher (Engineering) | B.1.373 | 3 |
| 9 | John Csiki (JHC Developments Inc.) | 25976 Woodbine Ave, Keswick | 1377 | 109-533 | Proposed site plan for portable self storage shed units | 1st submission comments sent to Applicant; Town awaiting 2nd submission for review. | | | | | | 743 | Tim Gallagher (Engineering) | B.1.140 | 3 |
| 10 | Gary Foch | 26037 Woodbine Ave, Keswick | 1343 | 109-548 | Proposed site plan for satellite offices | Town awaiting second submission | | | | | | 2174 | Tim Gallagher (Engineering) | B.1.311.1 | 3 |
| 11 | Jeff and Josh Stevens (Sterling Tire Services Inc.) | S/E corner Woodbine Ave and Boyer's Sideroad | 1343 | 109-03750 | Proposed site plan for tire shop | Proposed works approved and currently under construction | | | | | | 892 | Tim Gallagher (Engineering) | B.1.379 | 3 |

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| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 12 | Lakepoint Developments Inc. | E/S The Queensway North, south of Old Homestead Rd, Keswick | 1338 | 094-715 | Proposed Plan of Subdivision and Zoning Amendment to permit 45 single detached units and 4 blocks for future single detached units (49 units total) | Notice of Complete Application for Subdivision and Zoning applications issued January 29, 2019. Statutory Public Meeting held May 8, 2019; staff to report further to Council following receipt and assessment of comments, and applicant addressing concerns, including hosting a consultation meeting with property owners along The Queensway North concerning the extension and installation of water and sanitary services. | 45 | | | | | | Ingrid Fung (Planning) | 19T-19G01 01.150 03.1138 | 3 |
| 13 | Harrison Land Co. Ltd. | 4428 Baseline Rd.; W of Sutton | 1344 | 138-875 | Proposed site plan for 930.25 sq.m. Storage Building | Town awaiting second submission | | | | | | 930 | Tim Gallagher (Engineering) | B.1.385 | 3 |
| 14 | 2610818 Ontario Ltd. | 36 Church Street | 1338 | 092-840 | Zoning Amendment to permit a one storey 7 unit commercial/retail building with surface level parking. | Notice of Complete Application for Zoning application issued June 17, 2019. Statutory Public Meeting scheduled for September 11, 2019 | | | | | | 901 | Ingrid Fung (Planning) | 03.1144 | 3 |
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| GEORGINA | Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| WARD 4 | | | | | | | | | | | | | | | | |
| 1 | Greenville / CedarRidge | N/S Highway 48, Sutton | 1477 | 031-360 031-400 | Proposed Plan of Subdivision (two draft plans) ●141 Residential units (121 single detached + 20 townhouse units) ● 53 residential units (45 single detached + 8 townhouse units) Total: 194 units (166 single detached + 28 townhouse units) | Draft Plan Approved December 1, 2008; lapses Dec. 1, 2020. Currently waiting for 5th submission of engineering drawings to address all outstanding concerns. Phase 1 - 80% of internal servicing completed (eg. Road base/no curbs, watermains, sanitary sewers, stormwater management pond without outfall). Updated drawings to be submitted to indicate upgrades required to external sanitary sewers to handle additional sanitary flows. Ongoing discussions with York Region and Town regarding sanitary outfall. Ongoing discussions with MTO regarding requirements for access to Hwy 48. Clearances received from Bell, Canada Post, Enbridge, York Region District School Board has deferred need to address conditions until Phase 3. | 166 | | 28 | | | | | Connor McBride (Planning) John Vandenberg (Engineering) | 19T-05G07 (01.127) and 19T-05G08 (01.128) | 4 |
| 2 | Lakeview Village | Lake Drive East and Grew Blvd, Jackson's Point | 1345 | 081-558 081-458 081-455 | Proposed Condominium development consisting of 2 townhouse buildings (11 units) fronting on O'Connor Drive, a 33-unit condominium apartment building fronting on Lake Drive East, and 1 stand-alone commercial building with 2 units at the corner of Lake Drive East and Grew Blvd (1 unit proposed for Georgina Nurse Practitioner clinic). | Zoning and Official Plan Amendment Applications approved by Council on December 12, 2011. These documents are in force and effect. Conditional Site Plan Approval granted on December 6, 2016; conditions to be satisfied by December 6, 2017. On April 30, 2019, the SPRC granted a 1-year extension to the site plan approval to April 30, 2020. Conditions have not been satisfied. Comments were provided to applicant on the 5th submission, which were generally minor. | | | 11 | 33 | | 593 | Connor McBride (Planning) John Vandenberg (Engineering) | 02.142 03.931 B.1.167 | 4 | |





GEORGINA


Development Applications - Status


FOR REFERENCE ONLY
For Detailed Information on application,
please contact the Development Services
Department
TOWN OF GEORGINA
26557 CIVIC CENTRE RD


| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
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| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 3 | ATK Care Group (Riverglen Haven Nursing Home) | N/W corner of Dalton Rd and Black River Rd, Sutton | 1345 | 081-841 | Proposed 128 bed nursing home through relocation of existing 119 bed Riverglen Haven Nursing Home to subject property, plus additional 9 beds. | Statutory Public Meeting held October 25, 2017. Applicant is required to address LSRCAs comments related to natural features and Planning Division comments related to the transfer of water and sewer servicing allocation from existing site prior to the application being brought back before Council for consideration. Comments on the 1st submission have been sent back to the applicant. Applicant has also submitted a site alteration application to remove contaminated soils on the property. Securities for tree removal will be posted for the site alteration permit. | | | | | 128 | | Connor McBride (Planning) John Vandenberg (Engineering) | 03.1112 B.1.377 | 4 |
| 4 | Ainslie Hill I Inc. & Ainslie Hill II Inc. (a.k.a. Ballymore Homes) | E/S and W/S Catering Rd, Sutton | 1345 | 119-220 119-494 080-379 080-385 | Proposed Plan of Subdivision to permit 185 residential units (single detached) | Pursuant to Sec. 51(55) of the Planning Act, and LPAT dismissal of the appeal, Draft Plan Approval is deemed to have been issued on April 3, 2019, being the day after the day the last appeal has been dismissed. Lapsing date of April 3, 2022. Ongoing discussion re: realignment of Catering Road + potential stopgap measures if roundabout is not constructed as part of existing draft plan. Current proposal is for visual field reduction to slow speeds. High street sanitary is surcharged, may require upgrades or soft improvements to limit I and I. Infrastructure Ontario has proposed an agreement to transfer IO lands with restrictive covenants. Two phased earthworks will avoid bat habitat but may require road closure to minimize disruption. Resident on Swallow Lane requested hookup to servicing on Catering. | 185 | | | | | | Connor McBride (Planning) John Vandenberg (Engineering) | 19T-15G03 01.143 | 4 |


|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | |
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| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 5 | Alliance Homes (Hedge Road Landing) | Between Black River Rd & Hedge Rd, Sutton | 1477 | 035-381 035-390 | Proposed Condominium / Subdivision to permit 320 "adult lifestyle" residential units (single detached) | Draft Plan Approved September 14, 2006, with various extensions granted thereto. Approval lapses October 19, 2021. Applicant proceeding through Engineering Review and fulfillment of requirements for Final Approval and Plan Registration. Applicant completed earthworks and currently constructing internal site servicing (sanitary, stormwater, watermain) for the property. Applicant will also construct external works including a pathway and sanitary forcemain on Black River Rd. | 320 | | | | | | Connor McBride (Planning) John Vandenberg (Engineering) | 19CDM-06G01 01.130 | 4 |
| 6 | First Sutton Six Developments III Ltd (Kerbel) | N/S Baseline Rd, Sutton | 1345 | 139-203 | Proposed Plan of Subdivision to permit 321 residential units (167 single detached, 124 townhouses and 30 +/- apartment units / mixed use | Statutory Public Meeting held June 27, 2011; no servicing allocation available within Sutton WPCP. On hold pending allocation availability. | 167 | | 124 | 30 | | | Connor McBride (Planning) John Vandenberg (Engineering) | 19T-10G01 01.133 | 4 |
| 7 | Ciccio Enterprises Ltd. | 895 Lake Dr E, and West 1/2 of 2080 Metro Rd N, Jackson's Point | 1345 | 081-599 081-490 (W 1/2) | Proposed Plan of Subdivision / Condominium to permit 24 townhouse units (24 freehold units within common element condo + 3 freehold units) | LPAT decision issued March 11, 2019 on Draft Plan Approval; lapses March 11, 2022. | | | 24 | | | | Ingrid Fung (Planning) John Vandenberg (Engineering) | 19T-17G01 19CM-17G01 01.144 and 01.145 | 4 |
| 8 | Ancient Coastal Seashore Redevelopment Corporation | N/W corner of Dalton Rd and Nasello Ave, Jackson's Point | 1345 | 081-102 082-939 082-907 082-908 082-949 | Proposed Plan of Subdivision / Condominium to permit 16 residential units (single detached) | Draft Plan Approval August 30, 2014; lapses August 30, 2019. Applicant working towards satisfying conditions from Town Engineering, York Region, and the LSRCA. Also, due to current owners health issues, they have decided to sell property and have entered into agreement of purchase and sale with another party. A second extension for request has been submitted and is scheduled to be considered by Council on August 14, 2019. | 16 | | | | | | Dustin Robson (Planning) John Vandenberg (Engineering) | 19T-05G04 19CDM-05G03 01.119 and 01.120 | 4 |


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| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 9 | 711371 Ont. Corp. (Oxford Homes) | S/W corner Black River Rd and Scotia Rd, Sutton | 1477 | 032-001 | Proposed Plan of Subdivision to permit 6 residential units (4 single detached + 2 semi-detached) | Official Plan Amendment and Zoning Amendment applications approved July 19, 2017; application filed for Plan of Subdivision approval November 1, 2018. Statutory Public Meeting held March 27, 2019; staff to report back to Council scheduled for September 11, 2109. | 4 | 2 | | | | | Ingrid Fung (Planning) John Vandenberg (Engineering) | 19T-18G02 01.148 | 4 |
| 10 | Trivedi | 12 Christidis Dr, Judge's Plan 602, Jackson's Pt. | 1345 | 136-044 | Proposed Zoning Amendment to remove Holding (H) zone in order to permit construction of a single detached dwelling , and also to support development on an unassumed portion of Christidis Dr | Original residential zoning imposed on property in 2006, with imposition of a Holding(H) zone provision to prohibit development thereon until an Environmental Impact Statement (EIS) has been submitted by the owner demonstrating that the development will not create adverse impacts on identified natural environmental features and ecological functions, all to the satisfaction of the Town and LSRCA. Application approved on September 10, 2014, with condition requiring the owner to register a Notice on Title to the lands, through LRO, indicating that the property is located on an unassumed portion of Christidis Drive, and that a building permit will not be available until such time as that portion of the roadway is upgraded to an assumable standard to the Town's satisfaction; all prior to the passing of the By- law to remove the Holding (H) zone restriction. Property has been transferred to new owner who has been in contact with staff regarding outstanding matters. | 1 | | | | | | Connor McBride (Planning) John Vandenberg (Engineering) | 03.1076 | 4 |


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| | | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 11 | Carless | 61 High St, Sutton | 1477 | 070-963 | Proposed Zoning Amendment to legalize existing 5-unit apartment dwelling and recognize existing zoning deficiencies | Statutory Public Meeting held October 11, 2017 and referred back to Applicant for further consideration in light of comments from Town staff. Working towards addressing outstanding matters regarding parking, deck, fence, shed; is also working with retained consultant to bring the apt. units up to OBC and Fire Code standards. | | | | | | | | Dustin Robson (Planning) John Vandenberg (Engineering) | 03.1111 | 4 |
| 12 | YRP Marine Unit | 57 Lorne St, Sutton | 1345 | 082-193 | Proposed York Region Police Marine Unit | Site Plan Application to permit YRP Marine Unit. Site Plan Approval issued February 26, 2019. Building Permit issued and construction underway. | | | | | | | 828 | Alan Drozd (Planning) Tim Gallagher (Engineering) | B.1.364.2 | 4 |
| 13 | Kingston Westney (Patrick Chan) | S/E corner of High St and Burke St, Sutton | 1477 | 030-848 030-849 030-850 | Proposed Commercial Devlpt | Applications for Official Plan Amendment and Zoning Amendment approved by Council on February 22, 2010, but prior to the adoption of the amendments, the applicant is required to proceed sufficiently through the Site Plan Application review process to the satisfaction of Town staff. Site Plan Application submitted May 30, 2014, proposing 3 buildings, including a restaurant with a drive-thru, a financial institution with a drive-thru, and a 3rd retail building. SPRC deferred application September 8, 2014 until Owner has revised plans in order to address various concerns with Town, York Region and MTO, regarding site layout, vehicular access and circulation within site, density, pedestrian access and circulation within site, etc. Applicant working towards addressing concerns. | | | | | | | 350 | Connor McBride (Planning) John Vandenberg (Engineering) | 02.157 03.987 B.1.318 | 4 |

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| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 14 | Radiant Ryaasat Ltd (Petro-Canada station) | 24428 Hwy 48, Baldwin | 1346 | 115-948 | Proposed expansion of gas station and convenience store, with addition of take-out restaurant and drive-thru restaurant | Statutory Public Meeting held September 26, 2018; further consideration deferred pending applicant addressing concerns raised by public, staff, LSRCA, MTO, MOE (on-site private services), etc. | | | | | | 247 | Dustin Robson (Planning) | 03.1126 | 4 |
| 15 | 2151028 Ont Ltd (Christina Homes) | N/S Baseline Rd, Sutton | 1345 | 139-35091 139-35092 | Zoning Amendment to facilitate land exchange with the Town, and realign limit between Open Space Block (within subdivision) and adjoining vacant Commercial Block | Statutory Public Meeting held February 13, 2019; application approved. Amending By-law to be brought before Council for passing after land appraisal undertaken and approved by Town for land transfer. | | | | | | | Dustin Robson (Planning) John Vandenberg (Engineering) | 03.1131 | 4 |
| 16 | Janet Chappell (Duker Leasing Inc. o/a Farm Boys) | 17 Ellisview Rd | 1347 | 082-193 | Proposed Site Plan Approval for Agricultural Farm Equipment Sales | Site plan approval granted March 11, 2019. Applicant working on site plan agreement, securities, and insurance. Once completed, building permit application may be submitted. | | | | | | 352 | John Vandenberg (Engineering) | B.1.374 | 4 |
| 17 | Weller (Bruce, Michael, David and Christel) | 24657 McCowan Rd | 1346 | 117-405 | Proposed Site Plan Approval for Equipment Storage Shed | Site plan approval granted May 8, 2019. Applicant working on site plan agreement, securities, and insurance. Once completed, building permit application may be submitted. | | | | | | 498 | John Vandenberg (Engineering) | B.1.381 | 4 |
| 18 | Hwawei Inc (c/o Yi-Wei Hwa) | 157 High St, Sutton | 1345 | 080-063 | Proposed Site Plan Approval for internal conversion from residential with medical office, to residential apartment with commercial office and retail below | Site plan approval granted June 24, 2019. Applicant working on site plan agreement, securities, and insurance. Once completed, building permit application may be submitted. | | | | | | | John Vandenberg (Engineering) | B.1.382 | 4 |
| 19 | 2193012 Ontario Ltd | 20927 Dalton Rd, Sutton | 1345 | 034-522 | Proposed Site Plan Approval for 2 commercial buildings | Town waiting for second submission. | | | | | | 1199 | John Vandenberg (Engineering) | B.1.383 | 4 |

