

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2020-0007**

**FOR THE CONSIDERATION OF  
COUNCIL  
JANUARY 29, 2020**

**SUBJECT: 2020 DEVELOPMENT APPLICATIONS SEMI-ANNUAL UPDATE**

**1. RECOMMENDATION:**

- 1. That Council receive Report No. DS-2020-0007 prepared by the Planning Division and Development Engineering Division, Development Services Department, dated January 29, 2020 respecting the 2020 Development Applications Semi-Annual Update.**
- 2. That the Clerk forward a copy of Report No. DS-2020-0007 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 Wendy Kemp, Director, Infrastructure Asset Management (Acting) at York Region.**

**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)<sup>1</sup>.

**3. BACKGROUND:**

On January 16, 2019 Council considered and received Report No. DS-2019-0004 on the 2018 Development Application Status Report. By Resolution No. C-2019-0017, Staff were directed 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).

On September 18, 2019, Council considered Report No. DS-2019-0105 which provided an overview of the status of the numerous *Planning Act* applications under review by Town staff (up to August 1, 2019), including applications for plan of subdivision and condominium approval, official plan amendment, zoning amendment,

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

and site plan approval. The preliminary planning case for the expansion of the Sutton WRRF was provided in this report. Resolution No. C-2019-0490 adopted by Council at the September 18, 2019 meeting requested York Region to include the Sutton WRRF expansion back in the Region's 10 year Capital Projects Plan in the earliest possible timeframe (Refer to Attachment 2).

#### 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 January 8, 2020. The information 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 3 for the Ward map, and Attachment 4 for the status chart. The location of each property is identified on the accompanying maps, provided as Attachment 5.

At a glance, the ongoing files include:

- 22 applications for plan of subdivision or plan of condominium approval;
- 2 applications for official plan amendment;
- 36 applications for zoning by-law amendment ( for which the by-law has not been passed); and,
- 24 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 24 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 September 18, 2019 staff report, in 2012, the Keswick WRRF was upgraded to accommodate a population and employment equivalent of 49,000 persons (18,000 m<sup>3</sup>/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. Specifically a program to conduct a winter assessment and stress testing on the membrane filtration system of the facility will take place in the 2019/ 2020 season.

On November 2, 2019 Council received a presentation from Region of York Staff outlining the status of the filtration monitoring program. Regional Staff indicated in that presentation that results from the monitoring program are anticipated to be available in the late spring 2020 timeframe.

Attachment 6 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 14 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 by the Official Plan for new lot creation.

Allocation has been utilized by existing development, or set aside for future use for complete Planning Act applications. In consideration of 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 over the 45,000 persons limit established at this time for the facility by approximately 716 p.e.

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. 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 7).

#### 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.

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.

An April 6, 2017 York Region report regarding Water/Wastewater Capital Infrastructure Status, 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."*

A January 10, 2019 York Region report on Water/Wastewater Capital Infrastructure, indicated that the Sutton Plant expansion is within a 2033 forecast 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.

The January 10, 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 8 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. The calculations indicate there is only 13.61 persons equivalent remaining for assignment from the maximum capacity of 7,610 p.e. as, established by the Region for the facility.

As noted in Section 2 of this report and provided in Attachment 2, Council 's September 18, 2019, resolution included a request to 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.

In response, the Region of York has verbally indicated to the writer that as reported in the Region's September 2019 Capacity Assignment Report, the Sutton plant is currently operating at less than 60% of its intended capacity and a trigger of 75% capacity is needed to warrant further upgrades to the plant. At this time, upgrades to the Sutton Plant are not in the 10 year capital plan. The capital plan is recalibrated each year based on Council's approved fiscal strategy during the Regional budget process. Regional staff have indicated that there has been no appreciable change to the capacity utilization of the Sutton plant since the September 2019 report. This will change, however, once several developments (ie. Hedge Road Landing, Greenvilla and Ainslie Hill) get to the building permit occupancy stage.

**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.

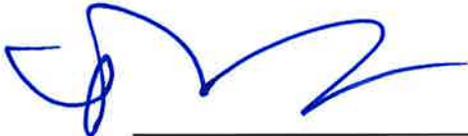
**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

Not applicable.

**8. CONCLUSIONS:**

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

Prepared by:



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Alan Drozd, MCIP, RPP  
Supervisor of Development Planning



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Owen Sanders, P. Eng.  
Supervisor of Development Engineering

Recommended by:



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

Approved by:



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Dave Reddon  
Chief Administrative Officer

29 January 2020

*Attachment 1 – Resolution C-2019-0017*

*Attachment 2 - Resolution C 2019-0490*

*Attachment 3 – Electoral Ward Map*

*Attachment 4 – Development Applications Status - Chart 1/8/2020*

*Attachment 5 – Development Applications Status – Accompanying Maps*

*Attachment 6 – Keswick Water and Sewage Allocation 1/6/2020*

*Attachment 7 – Resolution C-2019-0423*

*Attachment 8 – Sutton/Jackson's Point Water and Sewage Allocation 1/6/2020*

(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.

Avenue between Dovedale Drive and Wexford Drive to be held on November 16, 2019, be received and referred to the appropriate Town staff.

**Carried.**

11. PUBLIC MEETINGS *None*

- (1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS *None*
- (2) STATUTORY MEETING(S) UNDER OTHER LEGISLATION *None*
- (3) OTHER PUBLIC MEETINGS *None*

12. REPORTS

- (1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by Councillor Sebo, Seconded by Councillor Waddington

- (D) 2019 Development Applications Semi-Annual Update

Report No. DS-2019-0105

**RESOLUTION NO. C-2019-0490**

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.

