



# GEORGINA

## THE CORPORATION OF THE TOWN OF GEORGINA NOTICE OF PUBLIC MEETING

**YOU ARE INVITED** to attend a Public Meeting on:

**Wednesday December 11, 2024 at 7:00 p.m.**

The meeting will be held in a hybrid format (digitally and in-person)  
In-person attendance: Council Chambers at 26557 Civic Centre Road, Keswick  
Digital viewing: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)  
In-person, digital or phone participation: Contact [Clerks@georgina.ca](mailto:Clerks@georgina.ca)

*Please note that this application, along with other matters, will be reviewed in the order that they appear on the agenda or as Council may determine.*

The Town of Georgina has received the following application(s) pursuant to the *Planning Act*.

**ADDRESS:** 235 Catering Road  
**DESCRIPTION:** Part Lot 21 & 22, Conc No. 7, Block 4 & Plan 65M-4749  
**WARD COUNCILLOR:** Ward 4 (Councillor Dale Genge)  
**FILE NUMBERS:** 01.166, 02.208 & 03.1185

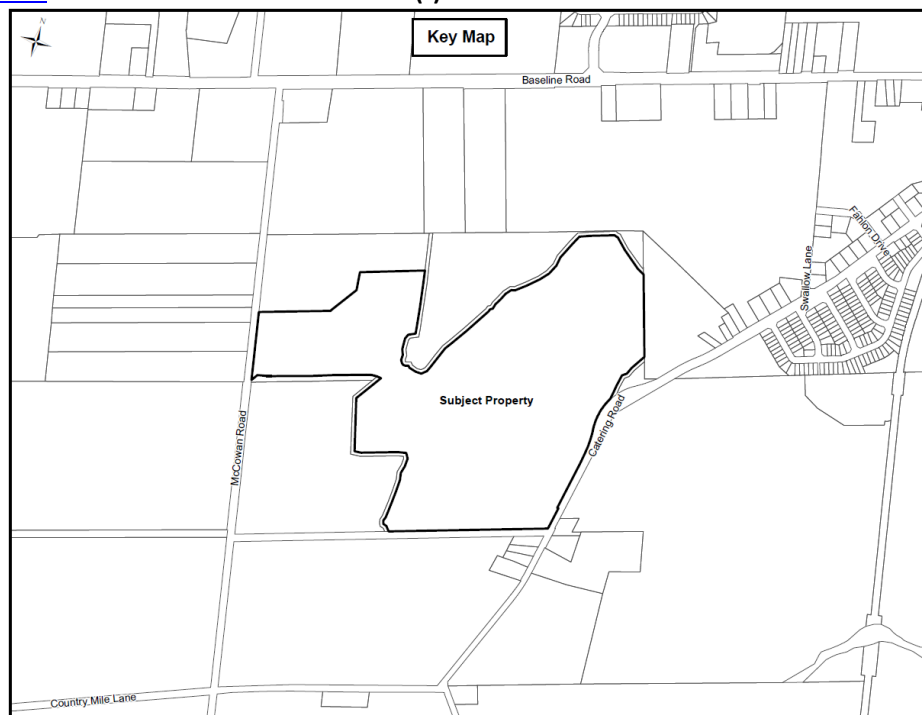
Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications have been submitted by Michael Smith Planning Consultants; on behalf of Ainslie Hill II Inc., to facilitate the proposed development of 567 single detached lots, 400 townhouses, a park block, a storm water management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

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.

The proposed Draft Plan of Subdivision is attached to this notice.

**Town Files: 01.166, 02.208 & 03.1185. Direct inquiries to Sean Lapenna, Senior Development Planner at ext. 2327 or [slapenna@georgina.ca](mailto:slapenna@georgina.ca). Please reference the file number(s) in all communications.**



### **ADDITIONAL INFORMATION:**

Information and material related to the application(s) is available upon request. For more information about this matter, including information appeal rights, contact the above-noted planner.

The staff report to be considered by Council will be available on December 5, 2024 upon request from the above-noted planner



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or online within the full Council Agenda at: [Georgina.ca/CouncilAgenda](https://www.georgina.ca/CouncilAgenda)

If you wish to be notified of the decision of the Town of Georgina on the proposed applications, you must submit a Request to Notified form to the above-noted planner.

The Council meeting will be held in a hybrid format (digitally and in-person). Attendance is possible digitally, via phone or in-person.

If you want to provide comment in-person, by phone or digitally, submit a Request to Speak form to the Town Clerk ([clerks@georgina.ca](mailto:clerks@georgina.ca)) via email, mail or in-person no later than noon on the last business day before the meeting to pre-register. Participation instructions will be provided. Provide speaker notes and/or written questions for Council with the form.

Both the Request to be Notified and Request to Speak forms are available at: [Georgina.ca/participate](https://www.georgina.ca/participate)

## **PROVIDING COMMENT:**

Any person may make written or verbal comment on the application(s). Send written comments to the above-noted planner. Include your name, phone number, and address for contact purposes.

- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the applications. Written comments should be emailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary and include your acknowledgement regarding the collection of personal information as noted below.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Georgina before the proposed official plan amendment / zoning by-law amendment are adopted, the person or public body is not entitled to appeal the decision.
- iii) If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Georgina before the proposed official plan amendment / zoning by-law amendment are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

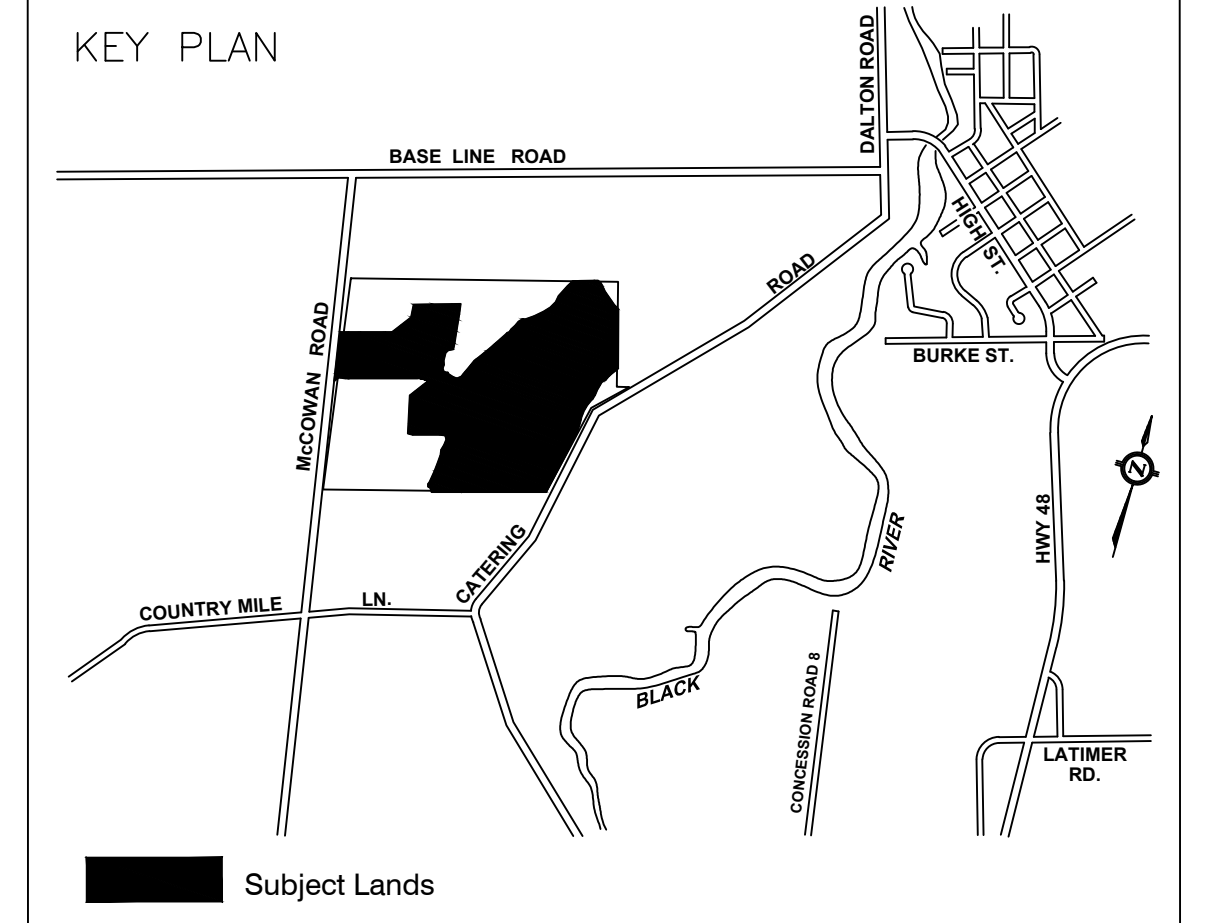
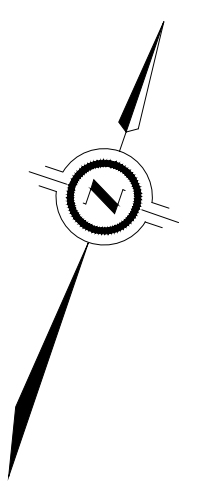
## **NOTICE OF COLLECTION OF PERSONAL INFORMATION:**

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 applications 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](mailto:rdillabough@georgina.ca).

**DATED AT THE TOWN OF GEORGINA THIS 18<sup>th</sup> DAY OF NOVEMBER, 2024**

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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
<b>GRAND TOTAL</b>		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  
AINSIE 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

50 0 50 100 metres

METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808

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.