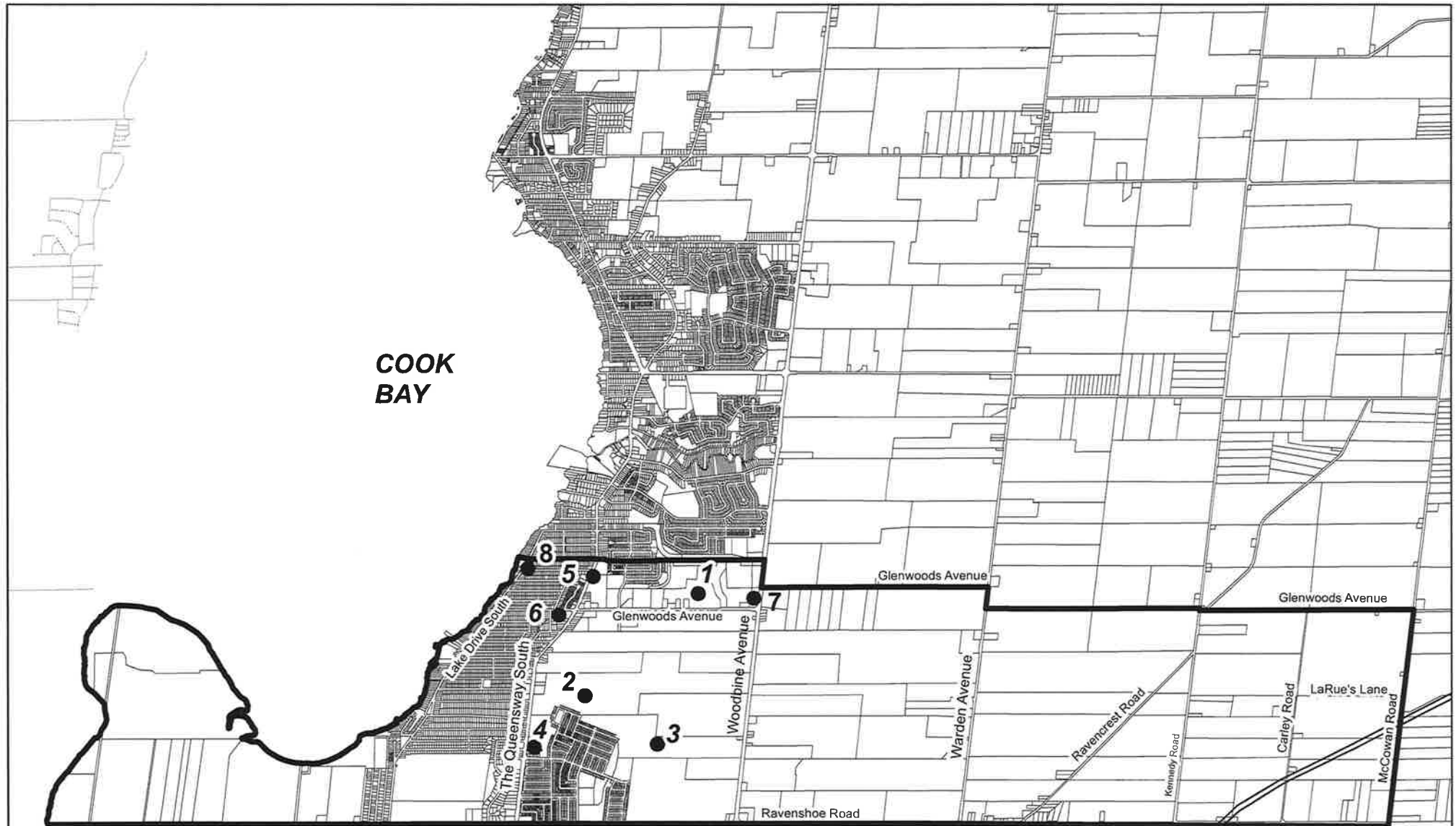
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| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 20 | 2487400 Ontario Inc. (c/o Sandy Schell) | 20971 - 20987 Dalton Rd, Sutton (E/S Dalton; site of Schell Lumber and adjoining parcels) | 1345 | 080-598 080-599 080-609 080-613 | Proposed Zoning Amendment to facilitate renovation and expansion of existing home building centre. Total new gross floor area = 2644 sq.m. | Statutory Public Meeting held on July 17, 2019, Council referred the Report back to Staff for further review. | | | | | | 2644 | Dustin Robson (Planning) | 03.1142 | 4 |
| 21 | Hollywood North Auto Parts | 23718 Highway 48, Sutton | 1346 | 115-619 | Proposed demolition and rebuild of auto recycling plant buildings and scales | Town waiting for second submission. | | | | | | 900 | John Vandenberg (Engineering) | B.1.338 | 4 |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | |
|--|-------------------------------------|-----------------------------|--------------|----------------------|--|---|---------|-------|------|------|-------|--|---|----------------|------|
| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| WARD 5 | | | | | | | | | | | | | | | |
| 1 | Jerry Kucharchuck | 6 Sunkist Rd, Virginia | 1349 | 041-825 | Zoning Amendment to facilitate severance of property into 3 residential lots (single detached) | Statutory Public Meeting held April 11, 2005; last before Council August 13, 2007. Application deferred pending resolution of Town concerns regarding potential adverse impact on existing nearby water supply wells and possible liability to the Town. Last contact from Owner/Applicant was in November 2013. File to be reviewed for CLOSING due to INACTIVITY. | 3 | | | | | | Ingrid Fung (Planning) John Vandenberg (Engineering) | 03.952 | 5 |
| 2 | Dianne Shortt | 40 Cronsberry Rd, Virginia | 1349 | 042-305 | Zoning Amendment to facilitate future severance of property to create 3 new residential lots (single detached) on the Larch Lane frontage. | Statutory Public Meeting held March 27, 2019; staff to report back to Council following receipt and assessment of relevant outstanding comments and proponent addressing any concerns. | 3 | | | | | | Dustin Robson (Planning) | 03.1133 | 5 |
| 3 | Have Bus Will Travel & Lois Andrews | 534 Pefferlaw Rd, Pefferlaw | 1352 | 061-568 061-56850 | Zoning Amendment to facilitate future severance of property to create 2 new residential building lots. | Statutory Public Meeting held May 8, 2019. Phase 2 ESA and RSC, and tree compensation has triggered applicant to re-evaluate proposal. Currently on hold. | 2 | | | | | | Connor McBride (Planning) | 03.1134 | 5 |
| 4 | Chippewas of Georgina Island | 115 Hadden Rd, Virginia | 1349 | 042-170 | Zoning Amendment to permit a commercial parking lot and boat storage yard. | Statutory Public Meeting held April 10, 2019; staff to report back to Council following receipt and assessment of relevant outstanding comments and proponent addressing any concerns. Applicant has indicated that this application is a low priority. | | | | | | 1673 | Connor McBride (Planning) | 03.1136 | 5 |

|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | |
|--|--|----------------------------|--------------|-------------|---|---|---------|-------|------|------|-------|--|-------------------------------|----------------|------|
| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| 5 | Chippewas of Georgina Island | 33 Lyall Lane, Virginia | 1349 | 043-286 | Zoning Amendment to permit conversion of existing single detached dwelling for office use. | Statutory Public Meeting held April 10, 2019; staff to report back to Council following receipt and assessment of relevant outstanding comments and proponent addressing any concerns. July 24 meeting with residents of Lyall Lane resulted in commitment to have engineer examine the road. No guarantees were made regarding improvement. The Band will be sending a cease and desist order regarding Town's periodic maintenance of road. | | | | | | 148 | Connor McBride (Planning) | 03.1137 | 5 |
| 6 | Carol Doyle | E/S Weir's Sdrd | 1351 | 052-280 | Zoning Amendment to permit detached dwelling (undersized RU lot). | Statutory Public Meeting held May 8, 2019; staff to report back to Council following receipt and assessment of relevant outstanding comments and proponent addressing any concerns. | 1 | | | | | | Dustin Robson (Planning) | 03.1135 | 5 |
| 7 | Dwight Powell Investment Inc & William Powell Investment | E/S Park Rd, S of Hwy 48 | 1348 | 040-452 | Proposed concrete manufacturing plant (2 bldgs; 465 sq m each) for design, manufacture, test & recycle of roadside safety and roadway products. | Conditional Site Plan Approval given to construct Phase 1 of works. Proposal to return to Site Plan Review Committee of Council with Project Management Plan, and additional details regarding future works. | | | | | | 930 | John Vandenberg (Engineering) | B.1.384 | 5 |
| 8 | Shannon Callaghan and Hector Chianelli | 9899 Old Homestead Road | | 050-757 | Zoning Amendment to permit temporary use garden suite | Garden suite agreement being reviewed and negotiated | | | | | 1 | | Connor McBride (Planning) | 03.1143 | 5 |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

|  | Development Applications - Status | | | | | | | | | | | FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD | | | |
|--|-----------------------------------|----------------------------|--------------|-------------|----------------------------|--------------------------------|---------|-------|------|------|-------|--|----------------|----------------|------|
| GEORGINA | | | | | | | | | | | | | | | |
| Map Reference | Reference Name / Owner | Location Municipal Address | Traffic Zone | Roll Number | Description of Application | Status | Units | | | | | ICI Floor Space | Staff Contacts | Main File No's | Ward |
| | | | | | | | Singles | Semis | Rows | Apts | Other | Sq M | | | |
| | | | | | | Ward 1 | 1491 | 2 | 90 | 0 | 47 | 991 | | | |
| | | | | | | Ward 2 | 13 | 4 | 126 | 204 | 160 | 5461 | | | |
| | | | | | | Ward 3 | 545 | 0 | 0 | 0 | 0 | 8170 | | | |
| | | | | | | Ward 4 | 859 | 2 | 187 | 63 | 128 | 7611 | | | |
| | | | | | | Ward 5 | 9 | 0 | 0 | 0 | 1 | 2751 | | | |
| | | | | | | TOTAL | 2917 | 8 | 403 | 267 | 336 | 24984 | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | TOTAL RESIDENTIAL UNITS | 3595 | | | | | | | | |
| | | | | | | TOTAL "OTHER" UNITS | 336 | | | | | | | | |
| | | | | | | TOTAL ICI FLOOR SPACE (sq. m.) | 24984 | | | | | | | | |

