

**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF SECOND PUBLIC MEETING**

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, September 29, 2021 at 7:00 p.m.

The Meeting will be held in an electronic format through the Town website and can viewed at
<https://www.georgina.ca/municipal-government/council-meetings/livearchived-meeting-broadcasts>

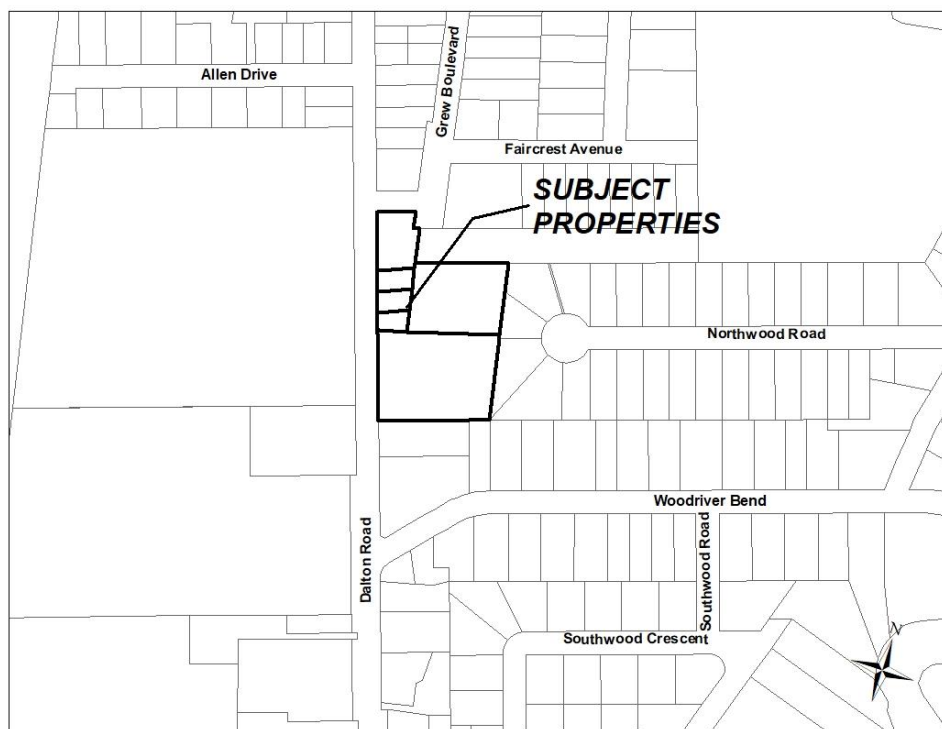
Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

<u>ADDRESS:</u>	20971, 20977, 20979, & 20987 Dalton Road, Sutton
<u>LEGAL DESCRIPTION:</u>	Part Lot 1, Con. 8, Part of Lots 34 & 35, Registered Plan 248
<u>WARD (COUNCILLOR):</u>	Ward 4 (Councillor Frank Sebo)
<u>TOWN FILE:</u>	03.1142

PROPOSAL:

A Zoning By-law Amendment application has been submitted by Macaulay Shiomi Howson Ltd, on behalf of 2487400 Ontario Inc. (c/o Sandy Schell), to amend the zoning on lands described as Part Lot 1, Concession 8, Part of Lots 34 & 35, Registered Plan 248 (municipally addressed as 20971, 20977, 20979, & 20987 Dalton Road, Sutton) from two site specific Highway Commercial (C2-4 & C2-44) zones and one Low Density Urban Residential (R1) zone to one site specific Highway Commercial (C2-XX) zone and one site-specific Open Space (OS-XX) zone. The C2-XX zone would facilitate the renovation and expansion of the existing building supply and equipment sales establishment while the OS-XX zone would only permit forestry and conservation uses. A key map showing the location of the subject property is provided below and the proposed site plan is attached.

KEY MAP



ADDITIONAL INFORMATION:

Additional material relating to the proposal, including the proposed amending zoning by-law, is available for viewing upon request from the Planner, **Connor McBride, Planner II, at ext. 2275 or cmcbride@georgina.ca**. Please reference the File Number in all communications. For more information about this matter, including information about preserving your appeal rights, please contact the above-noted Planner.

