

Owner/ Applicant	Michael Pizzimenti Weston Consulting					
Proposal	DRC.24.25: Proposing a car dealership at the western portion of the subject property					
Property Address	1656 Green Lane East					
Application(s) Required	OPA	ZBA	SUB	CDM	SP	COA
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Submission Requirements		OPA	ZBA	SUB	CDM	SP
<b>Planning Matters</b>	Planning Justification Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft OPA Documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft ZBA By-laws	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Draft Plan of Condominium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thinking Green Design Standard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Legal Survey Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Community Design Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Legal Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Property Deed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Checklist Status:**

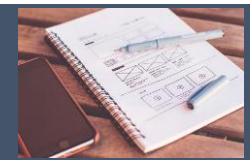
Department:	Checklist completed:
Planning	<input checked="" type="checkbox"/>
Building	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
Parks	<input checked="" type="checkbox"/>
Fire	<input checked="" type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Legal	<input checked="" type="checkbox"/>
Ec Dev	<input checked="" type="checkbox"/>

**General Notes:**

- All fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received. Please see the fee by-law for Planning, Engineering and Parks for details.  
[http://www.eastgwillimbury.ca/Services/User\\_Fees\\_and\\_Charges.htm](http://www.eastgwillimbury.ca/Services/User_Fees_and_Charges.htm)
- Please consult with the external agencies directly for their related fees. The Town does not collect external agency fees.
- If applicable, additional fees may be required for peer reviewed studies.



Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Urban Design Matters	Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Architectural Control Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Elevation Plans (Colour)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Exterior Building Material and Colour Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Sun-shadow Analysis (6 storeys or greater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Lighting Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Streetscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Colour Rendered Perspective Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Landscape and Open Space Plan and Details	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Landscape Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Pedestrian and Bicycle Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Signage Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Parking lot/ Drive Thru Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Engineering and Infrastructure	Master Environmental Servicing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Stormwater Management Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Functional Servicing Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Site Servicing and Grading Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Drainage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Erosion and Sediment Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Slope Stability and Erosion Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Geotechnical / Soils Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Septic System Design Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Waste Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To be submitted during the Second Site Plan Submission – Approved by Kevin Brake (October 29 <sup>th</sup> 2024)
	Traffic Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please submit ToR to the Town, Region and MTO for review and comments prior to commencing the traffic study
	Transportation Demand Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Noise and Vibration Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Construction Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fill Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



Site Remediation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Environmental Matters	Natural Heritage Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Vegetation Protection, Enhancement and Restoration Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Fish Habitat Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Hydrogeological Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only required if recommend in Geotech Report
	Watershed/Sub-watershed Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Approved Top of Bank Demarcation Mapping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Floodplain Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Source Water Impact and Mitigation Plan / Risk Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Woodland Preservation & Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Tree Inventory and Arborist Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a tree inventory of all trees on the property and within 6.0m of the property limits or limit of disturbance.
Tree Preservation and Compensation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Compensation planting and/or cash in lieu of planting will be required for trees 20cm DBH or greater.	



Water Budget and Conservation Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Phase 1 and 2 Environmental Site Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Record of Site Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Cultural Heritage, Aggregate, Agricultural & Building Matters	Stage 1 Archaeological Assessment and subsequent phases if required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Cultural Heritage Resource Assessment / Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Aggregate Resource Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Aggregate Restoration/Rehabilitation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Agricultural Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Min. Distance Separation Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Nutrient Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	OBC Building Matrix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Accessibility Matrix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

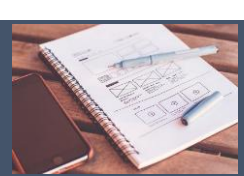
Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
<input type="checkbox"/>	Financial Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Affordable Housing Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Retail Market Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Regional Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Emissions Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Submission Requirements		OPA	ZBA	SUB	CDM	SP	Notes
Administrative Items	Application Forms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Copy of the Pre-Consultation Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Digital Copy of all required Plans and Reports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other information as identified at the Development Review Committee meeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Agencies to be Contacted by Applicant					
Region of York (Planning, Water Resources, Forestry)	<input checked="" type="checkbox"/>	Enbridge Gas	<input type="checkbox"/>	Ministry of Municipal Affairs and Housing	<input type="checkbox"/>
LSRCA	<input checked="" type="checkbox"/>	Industry Canada	<input type="checkbox"/>	Ministry of Transportation	<input checked="" type="checkbox"/>
Region of Durham	<input type="checkbox"/>	YRT/VIVA	<input type="checkbox"/>	Ministry of Environmental & Climate Change	<input type="checkbox"/>