WARD 1 DEVELOPMENT APPLICATIONS

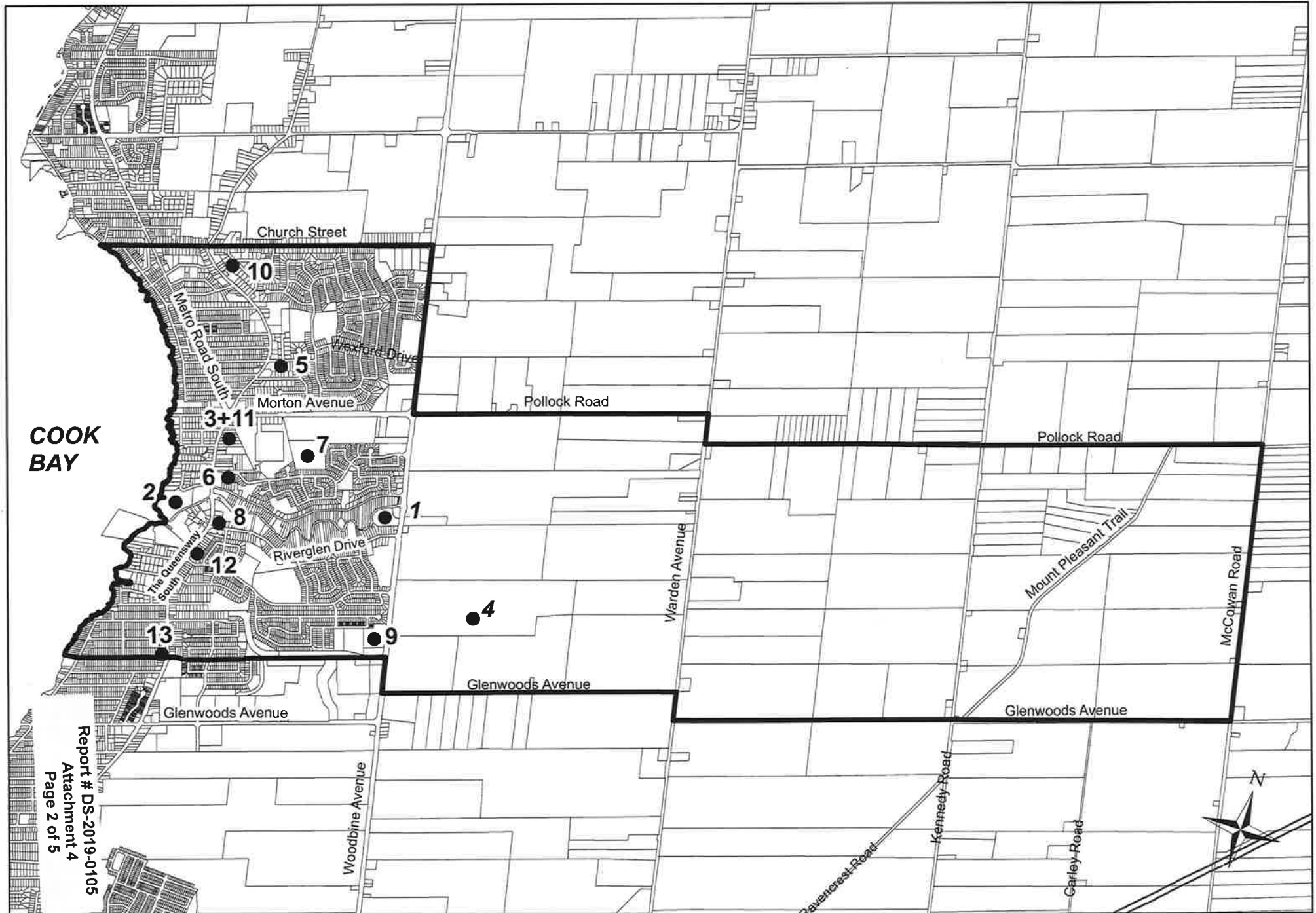


Report # DS-2019-0105
Attachment 4
Page 1 of 5

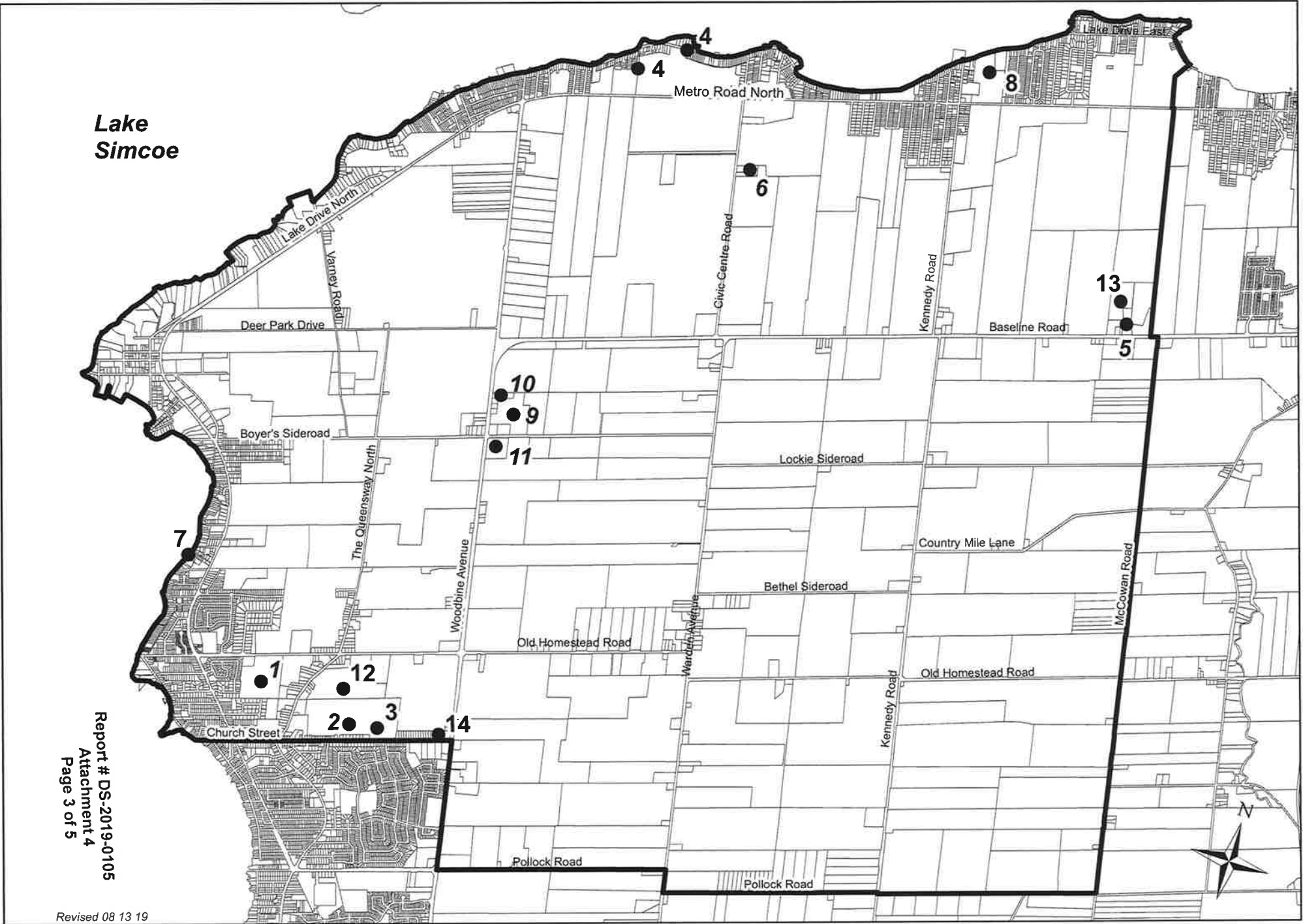
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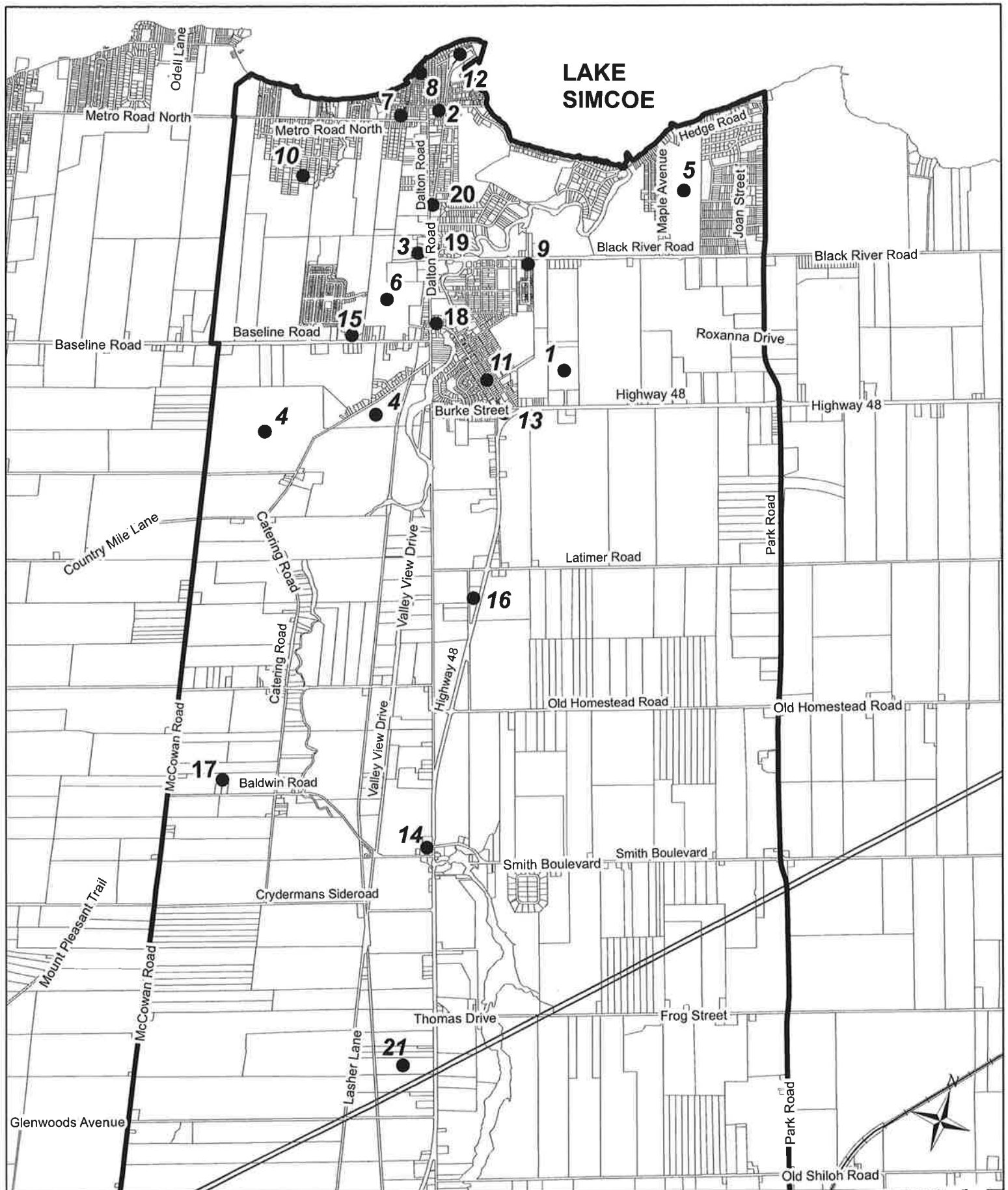
WARD 2 DEVELOPMENT APPLICATIONS



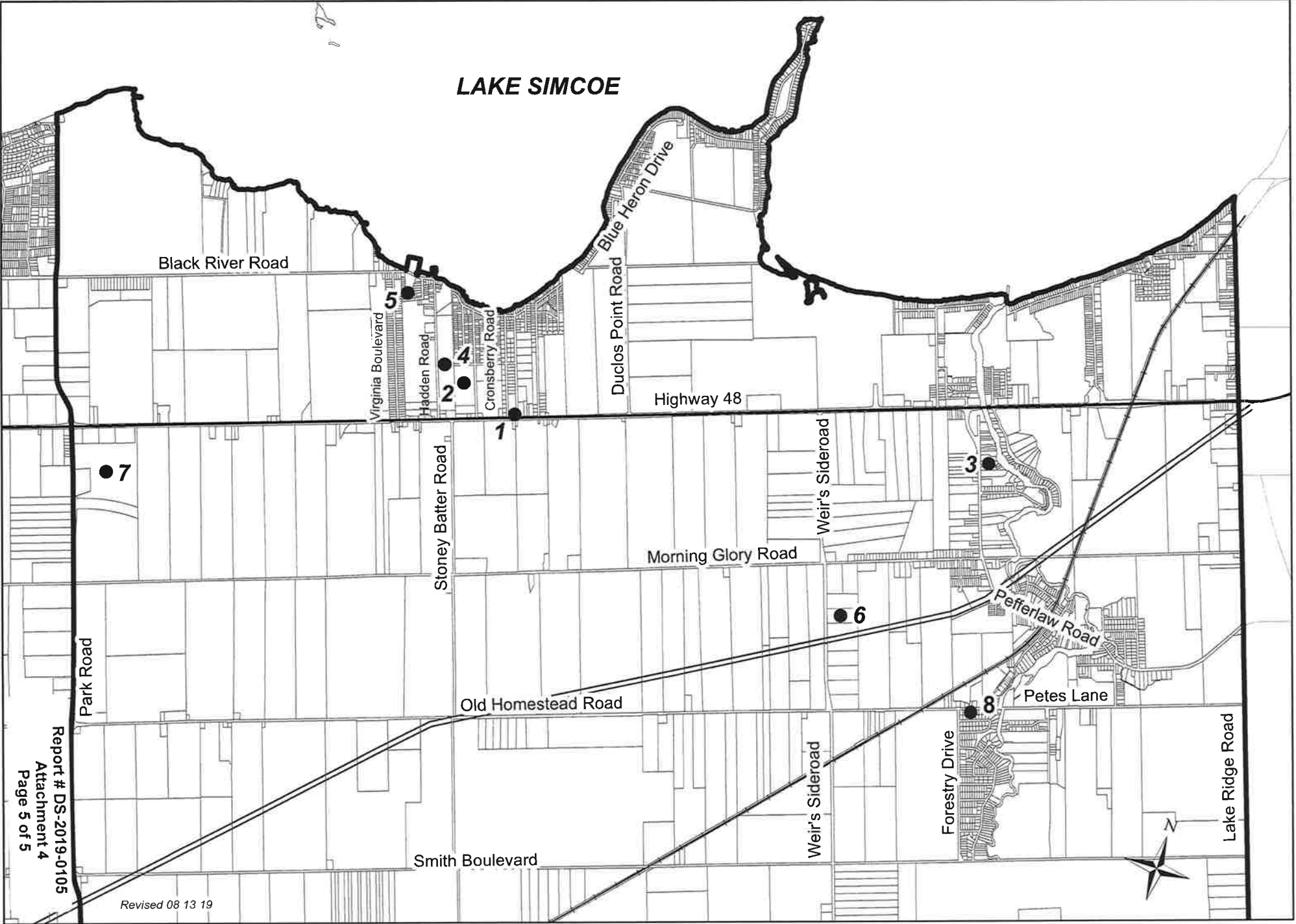
WARD 3 DEVELOPMENT APPLICATIONS



WARD 4 DEVELOPMENT APPLICATIONS



WARD 5 DEVELOPMENT APPLICATIONS



TOWN OF GEORGINA

Keswick Water and Sewage Allocation

Water System Capacity 37,558 persons (effective July 2015)

Sewage System Capacity 45,000 (effective July 2015)

Up to Dec 31, 2013 Allocation Assignment Factors: Persons per Unit (PPU)

| | |
|---|--------------------------------------|
| Single Detached, Semi-detached, Townhouse | 2.9 ppu |
| Apartments | 2.0 ppu |
| Retirement Developments | 2.0 ppu |
| Seniors Apartments | 1.5 ppu |
| Institutional having overnight accommodation (i.e. Nursing Homes) | 1.5 pu or 1pp/bed |
| Commercial having overnight accommodation (i.e. Hotels, Motels) | 1.5 ppu |
| Industrial | 15.0 pp/gross acre or 37 pp/gross ha |

POST Jan 1, 2014 Allocation Assignment Factors: Persons per Unit (PPU)

| | |
|---|--------------------------------------|
| Single Detached | 2.78 ppu |
| Semi-Detached | 2.63 ppu |
| Townhouse | 2.74 ppu |
| Apartments | 2.08 ppu |
| Retirement Developments | 2.0 ppu |
| Seniors Apartments | 1.5 ppu |
| Institutional having overnight accommodation (i.e. Nursing Homes) | 1.5 ppu or 1 pp/bed |
| Commercial having overnight accommodation (i.e. Hotels, Motels) | 1.5 ppu |
| Industrial | 15.0 pp/gross acre or 37 pp/gross ha |

Pursuant to March 27, 2014 York Region letter, new PPU values are in effect for any development that contributes to a Keswick population of greater than 33,000 and will be allocated servicing capacity after December 31, 2013.

