

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

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, February 8, 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>

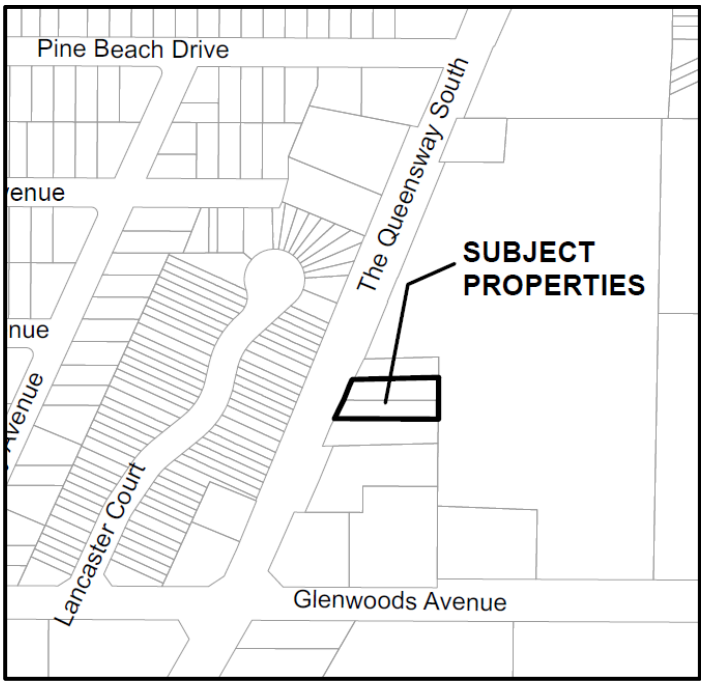
Please note that this application, along with other matters, will be dealt with in the order that they appear on the agenda or as Council may determine.

<u>ADDRESS:</u>	451 and 453 The Queensway South
<u>LEGAL DESCRIPTION:</u>	Con 3 Part Lot 6
<u>WARD (COUNCILLOR):</u>	Ward 1 (Councillor Charlene Biggerstaff)
<u>TOWN FILE:</u>	03.1160

PROPOSAL:

A Zoning By-law Amendment application has been submitted by 6786626 Canada Inc. and 6792715 Canada Inc. to rezone the subject lands from ‘Low Density Urban Residential (R1)’ to ‘General Commercial (C1-XX)’ to permit a dine-in restaurant with a drive-thru. The restaurant will have access to The Queensway South and connect to the adjoining shopping centre to the east.

Key Map



Town File: 03.1160; Direct inquiries and comments to Jessica Peake, Planner II, at ext. 2244 or jpeake@georgina.ca. Please reference the File Number in all communications.

ADDITIONAL INFORMATION:

Additional material relating to the proposal, including the proposed applications, is available for viewing upon request from the Planner, **Jessica Peake, Planner II, at ext. 2244 or jpeake@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, February 2, 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>.

If you wish to be notified of the decision of Town of Georgina on the proposed applications, you must make a written request to the Planner noted above.

PROVIDING COMMENTS:

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 than 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.

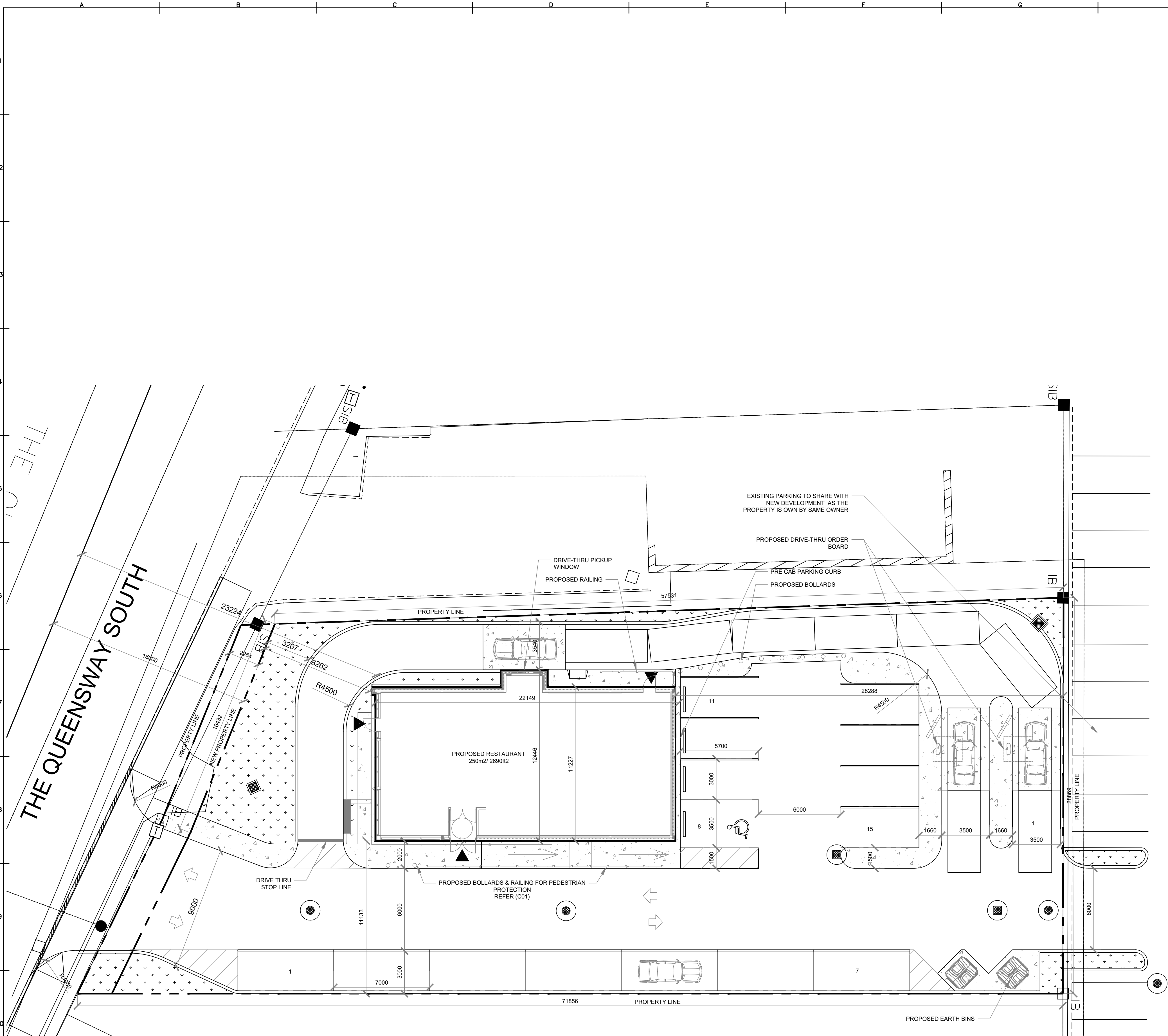
- i) Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the application. Written comments should be mailed/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary 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 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 13th DAY OF JANUARY, 2023

