

**THE CORPORATION OF THE TOWN OF GEORGINA
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, April 19, 2023 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.

The Town of Georgina has received the following applications pursuant to the *Planning Act*.

APPLICATION FOR PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

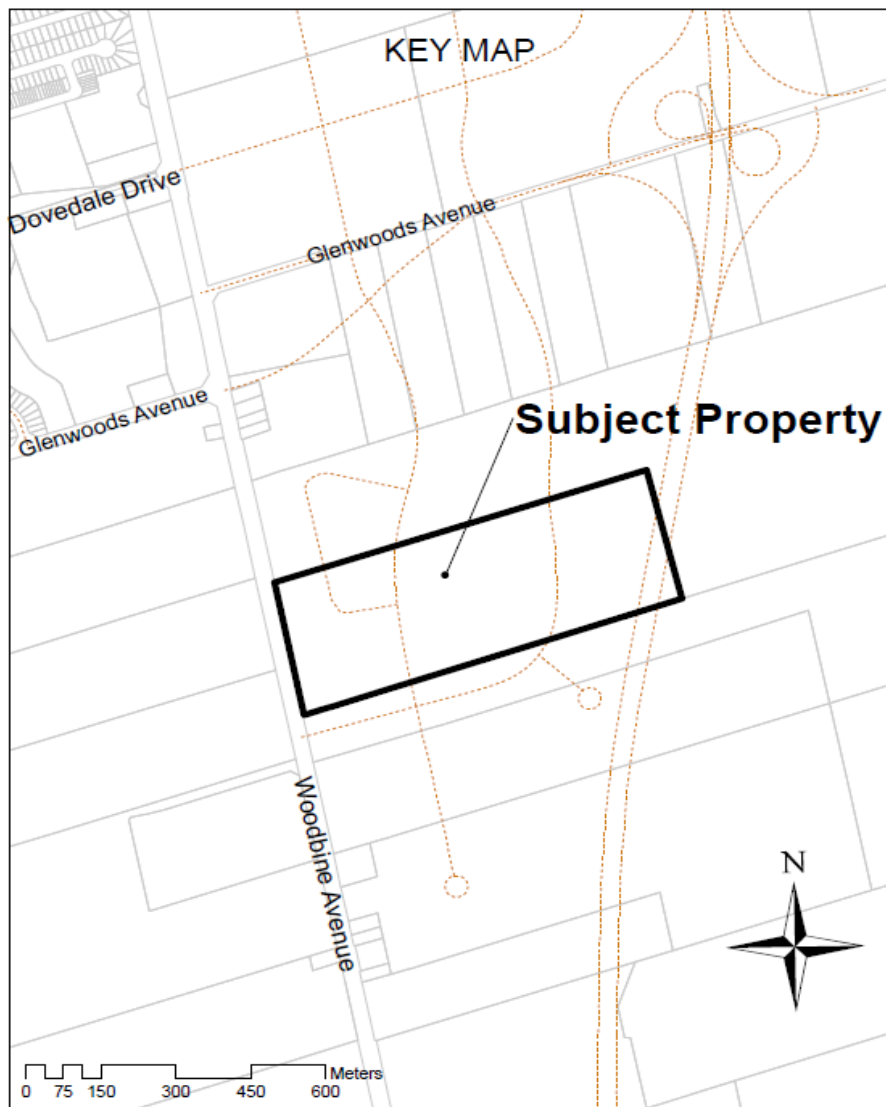
Address: 23349 Woodbine Avenue, Keswick
Description: Part of Lots 3 and 4, Concession 4 (NG)
Applicant : Evans Planning Inc. (c/o Murray Evans)
File No: 01.162 / 03.1174
Ward 2 Ward 1 (Councillor Charlene Biggerstaff)

Plan of Subdivision and Zoning By-law Amendment applications have been submitted by Evans Planning Inc. (c/o Murray Evans) on behalf of Maria Calderaro to enable employment commercial development. The Plan of Subdivision would create various blocks for development land, municipal / provincial highways, a stormwater management pond and reserves. The Zoning By-law Amendment would rezone the majority of the subject property from Rural (RU) to standard Business Park (BP-1, BP-2G, BP-2 and BP-3) zones to permit the development of various employment uses.

While Council is considering both applications at the April 19, 2023 Council meeting, only the Zoning By-law Amendment application is subject to the Public Meeting proceedings.

A key map showing the location of the subject property is provided below and the proposed draft plan is attached.
Town Files: 01.162 and 03.1174; Direct inquiries to Connor McBride, Senior Development Planner, at ext. 2275 or cmcbride@georgina.ca. Please reference the File Number in all communications.

KEY MAP



DATED AT THE TOWN OF GEORGINA THIS 27th DAY OF JANUARY, 2023

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

ADDITIONAL INFORMATION:

Additional information and/or material related to the proposal 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.

The staff report to be considered by Council will be available on April 13, 2023 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>.

PROVIDING COMMENT:

Any person may make written or verbal representation either in support of or in opposition to the application. Written comments should be mailed/mailed to the Planner noted above.

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.