REQUESTED means:

- Proposed allocation needed for development
- COMPLETE development application submitted as per Planning Act / Town requirements, and under review

RESERVED means:

- Start of implementation process
- Development Supported in principle
- *Draft Approved* plan of Subdivision/conditional Consent
- OPA / ZBL in place
- Complete site plan application received

COMMITTED means:

- Applicant submits Regional clearance request for Subdivisions / Consents
- Allocation confirmed by municipality (through Council Resolution)
- Site Plans - Regional site plan approvals letter with conditions sent to municipality

GONE means:

- Removed from local pool of allocation
- Registered draft plan of Subdivision / final Consent
- Building Permit issued for Site Plan proposal
- Regional DC's paid

"Reserved" allocation can be revoked or shifted. "Committed" or "Gone" cannot be revoked unless application withdrawn and is not proceeding to construction.

NOTES:

- ~ The area subject to this allocation listing includes all of the lands that are within the Keswick Urban Service Area Boundary as defined on Schedule F1 Keswick Land Use Plan in the Georgina Official Plan.
 - ~ 2012 Sewage System Capacity = 33,000
Sewage System capacity comes from the Keswick Water Pollution Control Plant (WPCP) which was re-rated from 27,000 persons to 33,000 persons by York Region on April 9, 1996.
 - ~ 2012 Water System Capacity = 25,558
Comprised of Water System capacity of 24,200 persons (max. permitted) from the Keswick Water Treatment Plant and 1,358 persons from the Georgina (Willow Beach) Water Treatment Plant.
1996/2002 SB/SLRA Assignment = 7,500
Pursuant to Resolution No.'s CW-96-276 and CW-2002-0564, 7,500 pe of sewage allocation from the Keswick WPCP was assigned to the Willow Beach and Surrounding Lakeshore Communities Servicing Project Area.
 - ~ 2007 SB/SLRA Assignment = 7,407
Pursuant to Resolution No. C-2007-0024 (PB-2007-0066); June 11/07, 93 pe of the 7,500 persons WB/SLRA sewage allocation was transferred back, of which 58 pe (20 units @ 2.9 ppu) was transferred back to the KSP area, and 35 pe (12 units @ 2.9 ppu) was transferred to the Sutton Secondary Plan Area served by the Keswick WPCP through the Willow Beach Servicing Project. Therefore, effective June 11/07, only 7,407 pe sewage capacity remains assigned to the WB/SLRA project area from K-WPCP. [Remember, 35 pe added back to Sutton area serviced by K-WPCP; Category 4.]
 - ~ As of August 2005, York Region requires that servicing allocation be assigned to any new commercial or institutional uses having overnight accommodation (i.e. Hotels, Motels, Nursing Homes).
 - ~ As per Resolution SC-2008-0054 (PB-2008-0131; Dec 15/08), Council assigned 8,500 pe sewer servicing allocation (from K-WPCP) and 8,500 water servicing allocation (from WB-Water Treatment Plant) to the KBP Sec. Plan Area. The 8,500 pe being 1/2 of the expected increase to the KWPCP (i.e. 17,000 pe increase) to the capacity, taking the population from 33,000 p serviced to 50,000 p serviced. the remaining 1/2 (i.e. 8,500 pe) was to be applied to Residential and ICI growth within Keswick.
 - ~ As per Resolution SC-2008-0543 (PB-2008-0132; Dec 15/08), Council assigned 2,500 pe sewer servicing allocation (of the remaining 8,500 pe increased servicing capacity from the K-WPCP) to the "Major Residential Development" category, to be distributed using the Keswick Servicing Allocation Assignment Program.
-
- ~ KWPCP Plant Expansion completed and in operation by the end of 2012; which increased the ultimate FULL Plant capacity from 33,000 persons to 49,000 persons (16,000 persons additional capacity), and not to the originally contemplated 50,000 persons (17,000 persons additional capacity). Capacity utilization is being released in stages, subject to monitoring of outfall to ensure meeting effluent quality as required by MOECC.
 - ~ Overall KBP Assignment = 4,000 pe
With only 16,000 pe additional overall capacity, overall allocation assigned to KBP Sec. Plan Area reduced to 8,000 pe, being 1/2 of the actual increase to the KWPCP (and not 8,500 pe as assigned via Resolution SC-2008-0054; PB-2008-0131; Dec 15/08).
 - ~ 2013 Sewage System Capacity = 41,000
January 24, 2013, York Region letter advised that additional 8,000 pe K-WPCP capacity released; population to not exceed 41,000 persons (increase from 33,000 to 41,000). Will continue to monitor over next 1-year period. Assignment of 4,000 pe to KBP and 4,000 pe to Residential & ICI.
 - ~ 2015 Sewage System Capacity = 45,000
July 27, 2015, York Region letter advised that additional 4,000 pe K-WPCP capacity released; population to not exceed 45,000 persons (increase from 41,000 to 45,000). Will continue to monitor over next 1-year period. Assignment of 2,000 pe to KBP and 2,000 to Residential & ICI. *NOTE: With final capacity release anticipated (i.e. final 4,000 pe), same will also be divided equally such that KBP gets another 2,000 pe and Residential/ICI gets another 2,000 pe).*
 - ~ 2015 Water System Capacity = 37,558
With additional Sewage Treatment Plant capacity released, commensurate Water System capacity also released. In this regard, while the capacity from the Keswick Water Treatment Plant remains as 24,200 (the maximum allowable), the capacity from the Georgina (Willow Beach) Water Treatment Plant has been increased from 1,358 persons to 13,358 persons. Therefore, total Water System capacity available as of July 28, 2015 is 37,558 persons.

KESWICK BUSINESS PARK

Sewage Capacity = 6,000 PERSONS EQUIVALENT from K-WPCP (2015 interim capacity release)

Water Capacity = 6,000 PERSONS EQUIVALENT from WB Water Treatment Plant (same)

Industrial capacity is assigned at a rate of 15 persons per gross acre (37 persons/gr/ha)

Commercial/Institutional having overnight accommodation - capacity is assigned at the rate of 1.5 persons per unit or 1 person per bed

| FILE | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|--|--|--------------|------|-------|-----------|-------------------|----------|-----------|------|
| | | | | | | Requested | Reserved | Committed | Gone |
| 19T-13G02 | Glenwoods Gateway Inv. Inc.; DPA June 3/16 | 1476 | 89.4 | | 37 ppgrha | | 3308 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| TOTAL - KBP | | | 89.4 | 0 | | 0 | 3308 | 0 | 0 |
| Balance of Unassigned KBP Capacity (persons equivalent) | | | | | | | | | 2692 |

* Original 2008 Resolution (SC-2008-0054) anticipated KWPCP capacity to increase from 33,000 to 50,000 people, therefore 17,000 p increase, of which 1/2 was to

* BUT, capacity increase was only for 16,000 p; taking population served from 33,000 to 49,000 people; therefore 1/2 is only 8,000 to KBP.

2013 Ph 1 increase released, increasing capacity assignment allowance by 8,000 pe. In assigning 1/2 to KBP, then 4,000 pe to KBP

2015 Ph 2 increase released, increasing capacity assignment allowance by 4,000 pe. In assigning 1/2 to KBP, then 2,000 pe to KBP

2019 With Ph 3 anticipated release, will see final capacity assignment allowance increase by 4,000 pe. In assigning 1/2 to KBP, then final KBP allocation at 6,000 pe

INDUSTRIAL OR COMMERCIAL/INSTITUTIONAL HAVING OVERNIGHT ACCOMMODATION (ICI)**MAX CAPACITY = 638 persons**

Industrial capacity is assigned at a rate of 15 persons per gross acre (37 persons/gr/ha)

Commercial/Institutional capacity is assigned at the rate of 1.5 persons per unit or 1 person per bed

| FILE | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|--|---|--------------|------|-------|------------|-------------------|----------|-----------|--------------|
| | | | | | | Requested | Reserved | Committed | Gone |
| | Georgina Storage Inc. - New Ind. Storage Bldg (Parts 1 & 2, Plan 65R-21630) | | 0.6 | | 37 p/gr/ha | | | | 22 |
| 19T-05G05; 19CDM-05G04; 19CDM-05G05 | Brookfield Millhouse Inc.; s/w corner Cameron Cres. (now known as "The South Shore"); proposed hotel 140 units | 1333 | | 140 | 1.5 ppu | | | 210 | |
| B.177 | SPA Specialty Care (Cedarvale Lodge); Sp Agrmt Registered Dec/08 for 89 units (not 100 as originally anticipated) | 1339 | | 89 | 1.5 ppu | | | | 133.5 |
| B.1.149 | SPA Hilltop Manor (233 Glenwoods); PROPOSED 46 bed expansion; approved by SPC July 20/18; allocation to be held for 1 yr (until July 20/19) as per KSP policy | 1332 | | 46 | 1 pp/bed | | | | 46 |
| B.1.177 | SPA Sienna Senior Living (Cedarvale Lodge) next expansion); PROPOSED 60 existing LTC beds + 12 new LTC beds allocated by MOHLTC + transfer of 88 beds from LTC home in Toronto = 160 beds total (60 existing + 100 new beds): UNDER REVIEW - circulated June/2018 | 1339 | | 100 | 1 pp/bed | | 100 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| TOTAL - ICI | | | 0.6 | 375 | | 0 | 100 | 210 | 201.5 |
| Balance of Unassigned ICI Capacity (persons equivalent) | | | | | | | | | 126.5 |

Residential Category 1 - EXISTING DEVELOPMENT

* Existing development includes plans of subdivision where building permits for at least 75% of the total number of lots have been issued, and where a building permit has been issued in the case of a multi-unit building.

| FILE | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|--------------------|---|--------------|------|-------|------|-------------------|----------|-----------|--------|
| | | | | | | Requested | Reserved | Committed | Gone |
| | Existing Development (as of December 1980) | | | 2976 | 2.9 | | | | 8630.4 |
| | Severances, Semis, Accessory Apartments (as of end of 2005) | | | 250 | 2.9 | | | | 725 |
| | Infill Apartments | | | 10 | 2 | | | | 20 |
| | Zambro Management | | | 5 | 2 | | | | 10 |
| | Lynx Phase I | | | 96 | 2.9 | | | | 278.4 |
| | Lynx Phase II | | | 25 | 2.9 | | | | 72.5 |
| | Patrician Subdivision | | | 401 | 2.9 | | | | 1163 |
| | Keswick-by-the-Lake | | | 815 | 2.9 | | | | 2363.5 |
| | Bethany Co-op | | | 68 | 2.9 | | | | 197.2 |
| | Glenwood Mews | | | 64 | 2.9 | | | | 185.6 |
| | Glenwood Apartments | | | 108 | 2 | | | | 216 |
| | Glen Meadows | | | 111 | 2.9 | | | | 321.9 |
| | Davy Point | | | 24 | 2.9 | | | | 70 |
| | Queensway Condominiums | | | 17 | 2 | | | | 34 |
| | Fleming Court | | | 24 | 2.9 | | | | 69.6 |
| | Orsi-Rinor Plaza | | | 20 | 2 | | | | 40 |
| | Rinor/Tonor Oakcrest | | | 64 | 2.9 | | | | 185.6 |
| | Keswick Rental | | | 16 | 2 | | | | 32 |
| | Keswick Gardens | | | 120 | 1.5 | | | | 180 |
| | Ley Subdivision | | | 8 | 2.9 | | | | 23.2 |
| | Simcoe Square | | | 48 | 2 | | | | 96 |
| | Krivicus Apartment | | | 5 | 2 | | | | 10 |
| | Hollywood Estates | | | 56 | 2.9 | | | | 162.4 |
| | Queensway Court | | | 16 | 2.9 | | | | 46.4 |
| | Homestead Subdivision | | | 97 | 2.9 | | | | 281.3 |
| | Newlands Avenue | | | 52 | 2.9 | | | | 150.8 |
| | Blanchard - Lake Drive / Old Homestead Rd | | | 16 | 2 | | | | 32 |
| 19T-87068 01.55 | Forsite Homes 65M-3031 | | | 71 | 2.9 | | | | 205.9 |
| 19T-89002 01.64 | Amberview Subdivision 65M-3239; 65M-3332 | | | 132 | 2.9 | | | | 382.8 |
| 19T-95032 01.85 | Amberview Subdivision 65M-3270; 65M-3186 | | | 176 | 2.9 | | | | 510.4 |
| 19T-88064 01.61 | Dunwarden (Keswick Corp. Simcoe Shores) 65M-3384 | | | 165 | 2.9 | | | | 478.5 |
| 19T-85997 01.39 | Northdale Heights Ph 1 65M-3421 | | | 140 | 2.9 | | | | 406 |