The staff report to be considered by Council will be available on Thursday, September 22, 2021 upon request from the above-noted Planner or online within the full Council Agenda at <https://www.georgina.ca/municipal-government/council-meetings/agendas-and-minutes>.

If you wish to be notified of the decision of Town of Georgina on the proposed zoning by-law amendment, you must make a written request to the Planner noted above.

DATED AT THE TOWN OF GEORGINA THIS 15th DAY OF SEPTEMBER 2021

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

PROVIDING COMMENT:

Due to COVID-19, the Town is currently holding virtual Council meetings on the ZOOM platform. For those who wish to make verbal representation at the virtual Council meeting, a *Request to Speak Form* must be completed and submitted to the Office of the Town Clerk at clerks@georgina.ca no later by noon on the last business day prior to a scheduled meeting to pre-register. Request to Speak Forms can be found at www.georgina.ca/municipal-government/council-meetings. When you are confirmed as a registered speaker, you will be provided with codes and instructions to participate in the electronic Council meeting.

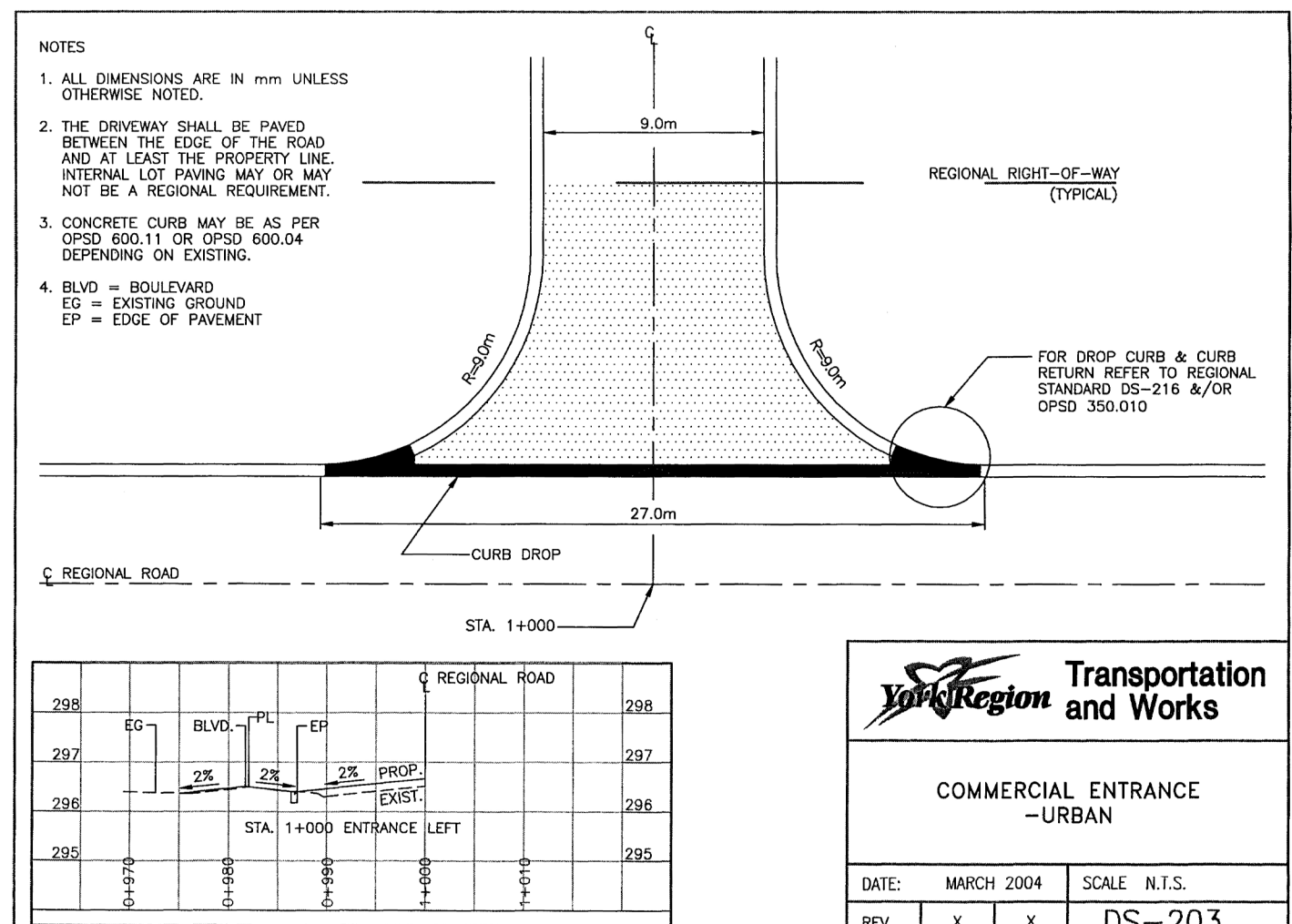
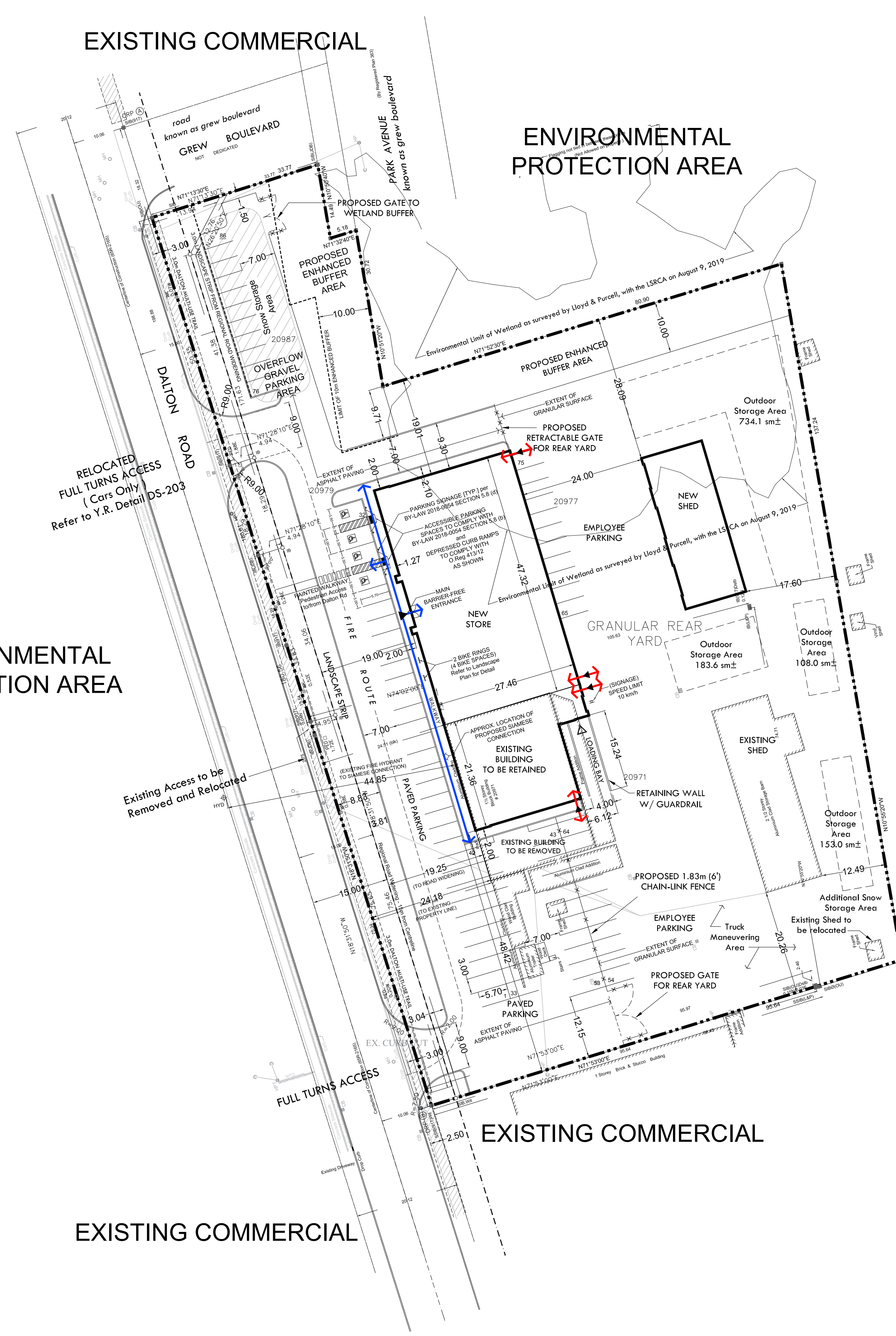
- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the application. Written comments should be mailed/emailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary 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 by-law is passed, 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 by-law is passed, 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 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 905-476-4301, ext. 2223, or by email to rdillabough@georgina.ca.