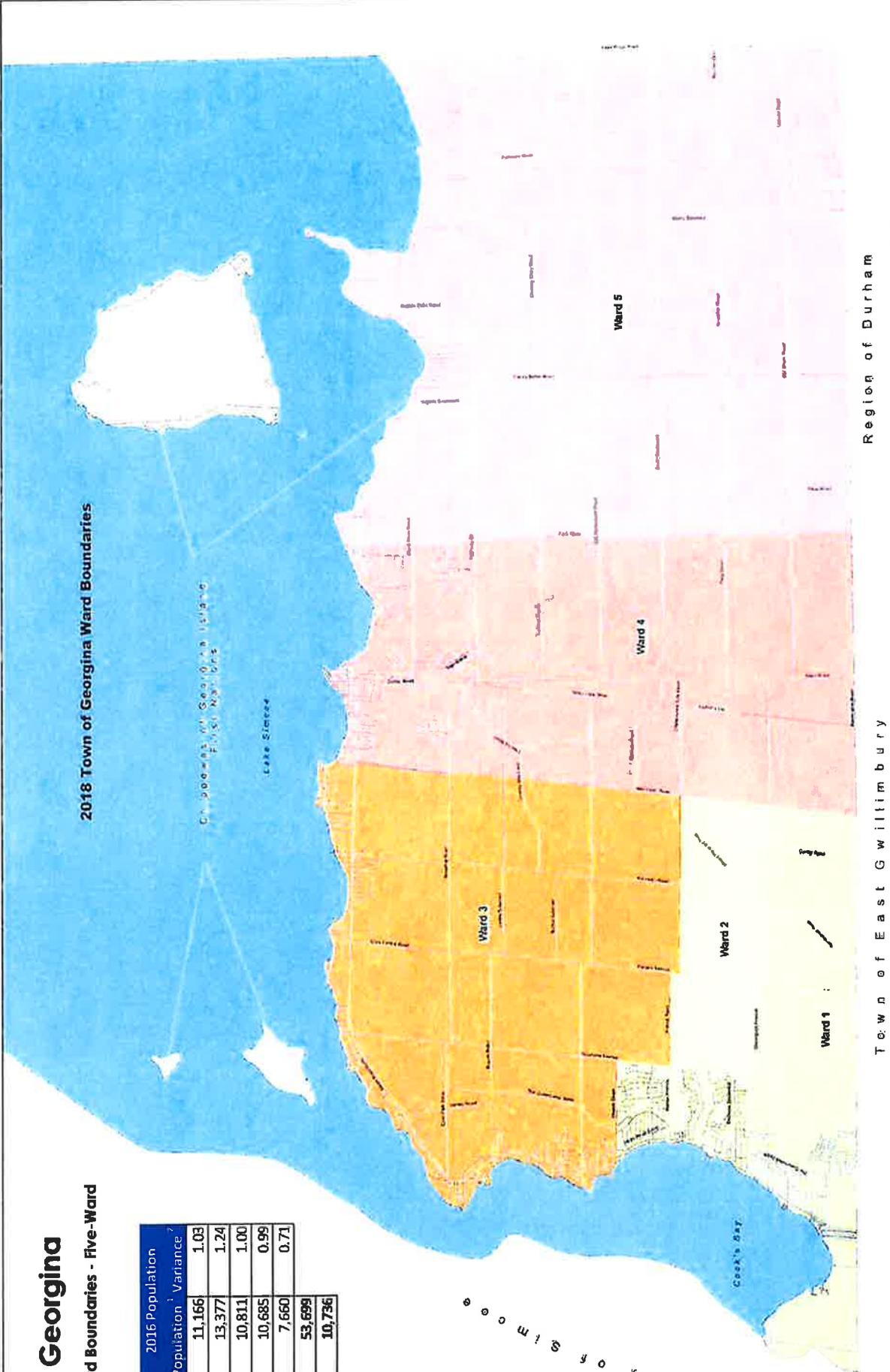
**Carried.**

# Town of Georgina

## Municipal Ward Boundaries - Five-Ward

Ward	2016 Population	
	Population <sup>1</sup>	Variance <sup>2</sup>
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
<b>Total</b>	<b>53,699</b>	
<b>Ward Average</b>	<b>10,736</b>	

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



2018 Town of Georgina Ward Boundaries

CA. 300km SW of Georgina Island  
FIVE WARD BOUNDARIES

Region of Durham

Town of East Gwillimbury

August 2017

The Municipality of Georgina (Town of Georgina) takes the interests of its residents, users of its services, and the environment into account in its decision-making process.

Administrative Services

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



## Development Applications - Status

 <b>GEORGINA</b>		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				
<b>WARD 1</b>																
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.		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).		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		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).		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							573	Darren Dunphy (Engineering)	B.1.104	1	
6	Hilltop Manor	233 Glenwoods Ave, Keswick	1332	143-247 143-248	Proposed Site Plan for 2 storey lodging house						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							418	Darren Dunphy (Engineering)	S.5.12C2	1	

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				
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
9	Robert and Mona Petticrew	2449 Glenwoods Avenue		104-660	Proposed extension to permit existing temporary recreational vehicle sales establishment to operate for three additional years.	Application received November 18, 2019. Application scheduled before Council on March 4, 2020.						Ingrid Fung (Planning)	03.1146	1



GEORGINA

## Development Applications - Status

Map Reference		Reference Name / Owner	Location Municipal Address	Traffic Roll Number Zone	Description of Application	Status	Units				ICI Floor Space	Staff Contacts	Main File No's	Ward		
							Singles	Semis	Rows	Apts					Other	Sq M
FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD																
1		Stubbs and McMillin	W/S Woodbine, N of RIVERGLEN, Keswick	1339	Proposed Plan of Subdivision to permit 12 residential units (8 townhouse + 4 semi-detached)	Statutory Public Meeting held April 10, 2019, and referred back to applicant for further consideration. Anticipating revised proposal submission from Applicant. 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 formally withdrawn and file closed.	4		8			Ingrid Fung (Planning) Darren Dunphy (Engineering)	197-18603 01.149 03.1132	2		
2		South Shore Development (formerly Crates Landing)	Cameron Crescent, Keswick	1333	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		
3		JD Shah	195 The Queensway South, Keswick	1339	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 LSRA (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		



GEORGINA

## Development Applications - Status

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				
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. Devt.)	197-13G02 01.136	2
5	2603235 Ontario Ltd (o/a Eth 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	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 2nd submission comments sent to applicant. Applicant to revise submission and submit to Town.				160			Darren Dunphy (Engineering)	B.1.177	2
7	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



GEORGINA

## Development Applications - Status

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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				
8	Sunrise Acquisitions & Keswick Commercial Holding Inc.	W/S Woodbine Ave, N of Dovedale and 236 Dovedale Dr	1340	147-092	Proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment to permit 34 townhouse units and 3,200 sq.m. commercial floor space.	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. Third proposal was scheduled before Council for November 27, 2019. Applicant requested to withdraw from the meeting to further revise the proposal.	34				3200	Ingrid Fung (Planning) Darren Dunphy (Engineering)	19T-17G02 01.146 02.188 03.1097	2
9	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)	Draft Plan was approved on September 11/19; lapse date is October 16, 2022. The ZBA will be brought back for passing at a later date.	9					Dustin Robson (Planning) Darren Dunphy (Engineering)	19T-19G02 01.151 03.1139	2
10	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. Ecological offsetting being explored by Applicant to increase unit yield.	61					Connor McBride (Planning)	19T-19G03 19CDM-19G01 01.152, 01.153 03.1140	2



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				
11	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 2nd submission. Deeming scheduled for Council on August 13, 2019. Minor variance has not been processed pending further correspondence with application re: peer review of traffic impact study . Funds received to begin peer review.					1170	Connor McBride (Planning) Shayne Connors (Planning) Darren Dunphy (Engineering)	B.1.386	2
12	2687169 ONTARIO LIMITED	404 The Queensway South	1333	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. Site Plan Exemption approved by Planning and Engineering. Elevations approved by Director of Development Services.					0	Connor McBride (Planning) Darren Dunphy (Engineering)		2

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

## Development Applications - Status

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				
<b>WARD 3</b>														
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 towards fulfillment of requirements for Plan Registration. Applicant has pre-registration home building permits. Applicant to upgrade Church Street in early 2020.	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 Trivettts 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 Trivettts 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
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



GEORGINA

## Development Applications - Status

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	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 LSRC 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 third 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
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 has received second submission and is awaiting external agency comments					930		Tim Gallagher (Engineering)	B.1.385	3
14	2610818 Ontario Ltd.	36 Church Street	1338	092-840	Proposed one-storey 7 unit commercial/retail building with surface level parking.	Application considered before Council on September 11, 2019. Council deferred the application and directed applicant to revise the application to address concerns, such as height of retaining wall and urban design. Awaiting revised application...					901		Ingrid Fung (Planning)	03.1144 B.1.387	3

Report # DS-2020-0007  
Attachment 4  
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GEORGINA