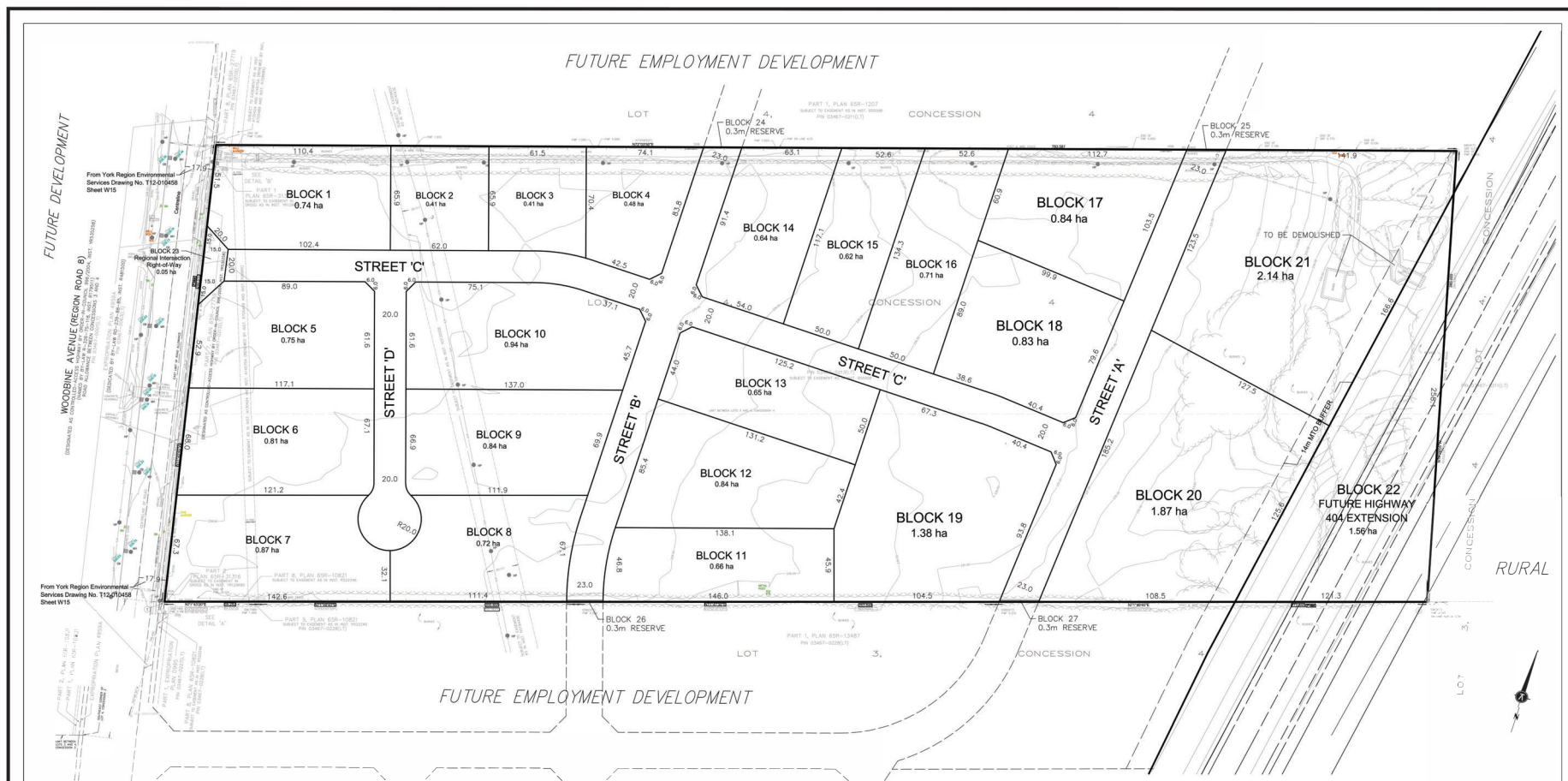
- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the application. Written comments should be emailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary 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 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:

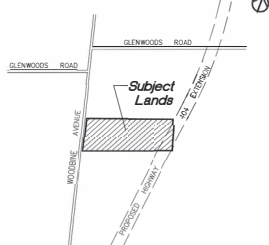
Personal information collected in response to this planning notice or in relation to this application will be used to assist Town Staff and Council to process the applications and make a decision on this matter. Such personal information is collected under the authority of the *Municipal Act*, the *Municipal 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.

DATED AT THE TOWN OF GEORGINA THIS 27th DAY OF JANUARY, 2023

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



KEY MAP



DEVELOPMENT STATISTICS

PROPOSED LAND USE	Lot/Block No.	ha.
1) Future Employment Development	1-21	18.15
2) Highway 404 Extension	22	1.56
3) Regional Intersection Right-of-Way	23	0.05
4) 0.3m Reserves	24-27	0.01
5) Roads		2.87
TOTAL SITE AREA		22.64

OWNER'S AUTHORIZATION

I authorize Evans Planning to prepare and submit this plan for draft approval.

Maria Calderaro Date: November 2, 2022
Maria Calderaro

SURVEYOR'S CERTIFICATE

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

Krmar Date: MAY 10, 2022
Krmar Surveyors Ltd.
Ontario Land Surveyors
1137 Centre Street
Thornhill, ON L4J 3M6

ADDITIONAL INFORMATION

[Section 51(17) of the Planning Act, 1990]
a), b), e), g), and j) - on plan
c) - on key plan
d) - see statistics (f)
h) - piped water to be installed by Developer
i) - Clay Loom
k) - all municipal services to be made available
l) - nil

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 3 AND 4
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF NORTH GUILMBURY)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

Scale: 1:1250



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