

**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF COMPLETE APPLICATION**

The Town of Georgina has received the following applications pursuant to the *Planning Act*. Town Council will be considering these applications at a future public meeting, the date and time of which will be published on the Town of Georgina website.

ADDRESS: 235 Catering Road
LEGAL DESCRIPTION: 65M-4749 Blk 4
APPLICANT: Ainslie Hill II Inc.
FILE NOS.: 01.166, 02.208, 03.1185
WARD COUNCILLOR: Ward 4 (Councillor Dale Genge)

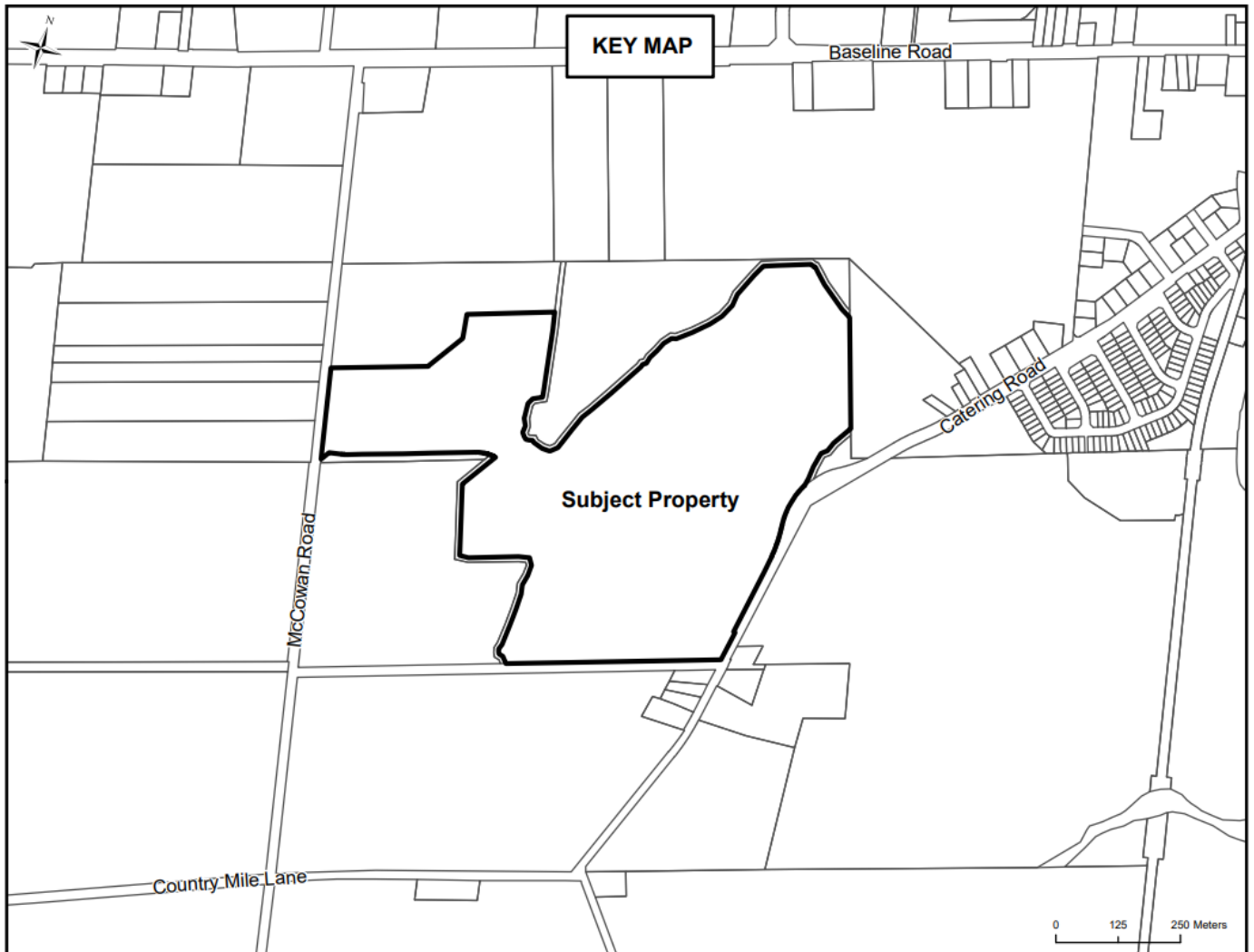
Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Michael Smith Planning Consultants; on behalf of Ainslie Hill II Inc., to facilitate the proposed development of 567 single detached lots, 400 townhouses, a park and a storm water management pond.