DATED AT THE TOWN OF GEORGINA THIS 15th DAY OF SEPTEMBER 2021

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



ONTARIO BUILDING CODE DATA MATRIX				O.B.C. REFERENCE	
1	PROJECT DESCRIPTION:	SCHELL LUMBER INC SUTTON, ONTARIO	<input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> RENOVATION	PART 3	3.2.2.62
2	MAJOR OCCUPANCY(S):	GROUP E			
3	SUBSIDIARY OCCUPANCY(S):				
4	BUILDING AREA (sq.m.):	EXISTING: 491.66 NEW: 1,266.81 TOTAL: 1,758.47			1.1.3.2.
5	GROSS AREA (sq.m.):	EXISTING: 491.66 NEW: 1,522.29 TOTAL: 2,013.95			1.1.3.2.
6	NUMBER OF STOREYS:	ABOVE GRADE: ONE BELOW GRADE: NONE			1.1.3.2.
7	BUILDING HEIGHT:	6.70m			1.1.3.2.
8	NUMBER OF STREETS / ACCESS ROUTES:	ONE			3.2.2.62
9	BUILDING CLASSIFICATION:	GROUP E 3.2.2.62			3.2.2.62
10	SPRINKLER SYSTEM:	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED			
11	STANDPIPE REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.8.1.
12	FIRE ALARM REQUIRED:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.4.1.
13	WATER SERVICE / SUPPLY IS ADEQUATE:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.7.
14	HIGH BUILDING:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.6.
15	PERMITTED CONSTRUCTION:	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH			3.2.2.62
16	MEZZANINE(S) AREA (sq.m.):	EXISTING: N/A NEW: 255.48 TOTAL: 255.48 (126.46 - ENCLOSED) TOTAL: 250 PERSONS			3.1.17.1.
17	OCCUPANT LOAD:	EXISTING: N/A NEW: 250 PERSONS			3.7.
18	BASED ON:	NUMBER OF FLOORS: 1 MEN: 1 WOMEN: 1 DESIGN OF BUILDING: COMBINED: 4			3.8.
19	BARRED-FREE DESIGN:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.6.4.3.
20	CONCEALED SPACE (FLOOR OR CEILING) USED AS A PLENUM:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.3.6.1.
21	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
22	REQUIRED FIRE RESISTANCE RATING:	HORIZONTAL ASSEMBLIES: 1 hr. FLOORS: 3/4 hr. ROOF: 0 hr. MEZZANINE: 0 hr. F.R.R. OF SUPPORTING MEMBERS: 0 hr.			3.2.2.62
23	SPATIAL SEPARATION: CONSTRUCTION OF EXTERIOR WALLS:	AREA: 183.6 sq.m. LO: 19.01 m. L/H: 48.42 m. PERMITTED MAX. % OF OPENINGS: 100.00% PROPOSED % OF OPENINGS: 100.00% F.R.R. (HRS): 0 hr. LISTED DESIGN OR DESCRIPTION: N/A			3.2.2.62
24	TRAVEL DISTANCE:	45m TO AT LEAST ONE EXIT			3.4.2.5.

EXISTING RESIDENTIAL

LEGEND

▲ Person Door
△ Loading Door

PEDESTRIAN CIRCULATION LEGEND

↔ Public Pedestrian Circulation
↔ Private Pedestrian Circulation

Dalton 3.0m Multi-use Trail*

* Multi-use Trail as per Town Drawings SP04 and DE-3, referenced File 320858, Revised Mar. /21.

KEY PLAN
N.T.S.