| FILE | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|-----------------------|--|--------------|------|-------|------|-------------------|----------|-----------|-------|
| | | | | | | Requested | Reserved | Committed | Gone |
| 19T-95094 01.96 | Northdale Heights Ph 2 65M-3704 | | | 51 | 2.9 | | | | 147.9 |
| 19T-96G02 01.100 | Northdale Heights Ph 3 65M-3762 | | | 21 | 2.9 | | | | 60.9 |
| 19T-92013 01.79 | Northdale Heights Ph 4 65M-3421 (remainder) | | | 48 | 2.9 | | | | 139.2 |
| 19T-88042 01.44 | Centro Homes Subdivision 65M-3208 | | | 22 | 2.9 | | | | 63.8 |
| 19T-97G01 01.102 | Lancaster Homes 65M-3315 | | | 90 | 2.9 | | | | 261 |
| 19T-94033 01.84 | Keskinonge Developments Inc 65M-3206 | | | 189 | 2.9 | | | | 548.1 |
| 19CDM-99G01 01.103 | Orsi, R. Apts 65M-2866 | | | 16 | 2 | | | | 32 |
| 19T-89097 01.70 | Lakeside Village 65M-3269 | | | 73 | 2.9 | | | | 211.7 |
| 19T-94052 01.83 | Homestead Townhouses 65M-3253 | | | 66 | 2.9 | | | | 191.4 |
| | Ingoglia Apts. - Part Lot 13, Conc 3 (NG) | | | 7 | 2 | | | | 14 |
| | W. Winch / 1144837 Ontario Ltd. - Severances / Part Lot Control | | | 15 | 2.9 | | | | 43.5 |
| | Vaughan and Epworth Severances (Quiet Heights Lane) | | | 9 | 2.9 | | | | 26.1 |
| | Devita | | | 3 | 2.9 | | | | 8.7 |
| | Rainbow Court Extension Severances | | | 12 | 2.9 | | | | 34.8 |
| | Forest Hill Drive / Haliburtan Drive Road Closures | | | 12 | 2.9 | | | | 34.8 |
| 19T-95052A 01.90 | Simcoe Landing Ph 1 - 65M-3378 | | | 319 | 2.9 | | | | 925.1 |
| 19T-95052A 01.90 | Simcoe Landing Ph 2 - 65M-3538 | | | 180 | 2.9 | | | | 522 |
| 19T-95052A 01.90 | Simcoe Landing Ph 3 - 65M-3615 | | | 100 | 2.9 | | | | 290 |
| 19T-95052A 01.90 | Simcoe Landing Ph 4 - 65M-3710 | | | 85 | 2.9 | | | | 246.5 |
| 19T-91002 01.77 | Cedarwood Subdivision Ph 1 - 65M-3797 | | | 152 | 2.9 | | | | 440.8 |
| 19T-91002 01.77 | Cedarwood Subdivision Ph 2 - 65M-3859 | | | 100 | 2.9 | | | | 290 |
| 19T-91002 01.77 | Cedarwood Subdivision Ph 3 - 65M-3860 | | | 78 | 2.9 | | | | 226.2 |
| 19T-04G02 01.111 | Newbold Dev. Ltd. - 65M-3817 (7 sfd) + 1 sfd by COA P420529 = 8 sfd lots @ 2.9 ppu | | | 8 | 2.9 | | | | 23.2 |
| 19T-02G01 01.107 | Keswick Metro Dev. Inc. - 65M-3857 | | | 14 | 2.9 | | | | 40.6 |
| 19T-05G01 01.114 | Rinor/Toner/Charter - Block 114, 65M-3270 | | | 30 | 2.9 | | | | 87 |

| FILE | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | | | |
|--------------------------------|---|--------------|------|-------|------|-------------------|----------|-----------|----------|--|----------|
| | | | | | | Requested | Reserved | Committed | Gone | | |
| 19T-04G01 01.110 | MacKenzie Court - 65M-4134 | | | 29 | 2.9 | | | | 84.1 | | |
| | Parts 1-12, 65R-30786 Fairwood Dr. | | | 3 | 2.9 | | | | 8.7 | | |
| 19T-03G01 01.108 | Simcoe Landing Ph 5 - 65M-4009 | | | 120 | 2.9 | | | | 348 | | |
| 19T-03G01 01.108 | Simcoe Landing Ph 6 - 65M-4131 | | | 182 | 2.9 | | | | 527.8 | | |
| 19T-03G01 01.108 | Simcoe Landing Ph 7A - 65M-4347 | | | 56 | 2.9 | | | | 162.4 | | |
| 19T-03G01 01.108 | Simcoe Landing Ph 7B - 65M-4368 | | | 151 | 2.9 | | | | 437.9 | | |
| 19T-10G02 01.134 | Simcoe Landing Ph 8 - 65M-4465 | | | 144 | 2.9 | | | | 417.6 | | |
| 19T-06G01 01.129 | Gladebrook Devlpts (Richmond Park Dr) - 65M-4441 | | | 17 | 2.9 | | | | 49.3 | | |
| 19T-95033 01.88 | Karvon (Brenner Crt) 65M-4198 | | | 11 | 2.9 | | | | 31.9 | | |
| 19T-CDM- 05G01 | Greystone/Orsi 65M-4337 & YRCECP 1215 | | | 20 | 2.9 | | | | 58 | | |
| C.3.17 - SPA | Torkes Dev. - Apts. s/e corner Church/Queensway; formerly 19CDM-05G06 | | | 77 | 1.5 | | | | 116 | | |
| | | | | 20 | 2 | | | | 40 | | |
| 19T-04G03 01.113 | Greengate Village (Tim Jacobs Dr) - 65M-4440 | | | 57 | 2.9 | | | | 165.3 | | |
| 19T-14G03 01.140 | 739034 Ontario Inc (n/s Joe Dales Dr); 65M-4534 for 7 units only (Ph 1) | | | 7 | 2.78 | | | | 19.46 | | |
| TOTAL Cat. 1 - Existing | | | | | | | | | | | |
| | | | 0 | 8790 | | 0 | 0 | 0 | 24956.16 | | 24956.16 |

Residential Category 2 - PROPOSED MAJOR DEVELOPMENT

- * SC-2008-0543 (Dec 15, 2008; PB-2008-0132) assigned 2,500 pe of servicing allocation (that is to become available upon the expansion of the KWPCP) to the Major Residential Development Category and be distributed using the Keswick Servicing Allocation Assignment Program (KSAAP projects).
- * October 3, 2011; PB-2011-0088 report suggested "no change be made to the amount of allocation to be assigned to residential development through the staged release of capacity". In this regard, remained at 2,500 pe for the Major Residential Development Category.
- * June 25, 2012; PB-2012-0049 reported interim capacity of 8,000 pe anticipated for WPCP expansion scheduled for Q1 of 2013. May 6, 2013; PB-2013-0043 reported YR approval of interim capacity increase by 8,000 p (to 41,000 pop'n). Report also referenced 11 KSAAP projects would require approximately 3,642 pe of the 8,000 pe set aside for the Major Residential Development Category.
- * As of November 23, 2018, only 1 project remains from the original 11 KSAAP proposals, being the Grandview Homes proposal. As described below, allocation of 35 pe remains preliminarily available for proposal.

| FILE | Project / File Name | Traffic Zone | Units | | Rate | Allocation (p.e.) | | | |
|---------------------------------|---|--------------|----------|-----------------------|---------------------------|-------------------|----------|-----------|--------|
| | | | Proposed | Units with Allocation | | Requested | Reserved | Committed | Gone |
| C.3.20 - SPA | SPA - The South Shore (formerly 19T-05G05, 19CDM-05G04 & 19CDM-05G05 - Brookfield Millhouse Inc. / Crate's Landing). <i>Has obtained servicing allocation credits through York Region's Sustainable Development through Leed Program to service 61 apartment units, over and above the 99 proposed units having allocation.</i> | 1333 | 160 | 99 | 2 | | | 198 | |
| 19T-87055 01.52A 65M-2903 | Maple Lake Estates (DG Group) <i>Lands are subject to an Agreement which rescinded allocation. But allocation, if available, is to be reassigned from the Keswick WPCP expansion when the development is ready to proceed. (Caucus Report CAO-96-11; 1996 04 11)</i> | 1337 | 1073 | 0 | 2 | | | | |
| 19T-14G03 01.140 | 739034 Ontario Inc (Oxford Homes) Resolution C-2015-0410 (35 u @ 2.9 ppu = 101.5 pe) | 1341 | 28 | | 16 @ 2.78 12 @ 2.63 | | 76.04 | | |
| 19T-14G02 01.139 | Grangemuir, Carness, Et al (DG Group Ph 9) Approved and Allocation Assigned via Resolution C-2015-0792; Registered Oct 17, 2018 | 1341 1342 | 862 | | 813 @ 2.78 49 @ 2.74 | | | | 2394.4 |
| 19T-14G01 01.137 | Greystone/Middleburg (s/s Old Homestead) Approved and Allocation Preliminarily Assigned via Resolution C-2017-0329 | 1334 | 187 | | 2.78 | | 520 | | |
| 19T-95070 01.97 | Starlish/Treasure Hill Ph 1 Approved and Allocation Preliminarily Assigned via Resolution C-2017-0488 | 1338 | 51 | | 2.78 | | 141.8 | | |
| 19T-15G02 01.142 | Starlish/Treasure Hill Ph 2 Approved and Allocation Preliminarily Assigned via Resolution C-2017-0488 | 1338 | 249 | | 2.78 | | 692.2 | | |
| 19T-13G01 01.135 | Ballymore (Glenwoods Ave) Approved and Allocation Preliminarily Assigned via Resolution C-2018-0485 | 1340 | 102 | | 2.78 | | 283.56 | | |
| 19T-18G01 01.147 | Simcoe Landing (DG Group) Ph 10 Approved and Allocation Preliminarily Assigned via Resolution C-2018-0487 | 1342 | 596 | | 566.5 @ 2.78 29 @ 2.63 | | 1655 | | |

| FILE | Project / File Name | Traffic Zone | Units | | Rate | Allocation (p.e.) | | | |
|---|---|--------------|----------|------------|---|-------------------|----------|-----------|----------------|
| | | | Proposed | Allocation | | Requested | Reserved | Committed | Gone |
| 02.168 - OPA & 03.1039 - ZBA (Former files) | Grandview Homes; PROPOSED 13 u (mix twhs + semi); OPA 118 and By-law 500-2013-0067 approved and in Effect, but owner has yet to file Condo Appln / Site Plan Appln; Alloc'n preliminarily available through 2012 KSAAP program for 13 un (has credit for 1 existing sfd; therefore only needs 12 u allocation). Preliminarily allocated 35 pe via 2012 KSAAP; calculated at pre-2014 ppu's, being 13 @ 2.9 minus 2.9 credit for sfd = 35 pe | 1332 | 13 | 1 | 2.9 | | 35 | | |
| 3.1086 - ZBA | JD Shah - PROPOSED 36 apt units (195 The Queensway South); last before Council May 16, 2018; referred back to staff; REPLACED BY 19T-19G03 (Town | 1339 | 36 | | 2.08 | | | | |
| 03.1099 - ZBA | Blanchard & 703616 Ont Inc (n/s Church St); 12 existing sfd lots; ZBA approved and Allocation formally assigned via Resolution C-2019- 0197 | 1338 | 12 | 0 | 2.78 | | | 33.36 | |
| 19T-17G02 01.146 | Sunrise Acquisitions - PROPOSED 39 twhs units (Woodbine/Dovedale); in process of review | 1340 | 39 | | 2.74 | 106.86 | | | |
| 03.1116 - ZBA B14-16/19 - COA | SB Devlpts (S/S Richmond Park Dr); PROPOSED 4 sfd by Consent; ZBA 03.1116 to rezone from C1-39 to R1 approved via C-2018-0430 Aug 15, 2018; COA approved April 9, 2019; AWAITING CC. | 1339 | 4 | 0 | 2.78 | | | 11.12 | |
| 3.1130 | ZBA in process - 260325 Ont Ltd (117 Spring Rd): PROPOSED 18 twhs to replace existing 1 sfd | | 18 | 1 @ 2.78 | 18 @ 2.74 minus 1 @ 2.78 | 46.54 | | | |
| 19T-18G03 01.149 | Stubbs/McMinn (w/s Woodbine, s of Maskinonge River); PROPOSED 12 units (8 twhs + 4 semi); 1 existing sfd to be removed; in process of review | 1339 | 12 | 1 @ 2.78 | 8 @ 2.74 4 @ 2.63 minus 1 @ 2.78 | 29.66 | | | |
| 19T-19G01 01.150 | Lakepoint Devlpts Inc (Tribute Homes); e/s The Queensway N; PROPOSED 49 sfd lots; vacant currently; in process of review | 1338 | 49 | 0 | 49 @ 2.78 | 136.22 | | | |
| 19T-19G02 01.151 | SB Devlpts (12-18 Circle Ridge); PROPOSED 9 sfd lots; replacing 5 existing sfd lots; in process of review | 1338 | 9 | 5 @ 2.78 | 9 @ 2.78 minus 45 @ 2.78 | 11.12 | | | |
| 19T-19G03 01.152 | SB Devlpts (187 - 195 The Queensway South); PROPOSED 61 twhses; in process of review | 1339 | 61 | | 61 @ 2.74 | 167.14 | | | |
| TOTAL Cat. 2 - Major Devlpt. | | | 3561 | | | 497.54 | 3403.6 | 242.48 | 2394.4 |
| | | | | | | | | | 6538.02 |

Those applications highlighted in pink above have been before Council / were in process prior to Dec. 11/18 (being the date we were advised of the allocation capacity concerns by YR), and thus may proceed for final consideration and final allocation assignment as per the policies of the Keswick Secondary Plan, pursuant to discussions between H. Lenters and K. Whitney (YR) on Feb 21/19, notwithstanding concern regarding 'over-dedication' of allocation beyond the 45,000 pe max. Total units proposed = 104 units.

Those applications highlighted in yellow above, if supported, will be subject to the imposition of Holding (H) zone provisions until such time as the final 4,000 pe servicing capacity is released for assignment by York Region, and the necessary servicing allocation is assigned.

Residential Category 3 - MINOR INFILL

* A severance to create a max. 1 to 3 infill lots.