The Official Plan Amendment proposes an increase to density beyond what is currently permitted in the Special Provisions outlined in Section 13.2.5.2.1 b). The subject property is designated 'New Neighbourhood' in the Sutton/ Jackson's Point Secondary Plan.

The applicant is proposing to rezone the subject property from 'T-3' 'Site Specific Transitional Zone' under Town of Georgina Zoning By-law 500 as amended to 'R1-XX(H)', 'R1-YY(H)', 'R1-ZZ(H)', Site Specific Low Density Urban Residential, 'R3-XX(H)', Site Specific Medium Density Urban Residential and 'OS' Open Space, and 'OS-XX' Site Specific Open Space in order to accommodate the development as proposed.

A key map showing the location of the subject property is provided below and the proposed site plan is attached. **Town File Nos: 01.166, 02.208, & 03.1185; Direct inquiries to Sean Lapenna, Senior Development Planner, at ext. 2327 or slapenna@georgina.ca. Please reference the File Numbers in all communications.**

KEY MAP



DATED AT THE TOWN OF GEORGINA THIS 10th DAY OF OCTOBER, 2024

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal, including the proposed Official Plan and Zoning By-law Amendments, is available upon request. For more information about this matter, including information about preserving your appeal rights, please contact the Planner assigned to the file, as noted above. If you wish to be notified of the decision of Town Council for the submitted application, you must make a written request to the Town of Georgina.

PROVIDING COMMENT:

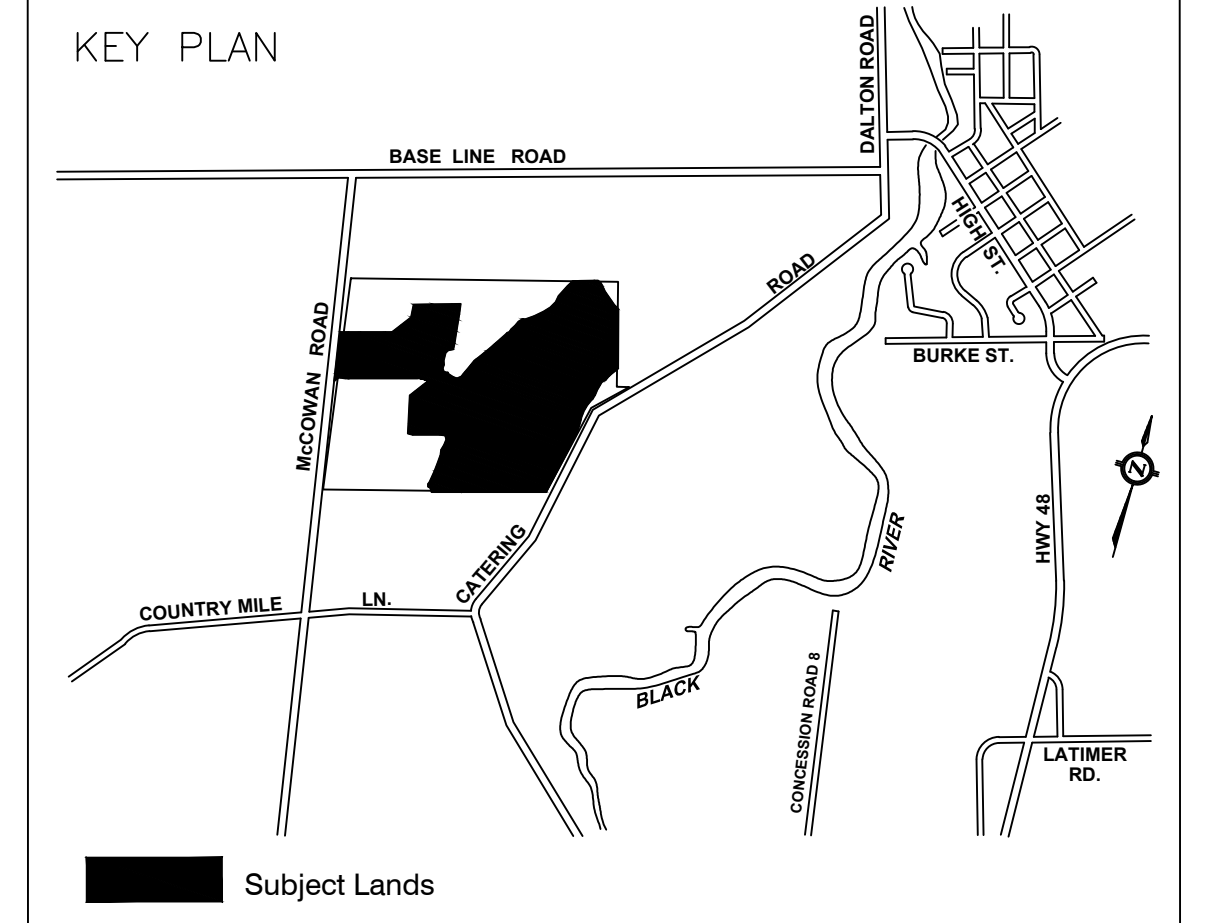
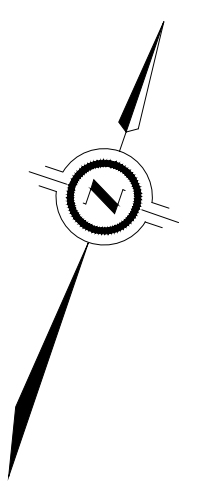
Written comments should be mailed/emailed to the Planner noted above. Please ensure you include your name and address for record-keeping purposes and so that you may be contacted if necessary.

