

THE CORPORATION OF THE TOWN OF GEORGINA

NOTICE OF PUBLIC MEETING

YOU ARE INVITED to attend a Public Meeting on:

Wednesday, June 16, 2021 at 7:00 p.m.

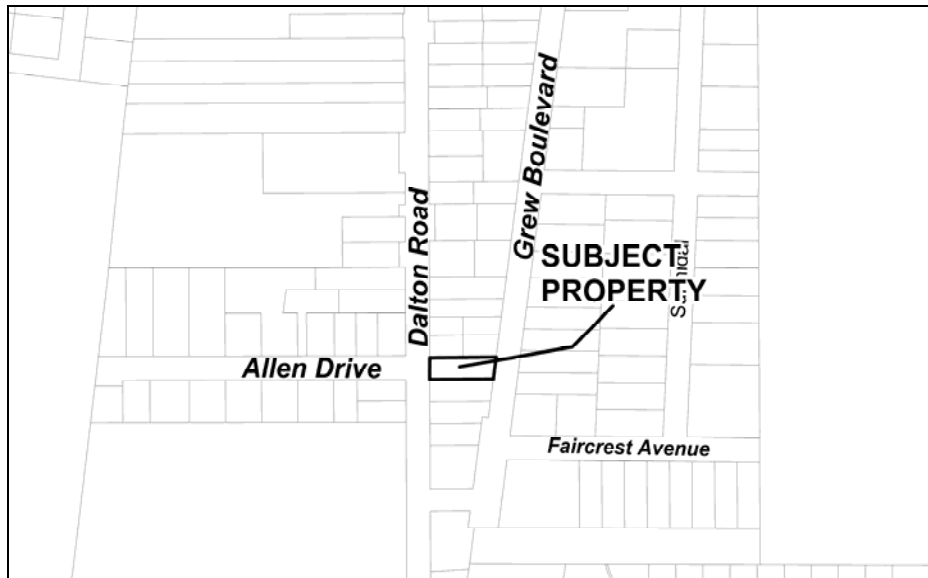
The Meeting will be held in an electronic format through the Town website and can viewed at
<https://www.georgina.ca/municipal-government/council-meetings/livearchived-meeting-broadcasts>

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.

ADDRESS: 21003 Dalton Road
LEGAL DESCRIPTION: Plan 248, Part Lot 30, Block 59
WARD (COUNCILLOR): Ward 4 (Councillor Frank Sebo)

A Zoning By-law Amendment application has been submitted by Ali Korangi on behalf of **Ali Korangi and Tayebbeh Rezvanirad** to rezone the subject property from 'site-specific restricted industrial (M1-4)' to 'site-specific low density urban residential (R1-XX)'. The purpose of the application is to facilitate the conversion of the existing industrial building into a single detached dwelling with an accessory apartment.

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, June 10, 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.

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/mailed to the Planner noted above. Please ensure you include your name and address so that you may be contacted if necessary.
- ii) If a person or public body would otherwise have an ability to appeal the decision of the Town of Georgina to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED AT THE TOWN OF GEORGINA THIS 26th DAY OF MAY, 2021

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

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.

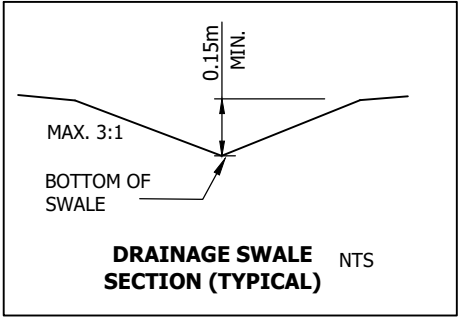
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- GENERAL NOTES:
1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE;
 2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS;
 3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
 4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
 5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
 6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
 7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
 8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED (IF REQUESTED) TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

LOT AREA: 1,002.8 sq. m
HSE FOOTPRINT: 283.1 sq.m
(INCL. LEAN-TO)
LOT COVERAGE: 28.2%

SITE GRADING DRAINAGE PLAN -
FOR ZONING BY LAW AMENDMENT



- LEGEND
- x 231.13 EXISTING ELEVATIONS
 - ROOF DOWNSPOUTS
 - SWALE DIRECTIONS
 - SURFACE DRAINAGE DIRECTIONS
 - HP HYDRO POLE
 - EXISTING TREE
 - CB CATCH BASIN
 - SAN SANITARY MANHOLE



KORANGI PROPERTY
S HALF OF LOT 30,
PLAN 248
#21003 DALTON ROAD
TOWN OF GEORGINA

SITE GRADING DRAINAGE
PLAN

BJH
Engineering Ltd.
#25944 WOODBINE AVENUE,
KESWICK, ONT L4P 3E9
phone: 1.888.530.0699
email: bjhongconsulting@gmail.com
www.bjhengineering.ca

PROJECT NO.: **20-1195**
DRAWING NO.: **GP-1**

Date: OCT 2020
Scale: 1 : 200
Designed By: BH
Drawn By: BH