## Development Applications - Status

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
<b>WARD 4</b>																	
1	Greenville / CedarRidge	N/S Highway 48, Sutton	1477	031-360 031-400	Proposed Plan of Subdivision (two draft plans) <ul style="list-style-type: none"> <li>141 Residential units (121 single detached + 20 townhouse units)</li> <li>53 residential units (45 single detached + 8 townhouse units)</li> </ul> Total: 194 units (166 single detached + 28 townhouse units)	Draft Plan Approved December 1, 2008; lapses Dec. 1, 2020. Applicant to construct external sanitary sewer upgrades required for the development (High Street, River Street, Market Street). Phase 1 - 90% of internal servicing completed (eg. Road base/no curbs, watermain, sanitary sewers, stormwater management pond, etc.). Ongoing discussions with MTO regarding requirements for access to Hwy 48.	166	28				Connor McBride (Planning) Darren Dunphy (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. Applicant has indicated they will be seeking Site Plan Committee approval for another extension to the site plan approval. Nurse Practitioners have decided to stay in existing location on Dalton Rd. There is no current tenant for the commercial building block. Meeting with new buyer Dec. 2019. No resubmission to date.		11	33	593	Connor McBride (Planning) Zaidun Alganabi (Engineering)	02.142 03.931 B.1.167	4				
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 LSRC 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 completed soil remediation on the property along the Dalton Road frontage.				128	Connor McBride (Planning) Owen Sanders (Engineering)	03.1112 B.1.377	4				



GEORGINA

## Development Applications - Status

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				
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 & 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. Phase 1 of the earthworks ongoing. Resident on Swallow Lane requested hookup to servicing on Catering. Urban Architectural Control Guidelines being peer reviewed.	185						Connor McBride (Planning) Tim Gallagher (Engineering)	197-15G03 01.143	4
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, watermains) for the property. Applicant will also construct external works including a pathway and sanitary forcemain on Black River Rd in early 2020. Cash in Lieu agreement being negotiated for payment in lieu of a forcemain along the east extreme of the lands. Negotiations ongoing. Conditions of DPA revised accordingly Nov. 2019.	320						Connor McBride (Planning) Owen Sanders (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) Darren Dunphy (Engineering)	19T-10G01 01.133	4

 <b>GEORGINA</b>		<b>Development Applications - Status</b>										<b>FOR REFERENCE ONLY</b> 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 Roll Number/ Zone	Description of Application	Status	Units					ICI Floor Space Sq M	Ward	
						Singles	Semis	Rows	Apts	Other			
7	Ciccio Enterprises Ltd.	895 Lake Dr E, and West 1/2 of 2080 Metro Rd N, Jackson's Point	1345	Proposed Plan of Subdivision / Condominium to permit 24 townhouse units (24 freehold units within common element condo + 3 freehold units)	LPA1 decision issued March 11, 2019 on Draft Plan Approval; lapses March 11, 2022.	24						19T-17G01 19CM-17G01 01.144 and 01.145 Owen Sanders (Engineering)	4
8	Ancient Coastal Seashore Redevelopment Corporation	N/W corner of Dalton Rd and Nasello Ave, Jackson's Point	1345	Proposed Plan of Subdivision / Condominium to permit 16 residential units (single detached)	Draft Plan Approval August 30, 2014; an extension was given for one (1) year and the new lapsing date is August 30, 2020.	16						19T-05G04 19CDM-05G03 01.119 and 01.120 Dustin Robson (Planning) Owen Sanders (Engineering)	4
9	711371 Ont. Corp. (Oxford Homes)	S/W corner Black River Rd and Scotia Rd, Sutton	1477	Proposed Plan of Subdivision to permit 6 residential units (4 single detached + 2 semi-detached)	Application for Draft Plan of Subdivision heard before Council on March 27, 2019. Council deferred the application to address outstanding matters, including the possibility of passive recreational use in the subdivision. On September 11, 2019, Council considered and approved the application. Staff report recommending conditions of draft plan approval scheduled for February 26, 2020. Staff were directed to discuss in the report the opportunity for including passive recreational use in the subdivision and whether the environmental protection block should be under public or private ownership.	4	2					19T-18G02 01.148 Ingrid Fung (Planning) Darren Dunphy (Engineering)	4
10	Trivedi	12 Christidis Dr, Judge's Plan 602, Jackson's Pt.	1345	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 LSRA.  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						03.1076 Connor McBride (Planning) Owen Sanders (Engineering)	4



GEORGINA

## Development Applications - Status

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				
11	Carlless	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. Consultant believes applicant sold the property.							Dustin Robson (Planning) Owen Sanders (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) Darren Dunphy (Engineering)	02.157 03.987 B.1.318	4

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



## Development Applications - Status

Map Reference		FOR REFERENCE ONLY For Detailed Information on application, please contact the Development Services Department TOWN OF GEORGINA 26557 CIVIC CENTRE RD													
		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				
14	Radiant Ryvaast 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, LSRC, MTO, MOE (on-site private services), etc. Staff have contacted the agent regarding timing but have yet to hear back.					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. An authorization by-law to permit the Mayor and Town Clerk to execute a land swap agreement is scheduled for January 22, 2020.	0					Dustin Robson (Planning) Tim Gallagher (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	Tim Gallagher (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 completed site plan agreement and has obtained building permit.					498	Tim Gallagher (Engineering)	B.1.381	4	
18	Huawei 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 commercial 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.						Owen Sanders (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. Cross access required between subject property and Shopper's lands. Applicant aware of requirement.					1199	Owen Sanders (Engineering)	B.1.383	4	
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	Owen Sanders (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				
Map Reference	Reference Name / Owner	Location Municipal Address	Traffic Zone	Roll Number	Description of Application	Status	Units				ICI Floor Space	Main File No's	Ward	
							Singles	Semis	Rows	Apts				Other
22	A&T Homes	W/S Edith Street	1345	136-207	Zoning By-law Amendment to facilitate a severance of one new building lot	Statutory Public Meeting held on November 27, 2019. Outstanding comments shall be collected and reviewed prior to a second Public Meeting being scheduled. Staff are also to conduct public consultation with area residents.	1					03.1145	Dustin Robson (Planning)	4



GEORGINA

## Development Applications - Status

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				
<b>WARD 5</b>															
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) Owen Sanders (Engineering)	03.952	5
2	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. Severance, lot addition applications withdrawn. Proposal likely to change with new owner.	2						Connor McBride (Planning)	03.1134	5
3	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. Meeting held with Applicant in October 2019 to discuss status.					1673		Connor McBride (Planning)	03.1136	5
4	Chippewas of Georgina Island	33 Lyall Lane, Virginia	1349	043-286	Zoning Amendment to permit conversion of existing single detached dwelling for office use.	Complete Jan. 16 / PM on April 10 / Applicant will prioritize this project. Meeting with Lyall Lane residents July 24 and mid-Sept. Partial solution re: condition of road. Applicant agreed to retain engineer to provide recommendations on road. Engineering report submitted. Agreement to be signed between residents and applicant re: maintenance of road. Cease and desist order may be sent to Town to prevent future Town maintenance. Awaiting engineering submission. / Meeting with applicant on Nov. 5. Agreement negotiations ongoing. / Applicant aware that all work on Town land required review and permitting.					148		Connor McBride (Planning)	03.1137	5