* A multi-unit residential building or mixed-use project to a max. 8 dwelling units, located only within an Urban Corridor or Urban Centre land use designation.

| FILE | Project / File Name | Traffic Zone | Units | | Rate | Allocation (p.e.) | | | |
|------------------------------------|---|--------------|-----------|------------|------|-------------------|----------|-----------|--------------|
| | | | Proposed | Allocation | | Requested | Reserved | Committed | Gone |
| COA P420601 | 123 Riverglen (Danbrook); CC June 1/07 | 1340 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420609 | 19 Alice Ave (Lavis); CC Feb 5/08 | 1335 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420710 | 369 Lake Dr N (Metherall); CC July 29/08 | 1335 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420713 | S/S Spring Rd (Ley); CC July 24/08 | 1338 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420714 | S/S Spring Rd (Ley); CC July 24/08 | 1338 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420715 | 275 Golf Rd (Seguoin); CC Dec 17/07 | 1335 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420717 | 223 Church Street (Guttormson); CC Aug 28/08 | 1334 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420719 | 260 Metro Road North (Winch); CC Nov 29/07 | 1335 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420728 | 262 Terrace Dr (Dumas); CC Dec 17/08 | 1332 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420908 | 24082 Woodbine Ave (119485 Ont Inc); CC Nov 30/11 | 1340 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P421110 | 152 Church St (Ramsay); CC Apr 23/12 | 1338 | 1 | 0 | 2.9 | | | | 2.9 |
| COA B3-13 | 30 Lake Dr N (Mackeigan); CC July 18/14 | 1334 | 1 | 0 | 2.9 | | | | 2.9 |
| COA B5-13 | 251 Old Homestead Rd (Taylor); CC Apr 15/14 | 1334 | 1 | 0 | 2.9 | | | | 2.9 |
| COA B6-13 | 70 Lake Dr N (Roman); CC Dec 12/14 | 1334 | 1 | 0 | 2.9 | | | | 2.9 |
| COA B14-13 | 101 Church St (1898034 Ont Inc / Ramsay); CC Sept 9/14 | 1338 | 1 | 0 | 2.9 | | | | 2.9 |
| COA B1-14 | 135 Parkview Rd (Taylor); CC Jan 21/15 | 1334 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B7-14 | 127 Church St (Ramsay); CC June 29/15 | 1338 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B8-15 | 134 Riveredge Dr (Sturino); CC Sept 9/16 | 1339 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B16-15 | 150 Church St (Maki); CC Jan 5/17 | 1338 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B10-16 | 100 Riveredge Dr (2533619 Ont Inc / Sud); CC July 25/17 | 1339 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B11-16 | 82 Riveredge Dr (2533619 Ont Inc / Sud); CC July 25/17 | 1339 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B1-17 | 199 South Channel Dr (Guglietti); CC Dec 19/17 | 1333 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B5-17 | 20 Circle Ridge Dr (Richmond Black Homes / Sturino); CC Nov 6/17 | 1338 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B13-17 | 165 Pleasant Blvd (2533619 Ont Inc / Calibrex); CC Apr 20/18 | 1333 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B23-17 | 16 Quiet Heights Lane (Gladebrook); CC Nov 20/18 | 1335 | 1 | 0 | 2.78 | | | | 2.78 |
| COA B25/17 | 233 Boyers Rd (2509551 Ont Ltd); CC Dec 5/18 | 1335 | 1 | 0 | 2.78 | | | | 2.78 |
| 02.189 - OPA 03.1098 - ZBA | 4 Ley Blvd (Blue Serenity / Gary Foch); 3 new apt units; LPAT Order Aug 24, 2018 for OPA 131 & ZBL 500-2018-0022 | 1338 | 6 | 3 | 2.08 | | | | 6.24 |
| COA B16-18 | 273 Medina Dr (Jahaniaval); Deferred on Oct 1/18 | 1334 | 1 | 0 | 2.78 | 2.78 | | | |
| COA B17-18 | 273 Medina Dr (Jahaniaval); Deferred on Oct 1/18 | 1334 | 1 | 0 | 2.78 | 2.78 | | | |
| 3.1141 | 415 Lake Dr S (Lamanna); legalizing converted garage (2 semi-detached units) | 1332 | 2 | 0 | 2.9 | 5.8 | | | |
| TOTAL Cat. 3 - Minor Infill | | | 36 | | | 11.36 | 0 | 0 | 80.32 |
| | | | | | | | | | 91.68 |

Residential Category 4 - MINOR INFILL FOR LANDS WITHIN SUTTON/JACKSON'S POINT SEC PLAN SERVICE AREA AND SERVICED BY KESWICK WPCP
TOTAL CAPACITY = 85 pe

- * Original figure was 35 pe which was assigned through Resolution C-2007-0024 (PB-2007-0066; June 11/07). However, as per HWL direction from Staff Mtg. April 22/16, we moved 50 pe from Keswick WPCP to
- * A severance to create a max. 1 to 3 infill lots.
- * A multi-unit residential building or mixed-use project to a max. 8 dwelling units, located only within an Urban Corridor or Urban Centre land use designation.

| FILE | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|-------------------------------|---|--------------|------|-------|---------|-------------------|----------|-----------|------|
| | | | | | | Requested | Reserved | Committed | Gone |
| COA P420427 to COA P420430 | Lot 149, Judge's Plan 602 (Burrows); CC Sept 7/05 | 1345 | | 4 | | | | | 11.6 |
| COA P420537 | Lot 65, Judge's Plan 602 s/s Metro Rd N (Ingoglia); CC Feb 8/08 | 1345 | | 1 | | | | | 2.9 |
| COA P420718 | 2028 metro Rd N (Riha); CC March 28/08 | 1345 | | 1 | | | | | 2.9 |
| COA P421018 | 22 Woda (Ellis); CC Apr 5/11 | 1345 | | 1 | | | | | 2.9 |
| COA P421103 | Trillium/Birch (Wilson); CC June 7/11 | 1345 | | 1 | | | | | 2.9 |
| COA B3-12 | 23 Volga (Uhalova); CC Oct 19/12 | 1345 | | 1 | | | | | 2.9 |
| 19T-05G06 | Briarwood Estates (Metro Rd/Lake Dr N) | 1345 | | 26 | 3 @ 2.9 | | | | 8.7 |
| 01.125 | <i>As per HWL direction May 23/18, notwithstanding Resolution C-2014-0534</i> | | | | | | | | |
| 19CDM-05G07 | <i>which allocated 75.4 pe for full project (26 u @ 2.9 ppu), as per PB-2012-0042 &</i> | | | | | | | | |
| 01.126 | <i>PB-2014-0004, subject land had 66.7 pe credit based on past/existing residential</i> | | | | | | | | |
| COA B17-15 | 1961 Metro Rd N (1898034 Ont Inc / Ramsay); CC Sept 28/16 | 1345 | | 1 | | | | | 2.9 |
| COA B5-16 | 46 Birch Rd (Potter); CC June 24/16 | 1345 | | 1 | | | | | 2.9 |
| COA B16-16 | 1953 Metro Rd N (1898034 Ont Inc / Ramsay); CC Feb 1/18 | 1345 | | 1 | | | | | 2.78 |
| COA B8-17 | 62 Alexander Blvd (Babick); CC July 17/18 | 1345 | | 1 | | | | | 2.78 |
| COA B17-17 | 40 Birch Rd (Ingoglia) 1 of 3; CC Apr 16/18 | 1345 | | 1 | | | | | 2.78 |
| COA B18-17 | 40 Birch Rd (Ingoglia) 2 of 3; CC Apr 16/18 | 1345 | | 1 | | | | | 2.78 |
| COA B19-17 | 40 Birch Rd (Ingoglia) 3 of 3; CC Apr 16/18 | 1345 | | 1 | | | | | 2.78 |
| COA B20-17 | 1933 Metro Rd N (Platinum); CC Sept 6/18 | 1345 | | 1 | | | | | 2.78 |
| COA B12-18 | 70 Brule Lakeway (Vinnikov); APPROVED May 29/18; CC May 28/19 | 1345 | | 1 | | | | | 2.78 |

TOTAL - Cat. 4 - Minor Infill Sutton/JPT Service Area
Balance Remaining from 85 pe set aside by Council

| | | | | | | |
|---|----|---|---|---|-------|-------|
| 0 | 44 | 0 | 0 | 0 | 60.06 | 60.06 |
| | | | | | | 24.94 |

Residential Category 5 - WILLOW BEACH PROJECT AREA

Residential Sewage Capacity - 7,407 pe (effective June 2007)

Residential Water Capacity - 7,407 pe

| | | | | | | Allocation (p.e.) | | | | | | | |
|--|-----------------------|--------------|------|-------|------|-------------------|--|----------|--|-----------|--|--------|--------|
| | | Traffic Zone | Area | Units | Rate | Requested | | Reserved | | Committed | | Gone | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | Existing Development | | | 2335 | 2.9 | | | | | | | 6771.5 | |
| | Vacant Lots of Record | | | 150 | 2.9 | | | | | | | 435 | |
| | | | | | | | | | | | | | |
| TOTAL - EXISTING - Cat. 5 - Willow Beach Service Area / SLRA | | | 0 | 2485 | | | | | | | | 7206.5 | 7206.5 |

| File | | Project / File Name | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | | | | | |
|-------------------------------|---|---------------------|--------------|------|-------|------|-------------------|--|----------|--|-----------|------|------|--|
| | | | | | | | Requested | | Reserved | | Committed | | Gone | |
| COA P420909 to COA P420911 | Lake Dr. (Ingoglia); CC Oct 25/11 | 1344 | | | 3 | 2.9 | | | | | | | 8.7 | |
| COA P421109 | Farley Circle (Noseworthy); CC Nov 6/12 | 1344 | | | 1 | 2.9 | | | | | | | 2.9 | |
| COA B4-13 | Sedore Ave (Barrett); CC June 21/13 | 1344 | | | 1 | 2.9 | | | | | | | 2.9 | |
| COA B9-13 | 415 Lake Dr E (Fernmark Homes); CC June 20/14 | 1344 | | | 1 | 2.9 | | | | | | | 2.9 | |
| COA B7-17 | 1597 Metro Rd N (Moreira); Approved June 26/17; Revised July 16/18; CC May 16/19 | 1344 | | | 1 | 2.78 | | | | | | | 2.78 | |
| 19T-15G01 01.141 | 2111250 Ont Inc (Ingoglia); Trivetts/Lake Dr; DPA March 7/18; Resolution C-2017-0110 | 1344 | | | 13 | 2.9 | | | | | | 37.7 | | |
| 02.193 - OPA | 757 Churchill Lane; OPA Approved; Proposed Consent B1-19 (19-Feb-19); no servicing allocation required, but to be counted as 1 of 50 lots created in SLRA | 1344 | | | 1 | n/a | 0 | | 0 | | | 0 | 0 | |
| COA B18-18 | 1676 Metro Rd N (Ling); Approved Aug 28/18; AWAITING CC | 1344 | | | 1 | 2.78 | | | | | | 2.78 | | |
| COA B20-18 | 795 Churchill / 794 Sedore; CC Oct 30/18 | 1344 | | | 1 | 2.78 | | | | | | | 2.78 | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

| | | | | | | | | | | | | |
|---|--|--|--|---|----|--|--|--|--|-------|-------|--------|
| TOTAL - PROPOSED NEW - Cat. 5 - Willow Beach Service Area / SLRA | | | | 0 | 23 | | | | | 40.48 | 22.96 | 63.44 |
| Balance from 50 units / 145 pe | | | | | 27 | | | | | | | 81.56 |
| Balance from 7,407 pe assigned to WBSA / SLRA | | | | | | | | | | | | 137.06 |

| KWPCP CAPACITY | KBP COMMITTED | ICI COMMITTED | Cat 1 Existing Devlpt | Cat 2 Proposed Major | Cat 3 Minor Infill | Cat 4 Minor Infill - S/JPSP COMMITTED | Cat 5 WB/SLRA COMMITTED | TOTAL Required | TOTAL Remaining |
|-------------------|------------------|------------------|--------------------------|-------------------------|-----------------------|---|-------------------------------|-------------------|--------------------|
| 45,000.00 | 6,000.00 | 638.00 | 24,956.16 | 6,538.02 | 91.68 | 85.00 | 7,407.00 | 45,715.86 | - 715.86 |
| KWPCP CAPACITY | KBP RRCG | ICI RRCG | Cat 1 RRCG | Cat 2 RRCG | Cat 3 RRCG | Cat 4 RRCG | Cat 5 RRCG | TOTAL RRCG | TOTAL Remaining |
| 45,000.00 | 3,308.00 | 511.50 | 24,956.16 | 6,538.02 | 91.68 | 60.06 | 7,269.94 | 42,735.36 | 2,264.64 |
| KWPCP CAPACITY | KBP GONE | ICI GONE | Cat 1 GONE | Cat 2 GONE | Cat 3 GONE | Cat 4 GONE | Cat 5 GONE | TOTAL GONE | TOTAL Remaining |
| 45,000.00 | - | 201.50 | 24,956.16 | 2,394.40 | 80.32 | 60.06 | 7,229.46 | 34,921.90 | 10,078.10 |

"RRCG" = "REQUESTED / RESERVED / COMMITTED / GONE"

TOTAL UNUSED from the 'COMMITTED' capacity for the KBP, ICI, Cat 4 (Minor Infill S/JPSP) and Cat 5 (WB/SLRA)

| KBP | ICI | Cat 4 Minor Infill S/JPSP | Cat 5 WB/SLRA | TOTAL UNUSED |
|----------|--------|------------------------------------|------------------|-----------------|
| 2,692.00 | 126.50 | 24.94 | 137.06 | 2,980.50 |

the Business Improvement Areas, Pefferlaw Association of Ratepayers and the Georgina Farmers Market into the 2020 budget deliberations.

2. That Council direct staff to meet and discuss this proposed initiative with the BIAs, Pefferlaw Association of Ratepayers (PAR) and Georgina Farmer's Market and report back to Council.

Carried.

Karyn S. Staff was requested to provide Council with the Economic Development Committee Festival and Event Grant Program policies for review.

(F) Keswick Water Resource Recovery Facility and Allocation Assignment

Report No. DS-2019-0092

Velvet Ross advised that York Region will be undertaking membrane stress testing at the Keswick Treatment Plant facility through the winter of 2019/20 and has requested that the municipality pause any allocation applications that would use servicing through the Keswick Treatment Plant until further notice.

Moved by Regional Councillor Grossi, Seconded by Councillor Fellini

RESOLUTION NO. C-2019-0423

Harold L.
Velvet R.

1. That Council receive Report No. DS-2019-0092 prepared by the Planning Division, Development Services Department dated July 16, 2019 respecting the Keswick Water Resource Recovery Facility and Allocation Assignment.
2. That the consideration of Planning Act applications submitted on/after July 16, 2019 which require servicing allocation from the Keswick Water Resource Recovery Facility be put on hold, pending the completion and approval of the Keswick Secondary Plan Review and Update; and that any such application affecting lands located within the Keswick Secondary Plan area will be brought before Council for an initial public meeting and staff information report and be deferred pending said completion and approval of the Keswick Secondary Plan Review and Update, save and except for application(s) forthcoming from Justin Risi for lands located at 27, 33 and 45 The Queensway South, Keswick, proposing 60 purpose built rental apartment units.

Rachel D.

3. That the Clerk forward a copy of Report No. DS-2019-0092 and Council's Resolution thereon to Karen Whitney, York Region Director of Community Planning and Development Services, Planning and Economic Development

Branch, Corporate Services; and to Katy Modaressi, York Region Manager of Capacity Monitoring and Development Approval, Infrastructure Asset Management, Environmental Services.

Carried.

Velvet R. Staff was requested to circulate the results of the Membrane Technology Stress Tests to Council Members.

It was noted that staff are of the understanding that Mr. Smith's client's applications are outside the Secondary Plan area and should not be affected.

Moved by Councillor Harding, Seconded by Councillor Sebo

That the Council meeting recess at 10:50am

Carried.