NOTICE OF COLLECTION OF PERSONAL INFORMATION:

Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the application and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act*, the *Planning Act*, and all other relevant legislation, and will become part of the public record, may be viewed by the general public, and may be published in a Planning Report and Council Agenda. Questions about this collection may be directed to the Town Clerk, Rachel Dillabough, at 905-476-4305, ext. 2223, or by email to rdillabough@georgina.ca.

DATED AT THE TOWN OF GEORGINA THIS 10th DAY OF OCTOBER, 2024

Town of Georgina address: 26557 Civic Centre Road, Keswick, ON, L4P 3G1



LAND USE SCHEDULE

LAND USE	No.	UNITS	AREA
SINGLE DETACHED RESIDENTIAL	1-567		21.92 ha
9.75m SINGLES		225	
11.0m SINGLES		206	
12.2m SINGLES		136	
TOWNHOUSE RESIDENTIAL	568-623	400	8.10 ha
PARK	624		2.44 ha
STORM WATER MANAGEMENT POND	625		2.41 ha
NATURAL HERITAGE CORRIDOR	626		0.43 ha
VISTAS	627-630		0.13 ha
SERVICE BLOCK	631		0.02 ha
6m WALKWAY	632		0.02 ha
ROAD WIDENING	633		0.02 ha
ROADS	Streets A - 975m @ 23.0m R.O.W. Streets B-L 5070m @ 18.0m R.O.W.		11.63 ha
GRAND TOTAL		967	47.12 ha

OWNER'S AUTHORIZATION

I/We Ainslie Hill II Inc., being the registered owner of the subject lands, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this Draft Plan of Subdivision for approval.

Ainslie Hill II Inc. _____ Date _____

SURVEYOR'S CERTIFICATE

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

JD Barnes Limited _____ Date _____
Ontario Land Surveyors

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

a. shown on draft plan
b. shown on draft plan
c. shown on draft plan
d. refer to land use schedule herein
e. shown on draft plan
f. shown on draft plan
g. shown on draft plan
h. water supply available
i. Sandy Loam/clay
j. shown on draft plan
k. water, sanitary sewer, storm sewer & electrical
l. none

DRAFT PLAN OF SUBDIVISION
AINSLIE HILL II Inc.

PART OF LOTS 21 AND 22, CONCESSION 7 (N.G.)
ALSO DESCRIBED AS BLOCK 4, 65M-4749
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28

No.	Revisions	Date
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.

Drawn by: VT Date: APRIL 30, 2024 Drawing Number: 964-00
Checked by: M.R.E.S. Scale: 1 : 1500
Approved by: M.R.E.S.