GEORGINA

## Development Applications - Status

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							Shglas	Semis	Rows	Apts	Other				
5	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. Applicant was required to conduct an ESA Phase 1, which has now been completed. A second Public Meeting has been scheduled for January 29, 2020.	1						Dustin Robson (Planning)	03.1135	5
6	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. Applicant working through engineering submission for Phase 2 of the development					930		Owen Sanders (Engineering)	B.1.384	5
7	Shannon Callaghan and Hector Chianelli	9899 Old Homestead Road		050-757	Zoning Amendment to permit temporary use garden suite	GS agreement registered. Securities paid. Amending by-law scheduled for Jan. 15, 2020.				1			Connor McBride (Planning)	03.1143	5



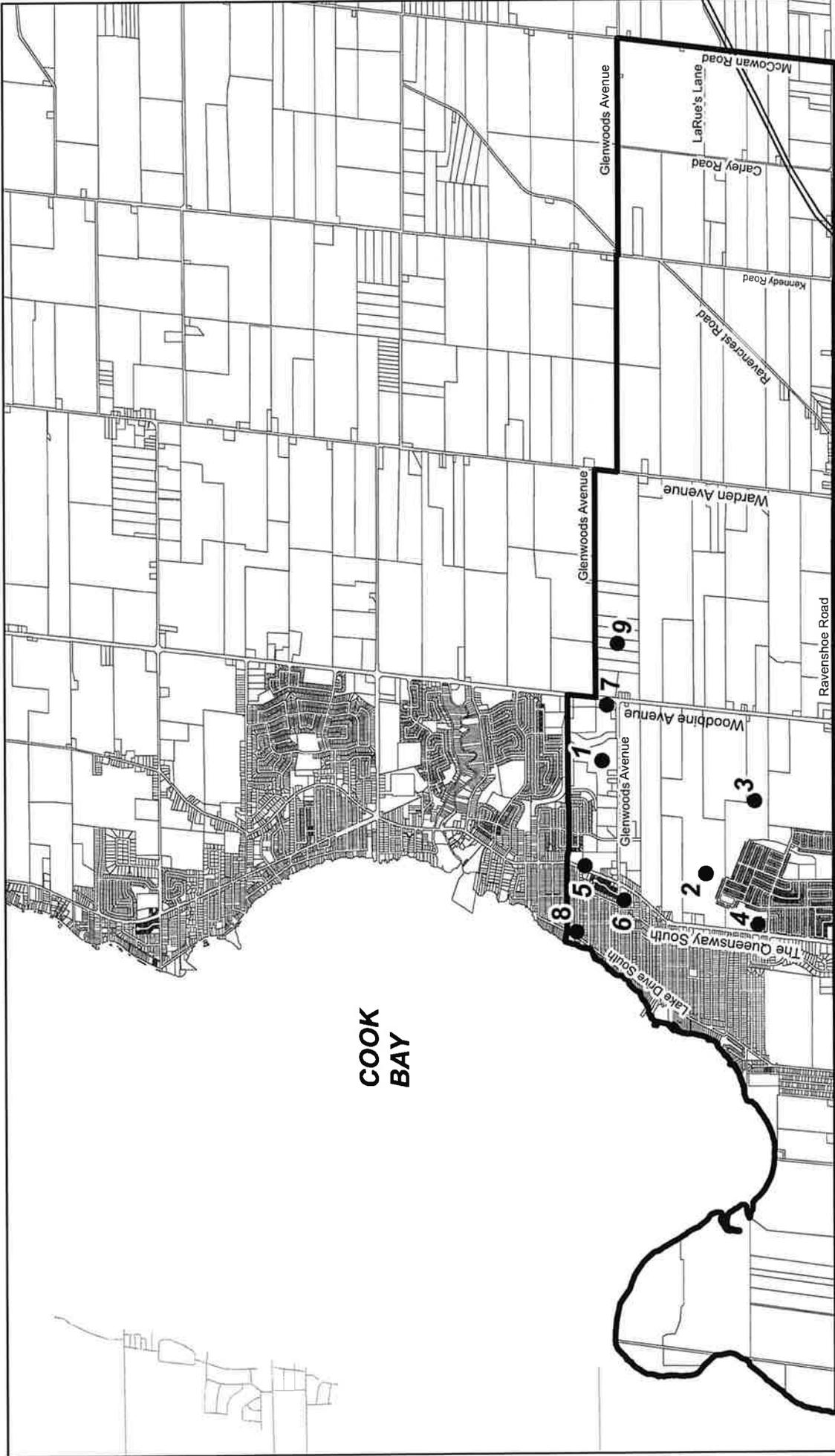
GEORGINA

## Development Applications - Status

Map Reference	Reference Name / Owner	Location Municipal Address	Traffic Roll Number Zone	Description of Application	Status	Units					ICI Floor Space Sq M	Staff Contacts	Main File No's	Ward
						Singles	Semis	Rows	Apts	Other				
					Ward 1	9	4	121	204	160	5049			
					Ward 2	546	0	0	0	0	8170			
					Ward 3	860	2	187	63	128	7611			
					Ward 4	6	0	0	0	1	2751			
					Ward 5	2912	8	398	267	336	24572			
					TOTAL									
					TOTAL RESIDENTIAL UNITS	3585								
					TOTAL "OTHER" UNITS	336								
					TOTAL ICI FLOOR SPACE (sq. m.)	24572								

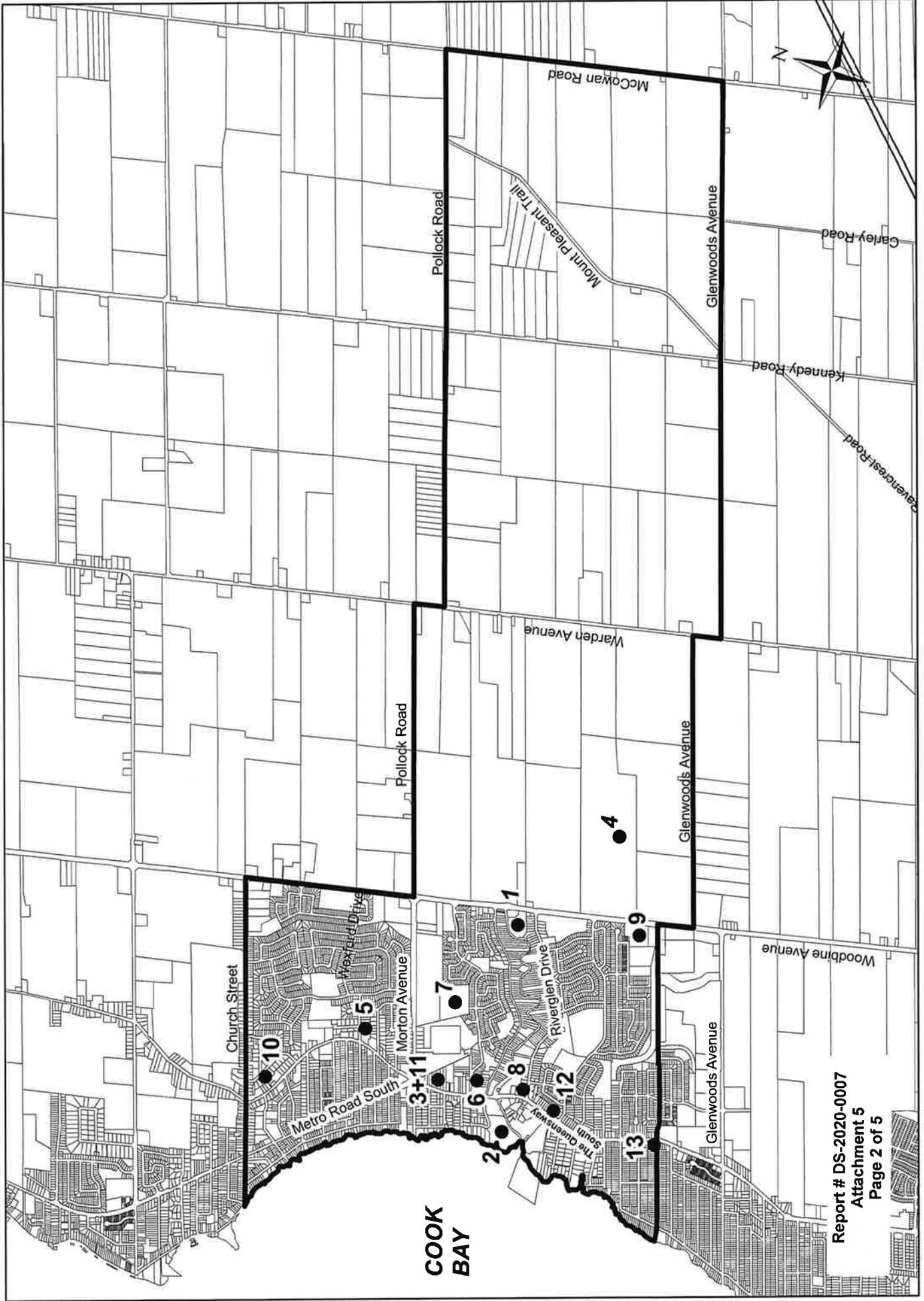
FOR REFERENCE ONLY  
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 TOWN OF GEORGINA  
 26557 CIVIC CENTRE RD