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



1 SITE PLAN
1:150

KEY PLAN



MUNICIPAL ADDRESS 451 AND 453 THE QUEENSWAY S, KESWICK, ON, L4P 2E1	LEGAL DESCRIPTION PART OF LOT 6, CONCESSION 3, TOWNSHIP OF NORTH GWILLIMBURY, TOWN OF GEORGINA	PROJECT NORTH	TRUE NORTH
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- GENERAL NOTES:
1. ALL SITE FEATURES ARE TO BE CONSIDERED NEW UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
 4. OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
 5. OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
 6. CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 7. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.
 8. DO NOT SCALE DRAWINGS.

SITE PLAN BUILDING STATISTICS			
DEVELOPMENT PROPOSAL USAGE	NEW DEVELOPMENT		
SITE ADDRESS	451 AND 453 THE QUEENSWAY S, KESWICK, ON, L4P 2E1		
LEGAL DESCRIPTION			
SURVEYOR			
OWNER			
AGENT REPRESENTATIVE	JOE FLEMMING & SIMON JONES (blueprint2build)		
ZONING & ZONING BY-LAW	R1		
NO.	CATEGORY	REQUIRED	PROVIDED
	Lot Area	Nil	1823.7m2 1757.0m2 with the new P/L
	Lot Frontage West	Nil	29.4m
	Building Area	Nil	Proposed Restaurant 250m2/2690R12
	Front Yard Setback West	Restaurant 15.0m FROM C/L OF THE ROAD	23.2m, 8.2m from new P/L
	Side Yard Setback North	Restaurant	N/A
	Side Yard Setback South	Restaurant	N/A
	Rear Yard Setback East	Restaurant	N/A
	Lot Coverage	Nil	507m2, 25.0%
	Landscaped Area	Nil	226m2, 11.03%
	Building Height	6.0m & 2 Storeys	TBC
	Parking Spaces Calculation	Restaurant- 1/9.5m2 29 req.	15 Provided, Existing parking from plaza to use for proposed development as the property owns by same owner
	Parking Spaces Barrier Free	1-1to25	1 Provided
	Width of Accessible Parking Space Type A (Include 1.5m Transfer Aisle)	5.0m	5.0m
	Length of Accessible Parking Space Type A	5.7m	5.7m
	Width of Parking Spaces	3.0m	3.0m
	Width of Parallel Parking Spaces	3.0m	3.0m
	Length of Parking Spaces	5.7m	5.7m
	Length of Parallel Parking Spaces	7.0m	7.0m
	Loading Space 4.0m x 11.0m	185sq/m not req., 1- 550sq/m above	Not Provided
	Snow Storage	N/A	N/A
	Landscape Buffer (min)	N/A	3.0m Front Yard
	Drive Thru Stacking Lane (Restaurant)	7 spaces req	11 Provided
	Entrance Width (Combined)	MIN 9.0m	9.0m Provided

Drawn By: JN
Reviewed By: JEF/SDJ
DWG Scale: AS SHOWN
File No. 1905-228-00

1905-228-00
SP01

SITE PLAN

451 AND 453 THE QUEENSWAY S,
KESWICK, ON, L4P 2E1

REV	Date	Description	APPROVED
3	21.05.14	ISSUED FOR INTERNAL REVIEW	SDJ
4	21.08.16	ISSUED FOR ZBA	SDJ
5	21.12.06	ISSUED FOR REGION REVIEW	SDJ
6	22.01.19	ISSUED FOR TOWN REVIEW	SDJ
7	22.09.28	ISSUED FOR SPA REVIEW	SDJ

File No. 1905-245-00
SP01