The Council Meeting reconvened at 11:08am

Reports from the Operations and Infrastructure Department:

(G) Queensway Trail at Keswick Gardens

Report No. OI-2019-0009

Ken M.

- Staff to consider the incorporation of a bench to the north of the Keswick Gardens building.

- Staff to discuss with Keswick Gardens residents the proposal to create an opening/gate in the chain link fence for ease of access for Keswick Gardens residents to the trail

- Staff to make Keswick Gardens residents aware of the Town Bench Policy and the potential to sponsor benches

Moved by Councillor Neeson, Seconded by Councillor Harding

RESOLUTION NO. C-2019-0424

Ken M.
Rob F.

- 1 That Council receive Report No. OI-2019-0009 prepared by the Parks Division, Operations and Infrastructure Department dated July 16, 2019 regarding the proposed trail design at the Queensway and Keswick Gardens Seniors Apartments.

TOWN OF GEORGINA
Sutton/Jackson's Point Water and Sewage Allocation

Water System Capacity 8,000 persons
Sewage System Capacity 7,610 persons (2014); being 4,500 original WPCP capacity + 3,000 DCCA + 110 "found" capacity

Up to Dec 31, 2013 Allocation Assignment Factors: Persons per Unit (PPU)

| | |
|---|--------------------------------------|
| ** For 4,500 persons capacity servicing allocation | PRE-2013 |
| Single Detached, Semi-detached, Townhouse | 2.9 ppu |
| Apartments | 2.0 ppu |
| Retirement Developments | 2.0 ppu |
| Seniors Apartments | 1.5 ppu |
| Institutional having overnight accommodation (i.e. Nursing Homes) | 1.5 pu or 1pp/bed |
| Commercial having overnight accommodation (i.e. Hotels, Motels) | 1.5 ppu |
| Industrial | 15.0 pp/gross acre or 37 pp/gross ha |

POST Jan 1, 2014 Allocation Assignment Factors: Persons per Unit (PPU)

**** For 3,000 persons capacity servicing allocation within DCCA projects and new 110 persons capacity made available through Report PB-2015-0083 (Nov/18/15)**

| | |
|---|--------------------------------------|
| Single Detached | 2.78 ppu |
| Semi-Detached | 2.63 ppu |
| Townhouse | 2.74 ppu |
| Apartments | 2.08 ppu |
| Retirement Developments | 2.0 ppu |
| Seniors Apartments | 1.5 ppu |
| Institutional having overnight accommodation (i.e. Nursing Homes) | 1.5 ppu or 1 pp/bed |
| Commercial having overnight accommodation (i.e. Hotels, Motels) | 1.5 ppu |
| Industrial | 15.0 pp/gross acre or 37 pp/gross ha |

Pursuant to March 27, 2014 York Region letter, new PPU values are in effect for any development that contributes to a Keswick population of greater than 33,000 and will be allocated servicing capacity after December 31, 2013.

NOTES: Water System capacity of 8,000 persons come from the Georgina (Willow Beach) Water Treatment Plant.

Sewage system capacity of 7,500 persons comes from the Sutton Water Pollution Control Plant (WPCP), and includes the 3,000 persons that has been assigned for new development associated with the May, 2001 Development Charge Credit Agreement (DCCA) between York Region and a number of landowners in the community. The details within the DCCA are not contained within this Allocation listing. Furthermore, the 7,500 persons of sewage capacity services lands that are located within the Urban Service Boundary, as defined within the Sutton/Jackson's Point Secondary Plan, with the exception of the most north-westerly portion of the Urban Service area, which is serviced by the Keswick WPCP (i.e. the area within the Sutton Urban Service Boundary, located west of the watercourse that crosses under Metro Road, between South Drive and Birch Road).

| | | | |
|---|--|-------------------------|--|
| REQUESTED means: | <ul style="list-style-type: none"> Proposed allocation needed for development COMPLETE development application submitted as per Planning Act / Town requirements, and under review | COMMITTED means: | <ul style="list-style-type: none"> Applicant submits Regional clearance request for Subdivisions / Consents Allocation confirmed by municipality (through Council Resolution) Site Plans - Regional site plan approvals letter with conditions sent to municipality |
| RESERVED means: | <ul style="list-style-type: none"> Start of implementation process Development Supported in principle Draft Approved plan of Subdivision/conditional Consent OPA / ZBL in place Complete site plan application received | GONE means: | <ul style="list-style-type: none"> Removed from local pool of allocation Registered draft plan of Subdivision / final Consent Building Permit issued for Site Plan proposal Regional DC's paid |
| "Reserved" allocation can be revoked or shifted. "Committed" or "Gone" cannot be revoked unless application withdrawn and is not proceeding to construction. | | | |

Commercial/Institutional capacity is assigned at the rate of 1.5 persons per unit or 1 person per bed

* As of August 2005, York Region requires that servicing allocation be assigned for major commercial or institutional uses having overnight accommodation (i.e. hotels, motels, nursing homes). Notwithstanding, through the EA undertaken to expand the WPCP to 13,500 persons, it was clarified that new commercial or institutional uses having overnight accommodation that are proportionate to residential population growth may be permitted without requiring a specific allocation assignment. The determination of whether an allocation assignment is or is not required should be determined on a case by case basis in consultation with York Region.

** There is presently **no water and sewage allocation** assigned to and/or available for new **Industrial Development**, or for new **Major Commercial / Institutional uses having overnight accommodation**. For Example, if someone wants to redevelop the former Best Western site in Jackson's Point, they would get credit for the existing units, but we do not grant additional persons equivalent allocation unless they want extra units beyond what they are already credited for (HWL: July/15).

RESIDENTIAL ALLOCATION

Residential Sewage Capacity = 7.610
 Residential Water Capacity = 8.000

EXISTING DEVELOPMENT - RESIDENTIAL CATEGORY 1A (WATER AND SEWER ALLOCATION)

| Unit Type | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|--|--------------|----------|-------------|------|-------------------|----------|-----------|----------------|
| | | | | | Requested | Reserved | Committed | Gone |
| Single Detached, Semi-detached, Townhouses * | | | 1171 | 2.9 | | | | 3395.90 |
| Apartments | | | 303 | 2 | | | | 606.00 |
| Seniors Apartments | | | 72 | 1.5 | | | | 108.00 |
| Retirement Developments | | | 35 | 2 | | | | 70.00 |
| TOTAL Cat. 1A - Existing | | 0 | 1581 | | 0 | 0 | 0 | 4179.90 |

* Includes allocation for residential vacant lots of record within the Sutton Service Area with the exception of Grew Blvd, and Sunnidale Blvd. where the residents petitioned against having sewers installed (*not aware of when this occurred*).

* Includes all of "existing" historic community before the DCCA for new development.

EXISTING DEVELOPMENT - RESIDENTIAL CATEGORY 1B (WATER only)

| Unit Type | Traffic Zone | Area | Units | Rate | Allocation (p.e.) | | | |
|--|--------------|----------|------------|------|-------------------|----------|-----------|---------------|
| | | | | | Requested | Reserved | Committed | Gone |
| Single Detached (Grew Blvd. and Sunnidale Blvd.) | 1345 | | 102 | 2.9 | | | | 295.80 |
| | | | | | | | | |
| | | | | | | | | |
| TOTAL Cat. 1B - Existing | | 0 | 102 | | 0 | 0 | 0 | 295.80 |

Residential Category 2 - PROPOSED MAJOR DEVELOPMENT

TOTAL CAPACITY = 256 pe

| FILE | Project / File Name | Traffic Zone | Units | | Rate | Allocation (p.e.) | | | |
|-------------------------------------|---|--------------|----------|------------|-----------------------------------|-------------------|----------|-----------|--------------|
| | | | Proposed | Allocation | | Requested | Reserved | Committed | Gone |
| | Part Lots 1 & 2, Lots 4 & 5, Block 8, Plan 69 (High Street; vacant lot to the South of Mansion House restaurant) | 1477 | 0 | 4 | 2 | | | | 8.00 |
| | 9102841 Canada Ltd o/a Lakeview Village (former applicant: OLRM Devs.); Lake Dr. and Grew Blvd.; C-2011-0059 approved OPA + ZBA to permit 33 senior's apts + 11 townhouse units. Has credit for 20.3 pe (* see below) for past legal resid'l uses and devlpt rights + 43.5 pe transferred from Shouldice (CW-2002-0063) + 17.6 pe transferred from JPt. Harbour Area (** see below) = 81.4 pe. Needs (33 @ 1.5 = 49.5) + (11 @ 2.9 = 31.9) = 81.4 pe. Resolution for formal assignment yet to occur. | 1345 | 44 | 20.3 | 33 sr apts @ 1.5 11 twhs @ 2.9 | | | 81.40 | |
| 19T-07G01 19CDM-07G02 | 1084466 Ont. Ltd. (c/o A & T Homes); High Street and Burke Street; 18 u total (16 subdv twhs + 2 COA sfd's) ● Resolution C-02008-0246; 18 u @ 2.9 = 52.2 pe; comprised of 16 twhs in subdv and 2 sfd lots created by consent through P421020/21. | 1477 | 18 | 18 | 16 twhs @ 2.9 2 sfd @ 2.9 | | | | 52.20 |
| | "Ramada Resort" (formerly Lionshead Lakefront Resort - Yacht Club); Lorne Street - Best Western site | 1345 | 0 | 15 | 2.9 | | | 43.50 | |
| | Jackson's Point Harbour Area Potential Redevelopment ** | 1345 | unknown | unknown | unknown | | | 65.40 | |
| 3.1112 | PROPOSED - River Glen Haven Nursing Home (new site - Dalton / Blk River Rd) *** | 1345 | 128 | 119 | 1 per bed | 6.00 | | | |
| TOTAL Cat. 2 - Major Devlpt. | | | 190 | | | 6.00 | 0.00 | 190.30 | 60.20 |
| BALANCE REMAINING | | | | | | | | | -0.50 |

* Allocation assignment 20.3 persons credit for previous residential uses on site.

** On April 16, 2007, 83.0 persons of allocation was set aside by Council for possible assignment to a joint redevelopment project involving the Lionshead Lakefront Resort and Yacht Club site and abutting Town park and Bonnie Boats Marina lands (Resolution CW-2007-0078). On December 12, 2011, Council approved Report PB-2011-0109 which recommended that allocation be transferred from the 83.0 pe to the mixed-use development proposed by now 9102841 Canada Ltd (Lakeview Village - former applicant: 2241439 Ontario Ltd. / OLRM Devlpts.) on Lake Drive in Jackson's Point. Thus leaving 65.4 pe remaining available for the potential redevelopment project for the JPt. Harbour Area.

*** June 2, 2017 ZBA application submitted for River Glen Haven Nursing Home on new location (Dalton/Blk River Rd). Proposing 128 beds total; existing location (Dalton/High) has 119 beds. Proposing transfer of 119 bed allocation to new site; therefore shortfall of allocation for 9 beds (@ 1 ppbed ppu). Cat. 2 (MAJOR DEVLPT) has only 5.4 pe allocation remaining (i.e. 6 beds). Therefore shortfall for 3 beds.

Additional applications awaiting allocation availability from "Major" Category 2:

- 03.1032 Kalchman - 2009 appln for 70 apt. units; appln held until allocation available.
- 01.133 Kerbell / First Sutton Six III (NWSDA) - 2009 appln for subdv (321 units total: 167 sfd, 124 twhs, 30 mixed use res'l/comm'l); appln deferred until allocation available. Stat PM June 27, 03.1045 2011.
- OMB SESDA - Kerbell & First Sutton Six II; Pursuant to 2008 Minutes of Settlement with Kerbell resulting from OMB Greenville Appeal, Town agreed to receive and process devlpt applns, and DPA will not be recommended unless servicing capacity is available to service the Kerbell lands. Concept Plan (Nov-29-10) illustrates 226 sfd inside Urban Service Boundary.

MINOR INFILL - Residential Category 3A - Serviced by the Sutton WPCP**TOTAL CAPACITY = 63.8 p.e. ***

* This allocation only available for lands within the Sutton/Jackson's Point Secondary Plan Service Area Boundary and serviced by the Sutton

| FILE | Project / File Name | Traffic Zone | Units | | Rate | Allocation (p.e.) | | | |
|--|--|--------------|------------|-----------------------|------|-------------------|-------------|-------------|-------------------------------|
| | | | Proposed | Units with Allocation | | Requested | Reserved | Committed | Gone |
| 6.121 | Deeming Repeal - Lytle; Lots 7 & 8, Blk 17, Plan 69 | 1477 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420720 | Rogers; 2007 Metro Rd N; Pt Lt 18, Con 9 (NG); CC June 4/09 | 1345 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P420721 | Rogers; 2007 Metro Rd N; Pt Lt 18, Con 9 (NG); CC June 4/09 | 1345 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P421103 | Thacker; 50 & 52 High St, Sutton; Lot 1 & 2, Blk 14, Pl 69; CC May 9/11 | 1477 | 1 | 0 | 2.9 | | | | 2.9 |
| COA P421014 | | | | | | | | | |
| COA B7-13 | Maccaulay; 65 Middle St; CC June 18/14 | 1477 | 1 | 0 | 2.9 | | | | 2.9 |
| 06.141 | Deeming Repeal - Houston; North St.; Lots 1 & 2, Blk 14, Pl 69 | 1477 | 1 | 0 | 2.9 | | | | 2.9 |
| 019T-05G04 (01.119) | Ancient Coastal Seashore Redevlpt Corp; Dalton Rd & Nasello Ave; has 5.8 pe remaining through YRDCCA + 29 pe "credited" through previously existing residential uses = 34.8 pe assigned which equates to 12 units. Needs alloc'n for 4 add'l units (11.6 pe); while preliminarily reserved, still needs Council Resolution for same. | 1345 | 4 | 0 | 2.9 | | 11.6 | | |
| 19CDM-05G03 (01.120) | | | | | | | | | |
| 04.55 | Pt Lt Control - 711371 Ont. Corp. - Oxford Homes); Blks 79 & 80, 65M-4381 | 1477 | 1 | | 2.9 | | | | 2.9 |
| 19T-05G07 (01.127) | Greenville; has 194 u through YRDCCA; secured allocation for 1 additional unit; Resolution C-2014-0535; Aug 13/14 | 1477 | 195 | 194 | 2.9 | | | 2.9 | |
| 19T-05G08 (01.128) | | | | | | | | | |
| 19T-15G03 01.143 | Ainslie Hill / Ballymore has 183 u / 532.5 pe through YRDCCA; needs alloc'n for 2 add'l units (5.8 pe); Resolution C-2017-0472 Sept 13/17 preliminary assignment "upon final issuance of draft plan approval" | 1345 | 185 | 183 | 2.9 | | | 5.8 | |
| 01.130 | Alliance Homes / Jackson's Landing has 315 u through YRDCCA; Resolution C-2018-0462 granted alloc'n for 5 add'l units; DPA 2006 (5 u @ 2.0 ppu beign the pre-2013 ppu for retirement devlpts). | 1477 | 320 | 315 | 2 | | | 10 | |
| | | | | | | | | | |
| EFFECTIVE NOVEMBER 19/15 - TO BE USED ONLY for projects outside of Built Boundary; and then when allocation within Built Boundary is depleted. (as per HWL) | | | | | | | | | |
| | | | | | | | | | |
| TOTAL Cat. 3A - Minor Infill to Sutton WPCP | | | 711 | | | 0 | 11.6 | 18.7 | 20.3 |
| | | | | | | | | | 50.6 |
| | | | | | | | | | BALANCE REMAINING 13.2 |