# WARD 1 DEVELOPMENT APPLICATIONS

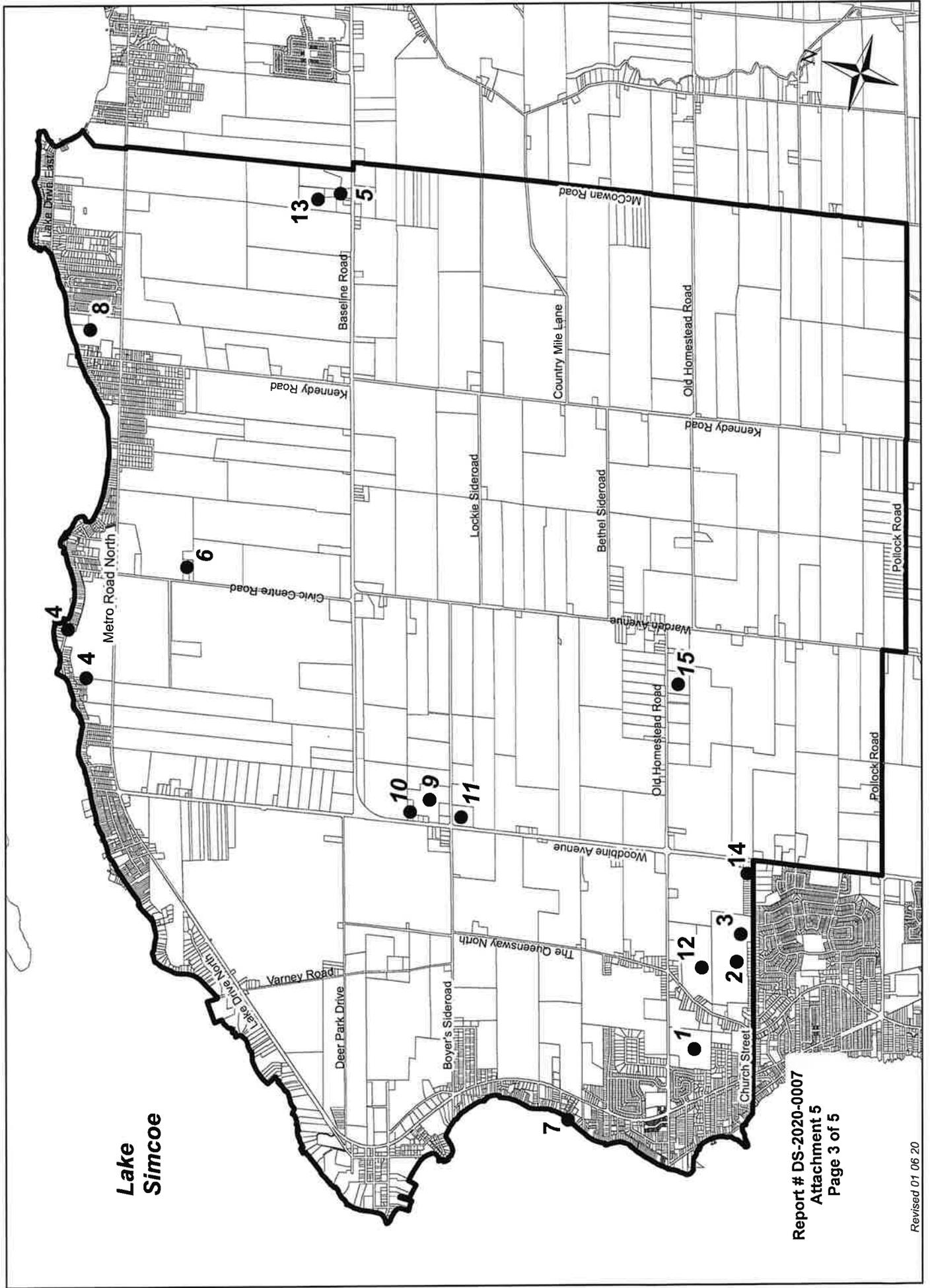


COOK  
BAY

WARD 2 DEVELOPMENT APPLICATIONS

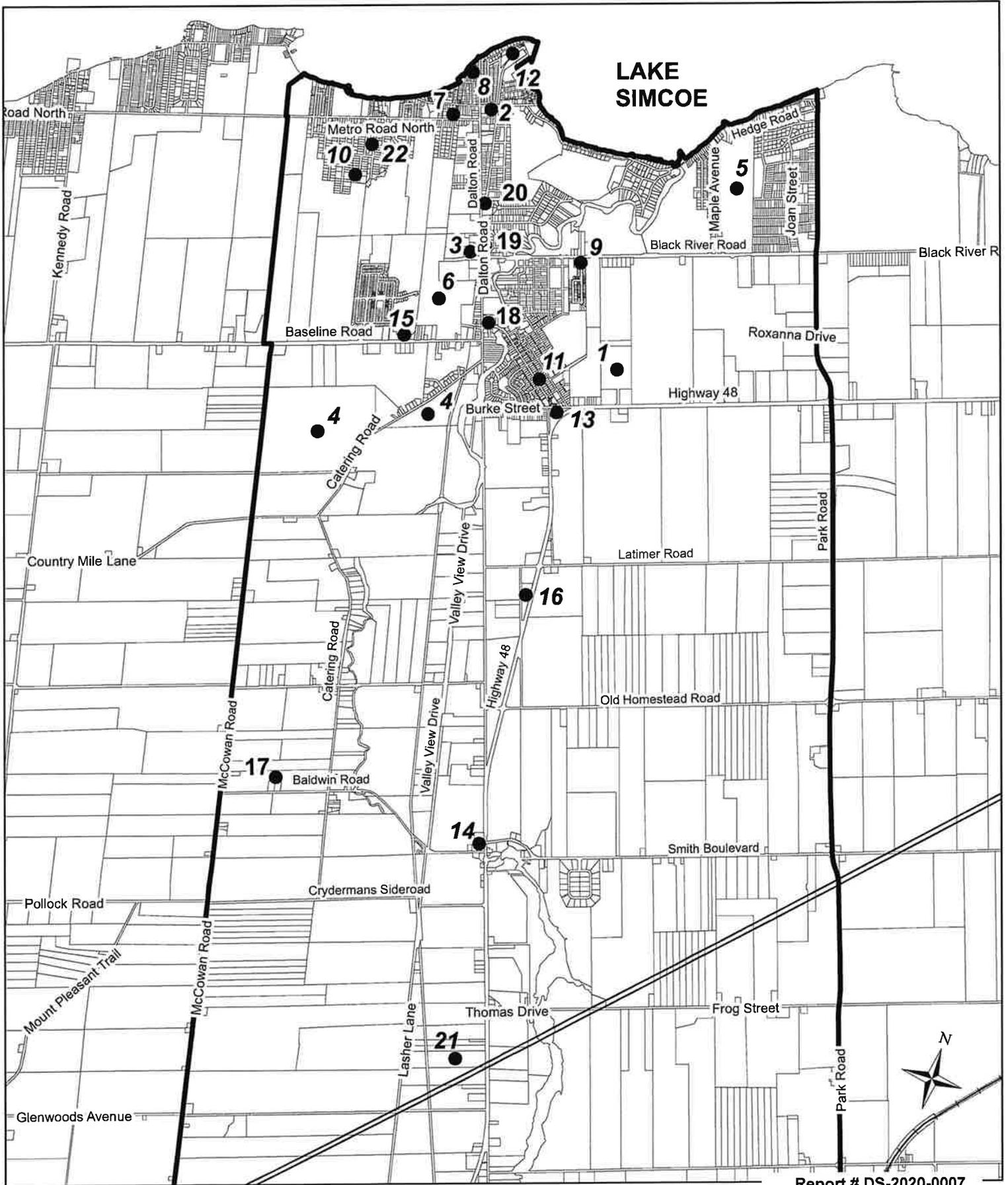


# WARD 3 DEVELOPMENT APPLICATIONS



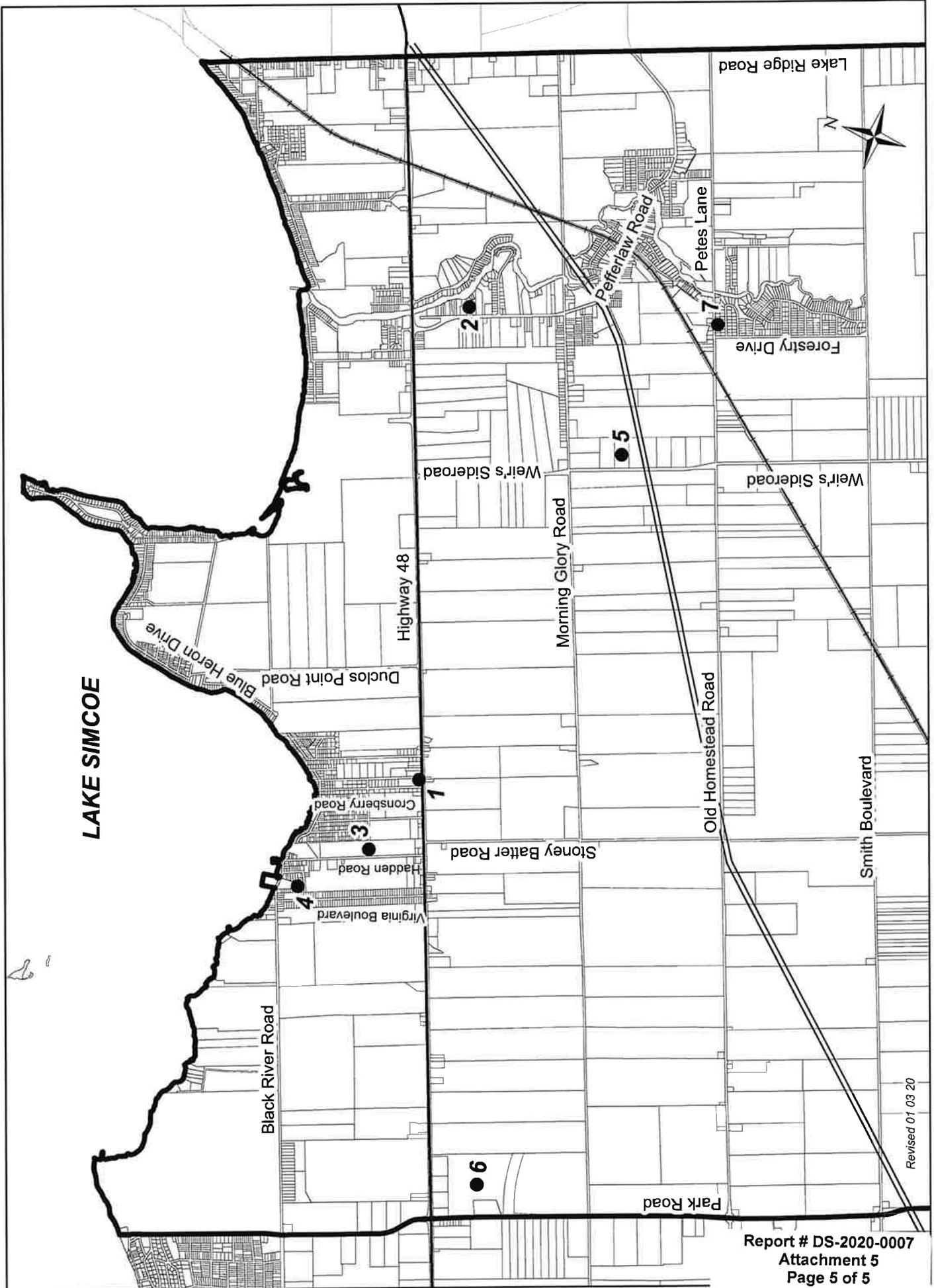
Lake  
Simcoe

# WARD 4 DEVELOPMENT APPLICATIONS



WARD 5 DEVELOPMENT APPLICATIONS

LAKE SIMCOE



**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 Apartments	2.9 ppu
Retirement Developments	2.0 ppu
Seniors Apartments	2.0 ppu
Institutional having overnight accommodation (i.e. Nursing Homes)	1.5 ppu
Commercial having overnight accommodation (i.e. Hotels, Motels)	1.5 pu or 1pp/bed
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	Requested	Allocation (p.e.)				
							Reserved	Committed	Gone		
19T-13G02	Glenwoods Gateway Inv. Inc.; DPA June 3/16	1476	89.4		37 ppgrha:		3308				
<b>TOTAL - KBP</b>							3308	0	0	0	<b>3308</b>
<b>Balance of Unassigned KBP Capacity (persons equivalent)</b>											<b>2692</b>