Site Statistics
[per Zoning By-Law 500]

FACTOR	Permitted/Required	Proposed
Site Area:	min. 4000 m ²	15758 m ²
Site Widening:		893 m ²
Net Site Area:	min. 4000 m ² 0.4 ha [0.99 ac] 30 m	14865 m ² 1.5 ha [3.67 ac]
Lot Frontage:		180.56 m
Existing Main Building GFA:		873.23 m ²
Existing Accessory Buildings GFA:		536.92 m ²
Total Existing GFA:		1410.15 m ²
Proposed Addition to Main Building GFA:		1300.18 m ²
Proposed New Accessory Building GFA:		368.58 m ²
Total New GFA:		2604.48 m ²
Accessory Bldgs Coverage:	max. 10%	5.5 %
Total Coverage:	max. 30%	17.5 %
Outdoor Storage Areas:	max. 30%	1178.70 m ² = 7.9 %
Existing Wetland:		266.11 m ²
Proposed Overflow Gravel Parking Area:		705.35 m ²
Proposed Landscape Strips Area:		579.45 m ²
Proposed Enhanced Buffer Area:		1408.65 m ²
Parking per By-Law		
Parameters:	3.5 spaces per 95m ² floor area retail space 1 space per 95m ² floor area accessory buildings	
Spaces:	regular parking 76 sp. accessible parking 4 sp. total 80 sp.	82 sp. 4 sp. 86 sp.
Stall Size:	perpendicular 3.0 m x 5.7 m parallel 3.0 m x 7.0 m accessible type A 3.4 m wide accessible type B 2.4 m wide access aisle 1.5 m wide	3.0 m x 5.7 m 3.0 m x 7.0 m 3.4 m wide 2.4 m wide 1.5 m wide
Zone Standards:		
Front Yard:	12.00 m	24.18 m
Rear Yard:	8.00 m	19.25 m
Interior Side Yard:	6.00 m	12.49 m
Height:	11.0 m	19.01 m

Environmental Limit of Wetland surveyed by Lloyd & Purcell Ltd. with the LSRCa on August 9, 2019.
TOPOGRAPHIC SURVEY PROVIDED BY: LLOYD & PURCELL LTD.

No.	DESCRIPTION	DATE	BY	APPROVED
1.	PRELIMINARY SITE PLAN	JUL 31/17	P.M.	
2-7	VARIOUS REVISIONS [AUG 15/17 to OCT 22/18]	2017 - 2018	MSH	
8.	FOR ZBA SUBMISSION	Mar 22/19	MSH	
9.	REVISED AS PER LSRCa COMMENTS	Jan 29/20	MSH	
10.	REVISED BUILDING FOOTPRINT	Feb 13/20	MSH	
11.	NEW ENVIRONMENTAL LIMIT AS SURVEYED BY L&P, O.L.S.	Mar 03/20	MSH	
12.	SURVEYED ROAD WIDENING BY L&P + REVISED ACCESS DRIVES	Jun 13/20	MSH	
13.	ISSUED FOR RE-SUBMISSION AND SITE PLAN APPLICATION.	Jul 16/20	MSH	
14.	REVISIONS TO ACCESSIBLE PARKING AND OUTDOOR STORAGE	Sept 04/20	MSH	
15.	RESUBMISSION TO ADDRESS REGION OF YORK COMMENTS	Jan 29/21	MSH	
16.	REVISED TO INCLUDE SNOW STORAGE AREA	Mar 04/21	MSH	
17.	REVISED TO INCLUDE DAYLIGHTING TRIANGLE BY SURVEYOR	Apr 16/21	MSH	
18.	REVISED BARRIER-FREE PARKING PER B.T.L. 2018-0054, SEC 5.8	Jul 13/21	MSH	
19.	MULTI-USE TRAIL ADDED PER TOWN COMMENTS	Jul 14/21	MSH	
20.	REVISED TO ADDRESS TOWN COMMENTS	Jul 27/21	MSH	
21.	REVISED OUTDOOR STORAGE AREA AND FIRE ROUTE ADDED	Aug 20/21	MSH	
22.	PARKING ISLANDS ADDED TO ACCOMMODATE STOP SIGNS	Aug 25/21	MSH	

SCHELL LUMBER
Home
buildingcentre

**SUTTON SCHELL LUMBER
HOME BUILDING CENTRE
EXPANSION**

SITE PLAN

DESIGNED BY:	S.H. / m.v.s.	DATE:	JULY 2017
DRAWN BY:	S.H. / m.v.s.	CHECKED BY:	A.S.

0 25 50m

land use planning consultants

MSH
BOUNDLESS INGENUITY

Toronto 416-487-4101
Aurora 905-903-3440
www.mshplan.ca

SCALE: 1:500

PROJECT No: A17-1576

DRAWING No: SP-02v