MINOR INFILL - Residential Category 3B - Serviced by the Sutton WPCP - INSIDE THE BUILT BOUNDARY**TOTAL CAPACITY = 110 p.e. ***

* This allocation only available for lands **INSIDE THE BUILT BOUNDARY** within the Sutton/Jackson's Point Secondary Plan Service Area boundary and serviced by the Sutton WPCP; pursuant to Report PB-2015-0083 of November 18, 2015. Once the 110 p.e. depleted, only then can we begin using remaining allocation from other "outside built boundary category" (i.e. Category 3A). As per HWL verification (Dec/12/16 email) new ppu's only apply to the 110 p.e. of "found" allocation. Therefore, use Post-2013 ppu's (See Pg. 1 - sfd @ 2.78, semi @ 2.63, twhs @ 2.74, apt @ 2.08).

| FILE | Project / File Name | Traffic Zone | Units | | Rate | Allocation (p.e.) | | | |
|--|--|--------------|-----------|--|--------------------------------------|-------------------|--------------|--------------|--------------|
| | | | Proposed | Units with Allocation | | Requested | Reserved | Committed | Gone |
| 03.1084 and B30-19 to B35-19 | ZBA Habitat for Humanity - ZBA appl'n approved Apr 19/17; 6 twhs Consent appl'n's approved June 24/19 (COA mtg date); awaiting CC | 1345 | 6 | 1 | 5 @ 2.74 | | | 13.70 | |
| COA B1-16 | Hiltz; 20139 Dalton Rd.; appln approved March 7/16 for 1 sfd; CC: Feb 24/17 | 1345 | 1 | 0 | 2.78 | | | | 2.78 |
| 03.1089 | ZBA for Hayley Homes; Burke St; appl'n approved Aug 10/16 for 2 semi's on 2 lots = 4 units total (Cross-Ref: COA B13/14, Pt. Lot Control 04.63 and Deeming 06.228) | 1477 | 4 | 2 | 2.63 | | | | 5.26 |
| 02.187 03.1094 | OPA and ZBA for Oxford Homes (Blk River Rd); PROPOSED 6 units (4 sfd @ 2.78 pe = 11.12 pe; and, 2 semi @ 2.63 ppu = 5.26 pe). TOTAL = 16.38 pe OPA/ZBA applns approved July 19/17. When it proceeds through Subdv appln, allocation resolution will need to be passed by Council then. | 1477 | 6 | 0 | 4 sfd @ 2.78 and 2 semi @ 2.63 | | 16.38 | | |
| 02.190 03.1101 | OPA and ZBA for English; 40 Hawkins St; appl'n approved Apr 12/17; 2 additional apt units | 1477 | 6 | 4 | 2.08 | | | | 4.16 |
| 19T-17G01 01.144 | Ciccio; 895 Lake Dr E; 24 twhs units @ 2.74 ppu = 65.76 pe; minus credit of 19.9 pe = 45.86 pe; Resolution C-2018-0432 Aug 15/18 granted 65.78 pe "upon draft plan approval". Notwithstanding referenced resolution, the subject land had 19.9 pe credit based on past residential uses and development. Therefore only needs 45.86 pe for proposed 24 twhs units. Draft Plan Approved by LPAT March 11, 2019. | 1345 | 24 | 19.9 pe (17 residents/beds + 1 sfd @ 2.9 pe) | 24 twhs @ 2.74 = 65.76 | | | 45.86 | |
| 03.1111 | ZBA for Carless; 61 High St; PROPOSED 5 apt units (1 sfd turned into 5 apt units; therefore credit for 1 unit already @ 2.9 ppu) | 1477 | 5 | | 5 @ 2.08 = 10.4 minus cred (1 @ 2.9) | | 7.5 | | |
| COA B21-17 | Allison/Dionne; 9 De Geer St; CC Oct 23/18 | 1345 | 1 | | 2.78 | | | | 2.78 |
| COA B21-18 | 5368 Blk River Rd; appln approved Nov 5/18; CC June 17/19 | 1345 | 1 | | 2.78 | | | | 2.78 |
| COA B23-18 03.1128 | COA and ZBA for 1084466 Ont Ltd (A&T Homes); S/S East St; 1 semi-detached dwelling; has credit for 1 sfd, therefore only needs 1 @ 2.63 for single semi unit; Consent approved Feb 5/19; awaiting CC | 1477 | 2 | | 1 @ 2.63 | | | 2.63 | |
| COA B26-18 | Ochocinski; 4 Georgina St; appln approved Feb 5/19; awaiting CC | 1477 | 1 | | 2.78 | | | 2.78 | |
| TOTAL Cat. 3B - Minor Infill to Sutton WPCP - INSIDE THE BUILT BOUNDARY | | | 57 | | | 0 | 23.88 | 64.97 | 17.76 |
| BALANCE REMAINING | | | | | | | | | 3.39 |

UNASSIGNED SUTTON RESIDENTIAL WATER CAPACITY

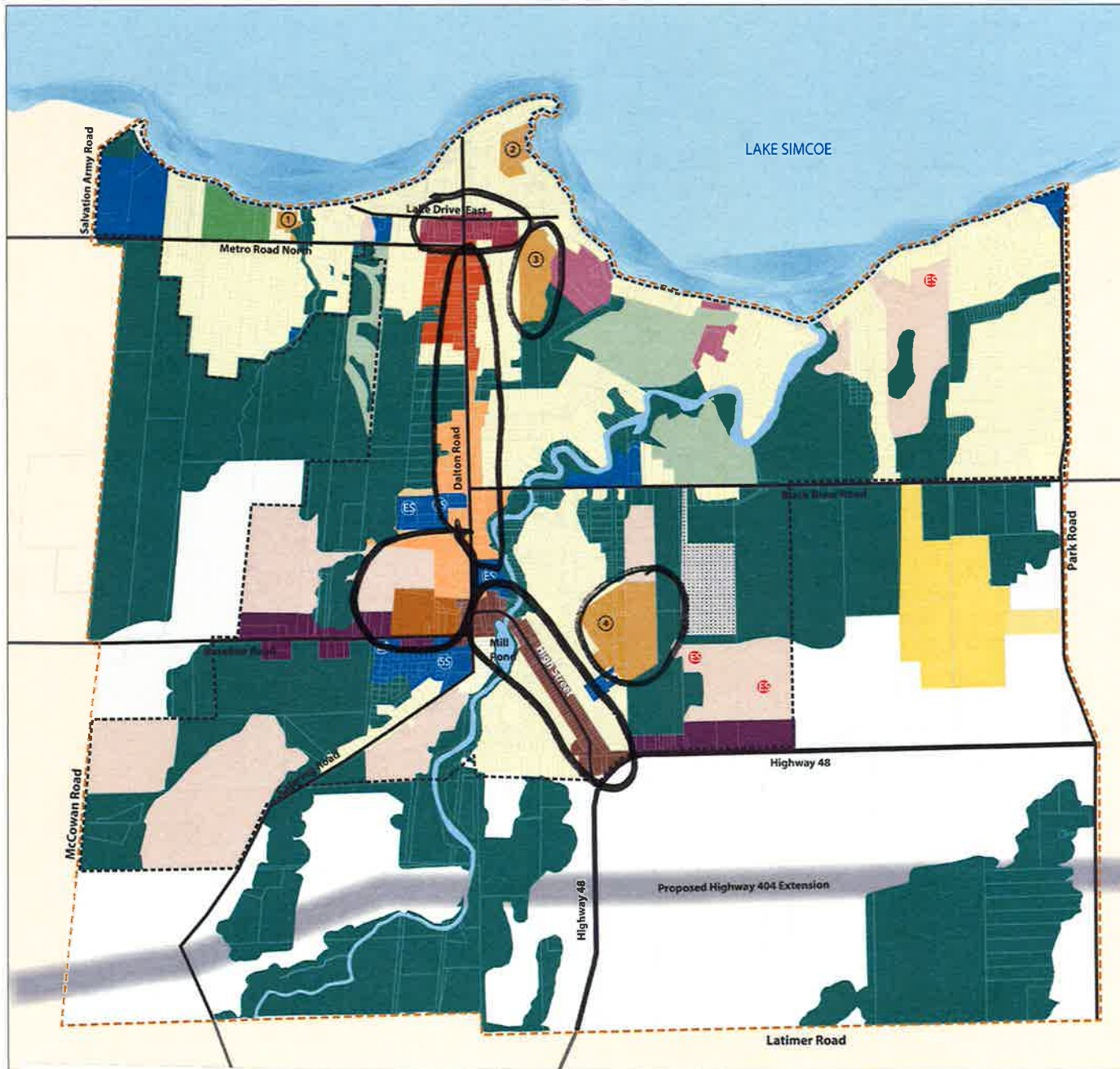
| Total | Minus Existing Cat. 1 (A) + 1 (B) | Minus DCCA (3000 assigned) | Minus Proposed Major Res. Cat. 2 (256 assigned) | Minus Minor Infill Cat. 3(A) + Cat. 3 (B) | TOTAL REMAINING WATER CAPACITY |
|-------|--------------------------------------|-------------------------------|---|--|-----------------------------------|
| 8000 | 4475.70 | 3000 | 256.50 | 157.21 | 110.59 |

UNASSIGNED SUTTON RESIDENTIAL SEWAGE CAPACITY

| Total | Minus Existing Cat. 1 (A) | Minus DCCA (3000 assigned) | Minus Proposed Major Res. Cat. 2 (256 assigned) | Minus Minor Infill Cat. 3(A) + Cat. 3 (B) | TOTAL REMAINING SEWAGE CAPACITY |
|-------|------------------------------|-------------------------------|---|--|------------------------------------|
| 7610 | 4179.90 | 3000 | 256.50 | 157.21 | 16.39 |

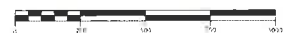
Sutton/ Jackson's Point Secondary Plan

Schedule B - Land Use Plan



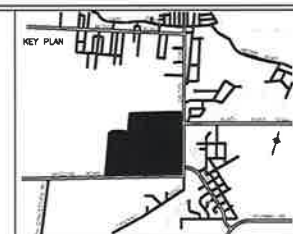
- Environmental Protection Area
- Major Public Parks/ Open Space
- Major Recreation Area
- Rural/Agricultural Area
- Stable Residential Area
- Redevelopment Opportunity Area
- New Residential Area
- Institutional/ Community Area
- ES Existing Elementary School
- SS Existing Secondary School
- ES Proposed Elementary Schools
- Rural Modular Home Park
- High Street Historic Centre
- High Street Centre Extension
- Jackson's Point /Lake Drive Centre
- Dalton Road North Corridor
- Dalton Road South Corridor
- Tourist Commercial Area
- General Commercial Area
- Sewage Treatment Plant
- Secondary Plan Area Boundary
- Urban Service Boundary
- Proposed Hwy 404 Extension

OMB Approved
July 17, 2013



Scale 1:20,000





| LEGEND | | |
|----------|---|---------------|
| --- | BOUNDARY OF MIDLAND (SOUTHERLY PORTION) | |
| --- | WEST LIMIT OF WATLAND (SOUTHWESTERN PORTION) | |
| --- | FLOODPLAIN BOUNDARY | |
| LAND USE | | AREA (ha) |
| | LOW DENSITY RESIDENTIAL | 21.57 |
| | MEDIUM DENSITY RESIDENTIAL | 9.04 |
| | MIXED USE | 3.99 |
| | GENERAL COMMERCIAL | 13.99 |
| | NEIGHBOURHOOD PARK | 0.45 |
| | COMMUNITY PARK | 5.00 |
| | VILLAGE GREEN | 0.68 |
| | INSTITUTIONAL | 7.89 |
| | STORM WATER MANAGEMENT PONDS | 3.08 |
| | REGIONALLY SIGNIFICANT WOODLANDS | 15.64 |
| | PROVINCIALY SIGNIFICANT WOODLANDS | 4.33 |
| | BUFFERS FROM PSW & REGIONALLY SIGNIFICANT WOODLANDS | 13.57 |
| | LANDOWNER DEDICATED CONSERVATION LANDS | 1.94 |
| | ROADS & OTHER | 16.02 |
| | TOTAL | 118.68 |

| * LANDS OUTSIDE NYSDEC STUDY AREA | |
|-----------------------------------|---------|
| COMMUNITY PARK | 5.01 ha |
| STORM WATER MANAGEMENT POND | 2.06 ha |
| PUMPING STATION | 0.09 ha |
| FUTURE RESIDENTIAL | 1.04 ha |

SCALE 1 : 2000

NORTH WEST SUTTON DEVELOPMENT AREA
(SOUTHERLY PORTION)
LAND USE PLAN
PART OF LOTS 17-20 INCLUSIVE, CONCESSION 9
TOWN OF GEORGINA
GEORGIC TOWNSHIP OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

SCHEDULE "A" / FIGURE 9
LAND USE & ROADS PLAN

| | | |
|--|---------------------|-----------------------|
| SCALE 1" = 2000' | APPROVED BY: K.A.E. | DATE: Nov 13, 2009 |
| Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS L7 | | DRAWING NUMBER 726 |