\* Original 2008 Resolution (SC-2008-0054) anticipated KWPCP capacity to increase from 33,000 to 50,000 people, therefore 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	
19T-05G05; 19CDM-05G04; 19CDM-05G05	Georgina Storage Inc. - New Ind. Storage Bldg (Parts 1 & 2, Plan 65R-21630)		0.6		37 p/gr/ha				22	
B.1.177	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.1.149	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.1.177	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	
	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			
<b>TOTAL - ICI</b>						0	100	210	201.5	511.5
<b>Balance of Unassigned ICI Capacity (persons equivalent)</b>										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	Requested	Allocation (p.e.)		
							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
	Krivicius 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	Forsite Homes 65M-3031			71	2.9				205.9
01.55									
19T-89002	Amberview Subdivision 65M-3239; 65M-3332			132	2.9				382.8
01.64									
19T-95032	Amberview Subdivision 65M-3270; 65M-3186			176	2.9				510.4
01.85									
19T-88064	Dunwarden (Keswick Corp. Simcoe Shores) 65M-3384			165	2.9				478.5
01.61									
19T-85997	Northdale Heights Ph 1 65M-3421			140	2.9				406
01.39									

FILE	Project / File Name	Traffic Zone	Area	Units	Rate	Requested	Allocation (p.e.)		
							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	Orsj, 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
	Ingolia 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 / Haliburton 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
19T-03G01 01.108	Parts 1-12, 65R-30786 Fairwood Dr. Simcoe Landing Ph 5 - 65M-4009			3 120	2.9 2.9				8.7 348
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
19T-04G03 01.113	Greengate Village (Tim Jacobs Dr) - 65M-4440			20	2				40
19T-14G03 01.140	739034 Ontario Inc (n/s Joe Dales Dr); 65M-4534 for 7 units only (Ph 1)			57 7	2.9 2.78				165.3 19.46
<b>TOTAL Cat. 1 - Existing</b>				0	8790	0	0	0	24956.16
									<b>24956.16</b>

**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	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). 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.	1333	160	99	2,			198		
19T-87055 01.52A 65M-2903	Maple Lake Estates (DG Group) 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)	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) Should have been 23 sfd @ 2.78 ppu + 12 semi @ 2.63 ppu = 95.5 pe Ph 1 registered Nov 18, 2016 for 7 sfd (65M-4354) and built	1341	28		16 @ 2.78 12 @ 2.63			76.04		
19T-14G02 01.139	Grangemuir, Carness, Etal (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			

FILE	Project / File Name	Units			Units with			Allocation (p.e.)		
		Traffic Zone	Proposed	Allocation	Rate	Requested	Reserved	Committed	Gone	
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			
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 File: 01.152 - see below)	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; revised appln Oct/19; now <b>34 twhs units</b>	1340	34		2.74	93.16				
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 Resolution 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. Notice of Decision to grant DPA issued Sept/2019; no appeals received. Awaiting receipt of signed plans to issue formal DPA. Allocation preliminarily assigned via Resolution C-2019-0341	1338	9	5 @ 2.78	9 @ 2.78; minus 4 @ 2.78			11.12		
19T-19G03 01.152	SB Devlpts (187 - 195 The Queensway South); PROPOSED 61 twhs; in process of review	1339	61		61 @ 2.74	167.14				
<b>TOTAL Cat. 2 - Major Devlpt.</b>			3556			472.72	2493.56	1163.64	2394.4	6524.32

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.

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	Requested	Reserved	Allocation (p.e.)		Gone	
			Proposed	Allocation	Units with				Committed			
COA P420601	123 Riverglen (Danbrook); CC June 1/07	1340	1	0	0	2.9					2.9	
COA P420609	19 Alice Ave (Lavis); CC Feb 5/08	1335	1	0	0	2.9					2.9	
COA P420710	369 Lake Dr N (Metherall); CC July 29/08	1335	1	0	0	2.9					2.9	
COA P420713	S/S Spring Rd (Ley); CC July 24/08	1338	1	0	0	2.9					2.9	
COA P420714	S/S Spring Rd (Ley); CC July 24/08	1338	1	0	0	2.9					2.9	
COA P420715	275 Golf Rd (Seguoin); CC Dec 17/07	1335	1	0	0	2.9					2.9	
COA P420717	223 Church Street (Guttormson); CC Aug 28/08	1334	1	0	0	2.9					2.9	
COA P420719	260 Metro Road North (Winch); CC Nov 29/07	1335	1	0	0	2.9					2.9	
COA P420728	262 Terrace Dr (Dumas); CC Dec 17/08	1332	1	0	0	2.9					2.9	
COA P420908	24082 Woodbine Ave (119485 Ont Inc); CC Nov 30/11	1340	1	0	0	2.9					2.9	
COA P421110	152 Church St (Ramsay); CC Apr 23/12	1338	1	0	0	2.9					2.9	
COA B3-13	30 Lake Dr N (Mackeigan); CC July 18/14	1334	1	0	0	2.9					2.9	
COA B5-13	251 Old Homestead Rd (Taylor); CC Apr 15/14	1334	1	0	0	2.9					2.9	
COA B6-13	70 Lake Dr N (Roman); CC Dec 12/14	1334	1	0	0	2.9					2.9	
COA B14-13	101 Church St (1898034 Ont Inc / Ramsay); CC Sept 9/14	1338	1	0	0	2.9					2.9	
COA B1-14	135 Parkview Rd (Taylor); CC Jan 21/15	1334	1	0	0	2.78					2.78	
COA B7-14	127 Church St (Ramsay); CC June 29/15	1338	1	0	0	2.78					2.78	
COA B8-15	134 Riveredge Dr (Sturino); CC Sept 9/16	1339	1	0	0	2.78					2.78	
COA B16-15	150 Church St (Maki); CC Jan 5/17	1338	1	0	0	2.78					2.78	
COA B10-16	100 Riveredge Dr (2533619 Ont Inc / Sud); CC July 25/17	1339	1	0	0	2.78					2.78	
COA B11-16	82 Riveredge Dr (2533619 Ont Inc / Sud); CC July 25/17	1339	1	0	0	2.78					2.78	
COA B1-17	199 South Channel Dr (Guglietti); CC Dec 19/17	1333	1	0	0	2.78					2.78	
COA B5-17	20 Circle Ridge Dr (Richmond Black Homes / Sturino); CC Nov 6/17	1338	1	0	0	2.78					2.78	
COA B13-17	165 Pleasant Blvd (2533619 Ont Inc / Callibrex); CC Apr 20/18	1333	1	0	0	2.78					2.78	
COA B23-17	16 Quiet Heights Lane (Gladebrook); CC Nov 20/18	1335	1	0	0	2.78					2.78	
COA B25/17	233 Boyers Rd (2509551 Ont Ltd); CC Dec 5/18	1335	1	0	0	2.78					2.78	
02.189 - OPA	4 Ley Blvd (Blue Serenity / Gary Foch); 3 new apt units; LPAT Order Aug 24, 2018	1338	6	3	3	2.08					6.24	
03.1098 - ZBA	for OPA 131 & ZBL 500-2018-0022											
COA B16-18	273 Medina Dr (Jahaniavali); Deferred on Oct 1/18	1334	1	0	0	2.78	2.78					
COA B17-18	273 Medina Dr (Jahaniavali); Deferred on Oct 1/18	1334	1	0	0	2.78	2.78					
3-1141	415 Lake Dr S (Lamanna); legalizing converted garage (2 semi-detached units)	1332	2	0	0	2.9	5.8					
<b>TOTAL Cat. 3 - Minor Infill</b>			<b>36</b>				<b>11.36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80.32</b>	<b>91.68</b>

**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	Requested	Allocation (p.e.)		Gone	
							Reserved	Committed		
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 (Rihal); 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 &amp;</i>									
01.126	<i>PB-2014-0004, subject land had 66.7 pe credit based on past/existing residential</i>									
COA B17-15	1951 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	
COA B40-19 & ZBA 03.1145	W/S Edith Street (10884466 Ontario Ltd.; A&T Homes); Hearing Sept 23/19 (deferred); subject to ZBA 03.1145 (Nov 27/19 PM)	1345		1		2.78				
<b>TOTAL - Cat. 4 - Minor Infill Sutton/JPT Service Area</b>				0	45	2.78	0	0	60.06	62.84
<b>Balance Remaining from 85 pe set aside by Council</b>										22.16

**Residential Category 5 - WILLOW BEACH PROJECT AREA**

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

Traffic Zone	Area	Units	Rate	Requested	Allocation (p.e.)		
					Reserved	Committed	Gone
		2335	2.9				6771.5
		150	2.9				435
<b>TOTAL - EXISTING - Cat. 5 - Willow Beach Service Area / SLRA</b>		0	2485				<b>7206.5</b>

File	Project / File Name	Traffic Zone	Area	Units	Rate	Requested	Allocation (p.e.)		
							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 (Fermmark 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; CC Aug 28/19	1344		1	2.78				2.78
COA B20-18	795 Churchill / 794 Sedore; CC Oct 30/18	1344		1	2.78				2.78
B.1.373-5	Ontario Water Centre; <b>PROPOSED</b> 36 bed dormitory	1344		36	1 pp/bed	36			
<b>TOTAL - PROPOSED NEW - Cat. 5 - Willow Beach Service Area / SLRA</b>				0	23	36	0	37.7	25.74
Balance from 50 units / 145 pe									81.56
Balance from 7,407 pe assigned to WBSA / SLRA									19.5

27 units remaining

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	6,524.32	91.68	85.00	7,407.00	45,702.16	702.16
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	6,524.32	91.68	62.84	7,305.94	42,760.44	2,239.56
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	7,232.24	34,924.68	10,075.32

"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	22.16	19.50	2,860.16

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	<b>PRE-2013</b>
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 dpu
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, and confirmation from HWL, PPU values are in effect only for Category 3B (110 p.e.); once Category 3B depleted, prior ppus to be continued to be utilized until the next expansion of the Sutton WPCP. The Region may revise the ppu numbers to reflect the most up-to-date information available.*

**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).

<p><b>REQUESTED means:</b></p> <ul style="list-style-type: none"> <li>● Proposed allocation needed for development</li> <li>● COMPLETE development application submitted as per Planning Act / Town requirements, and under review</li> </ul>	<p><b>COMMITTED means:</b></p> <ul style="list-style-type: none"> <li>● Applicant submits Regional clearance request for Subdivisions / Consents</li> <li>● Allocation confirmed by municipality (through Council Resolution)</li> <li>● Site Plans - Regional site plan approvals letter with conditions sent to municipality</li> </ul>
<p><b>RESERVED means:</b></p> <ul style="list-style-type: none"> <li>● Start of implementation process</li> <li>● Development Supported in principle</li> <li>● Draft-Approved plan of Subdivision/conditional Consent</li> <li>● OPA / ZBL in place</li> <li>● Complete site plan application received</li> </ul>	<p><b>GONE means:</b></p> <ul style="list-style-type: none"> <li>● Removed from local pool of allocation</li> <li>● Registered draft plan of Subdivision / final Consent</li> <li>● Building Permit issued for Site Plan proposal</li> <li>● Regional DC's paid</li> </ul>

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



**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.)			Gone
					Requested	Reserved	Committed	
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
<b>TOTAL Cat. 1A - Existing</b>			<b>0</b>	<b>1581</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4179.90</b>

\* Includes allocation for residential vacant lots of record within the Sutton Service Area with the exception of Grew Blvd, and Sunnidaile 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.)			Gone
					Requested	Reserved	Committed	
Single Detached (Grew Blvd. and Sunnidaile Blvd.)	1345		102	2.9				295.80
<b>TOTAL Cat. 1B - Existing</b>			<b>0</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>295.80</b>

**Residential Category 2 - PROPOSED MAJOR DEVELOPMENT**

TOTAL CAPACITY = 256 pe

FILE	Project / File Name	Units			Allocation (p.e.)				
		Traffic Zone	Proposed	Allocation	Requested	Reserved	Committed	Gone	
19T-07G01	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	
19CDM-07G02	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 ( <b>see below</b> ) 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 ( <b>see below</b> ) = 81.4 pe. Needs (33 @ 1.5 = 49.5) + (11 @ 2.9 = 31.9) = 81.4 pe. <b>Resolution for formal assignment yet to occur.</b>	1345	44	20.3	33 sr apts @ 1.5 11 twhs @ 2.9		81.40		
19T-07G01	1084466 Ont. Ltd. (c/o A & T Homes); High Street and Burke Street; 18 u total (16 subdiv twhs + 2 COA sfd's)	1477	18	18	16 twhs @ 2.9 2 sfd @ 2.9			52.20	
3.1112	"Ramada Resort" (formerly Lionshead Lakefront Resort - Yacht Club); Lorne Street - Best Western site Jackson's Point Harbour Area Potential Redevelopment ** PROPOSED - River Glen Haven Nursing Home (new site - Dalton / Blk River Rd) ***	1345	0	15	2.9	43.50	65.40		
		1345	unknown	unknown	unknown				
		1345	128	119	1 per bed	6.00			
<b>TOTAL Cat. 2 - Major Devlpt.</b>			190			49.50	0.00	146.80	60.20
					<b>BALANCE REMAINING</b>			256.50	-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 Kaichman - 2009 appln for 70 apt. units; appln held until allocation available.
- 01.133 Kerbell / First Sutton Six III (NWSDA) - 2009 appln for subdiv (321 units total: 167 sfd, 124 twhs, 30 mixed use res!/comm!); 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	Requested	Allocation (p.e.)		
			Proposed	Allocation			Reserved	Committed	Gone
6.121	Deeming Repeal - Lyric; 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 Redevelpt 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)**

<b>TOTAL Cat. 3A - Minor Infill to Sutton WPCP</b>	711		0	11.6	18.7	20.3	50.6
	<b>BALANCE REMAINING</b>						
	<b>13.2</b>						

**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	Allocation	Units with		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 approved June 24/19 (COA mtg date); awaiting CC	1345	6	1	5 @ 2.74			13.70		
COA B1-16	Hiltz; 20139 Dalton Rd.; appl'n 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
19T-18G02 01.148	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; Resolution C-2019-0478 Sept 11/19	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; appl'n 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; appl'n approved Feb 5/19; CC	1477	1		2.78					2.78
COA B36-19	Liao/Kuo; 21013 Dalton Rd; appl'n approved Aug 6/19; awaiting CC	1345	1		2.78					2.78
<b>TOTAL Cat. 3B - Minor Infill to Sutton WPCP - INSIDE THE BUILT BOUNDARY</b>			<b>58</b>			<b>0</b>	<b>7.5</b>	<b>84.13</b>	<b>17.76</b>	<b>109.39</b>

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**BALANCE REMAINING**                      **0.61**

**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	159.99	107.81

**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	159.99	13.61