County of Simcoe	<input type="checkbox"/>	Canada Post	<input type="checkbox"/>	Ministry of Culture	<input type="checkbox"/>
Town of Georgina	<input type="checkbox"/>	Hydro One	<input type="checkbox"/>	Ministry of Natural Resources	<input type="checkbox"/>
Township of King	<input type="checkbox"/>	School Boards	<input type="checkbox"/>		<input type="checkbox"/>

### Other Department / Agencies Comments

#### Planning

- Please include a Zoning Matrix using metric dimensions on the Site Plan
- Please include Front Yard Setback
- Please increase Front Yard Setback – ***If not 6.0m or greater a minor variance will be required.***
- Please include Rear Yard Setback
- Please include Interior Sideyard Setback
- Please include Exterior Sideyard Setback – ***If not 7.5m or greater a minor variance will be required.***
- Please show setbacks and enclosure of the Waste Storage Area
- Please include the width and length of all Parking Spaces on the Site Plan (including angled parking spaces)
- Please include Parking Area Setback from the Buildings
- Please include the Landscaping in the Parking Areas - ***A minimum of 5% must be calculated on the basis of the net parking facilities, which includes parking stalls, access drives, aisles, and walkways***
- Please indicate the parking spaces that will be used for the storage or new and used vehicles
- Please indicate the parking spaces that will be used for the building operation on a daily basis
- Please label the Type A and Type B accessible parking spaces
- Please include the width and length of all accessible Parking Spaces on the Site Plan
- Please include the Minimum Distance Separation abutting accessible parking space
- Please include the snow storage area OR plan for snow removal
- Please remove all future phase buildings and parking alterations from the Site Plan
- A Standard Site Plan Approval is required for this proposal
- A Minor Variance for the Front Yark Setback and the Exterior Sideyard Setback may be required if minimum setbacks are not met.



### **Engineering**

- Please be advised all engineering submissions will be peer reviewed by the Town's peer review consultant and all associated costs (plus 10% administration) will be recovered from the applicant in accordance with the Town's Fees and Charges Bylaw.
- Please provide a contact for peer review invoicing including the following with your first submission:

Name

Company Name

Mailing Address

Email Address

- Sanitary allocation has not been confirmed. Letter from Metris/DG/Tricap confirming sanitary allocation/capacity is available for this site, based on the sanitary flows proposed for this site.
- Follow up with York Region on moving the access on Harry Walker Parkway to line up with the property to the east to avoid an uneven intersection.
- Terms of Reference
- How will the Dry Pond (in the rear yard) impact the parking facility – Include the dry pond(s) on the Site Plan
- Please clearly define the limits of pavement/ hardscaping
- Please include display areas in front of the Dealership
- Please include Security Measures and how they will function and aesthetics
- Please confirm vehicle pedestals or interior fencing.

### **Parks Department**

- Design and construct a platform within the Green Lane East boulevard for a future 3.0m wide asphalt multi-use path.
- Cash-in-lieu of parkland required per By-Law 2002-129.

### **Finance**

- Development Charges (DC) are applicable, refer to [DC By-law](#).
- For the proposed car dealership, if comparing industrial/office/institutional uses with retail uses, the principal use of the development will be the one with the greater gross floor area. This principal use is defined as occupying 55% or more of the total gross floor area. If no single use occupies 55% or more of the total gross floor area, the development charge for the entire gross floor area will be the average of the two applicable non-residential charges.





- A DC Freeze option is available, allowing the rate to be frozen at the current rate when the site application is deemed complete. This freeze will remain in effect for 18 months following the execution of the Site Plan Agreement.

### **Fire and Emergency Services**

- Property addressing.
- Fire route to be constructed as per OBC and By-law.
- Access to property.
- Servicing.
- Private hydrants to be included on site plans.
- More comments at permitting stage.

### **Building Department**

- OBC Matrix
- Will Building be Sprinklered?
- EG Toyota vs. Newmarket Toyota (Naming of Dealership)?

### **By-Law Department**

- Deliveries, including the loading/unloading, be carried out on a designated area on the private property and not on highway [being Greenlane]
- Display of motor vehicles be strictly on private property/designated areas and not on landscape or boulevard/public lands.
- Provisions of Noise By-Law be adhered too. Sections 12, 13, and 17 primarily relate to regulations that may pertain to operations at the dealership. I do note a daycare to the N/W and residential to the north on Colonel Wayling Blvd.
- Parking plan [for staff/contractors/visitors] during construction phase so as not to obstruct or cause congestion for traffic on Green Lane.

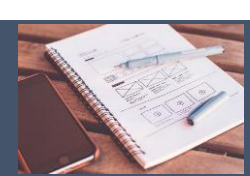
### **Economic Development**

- No comments

### **Legal Department**

- No comments

### **York Region**



- The applicant will be required to prepare a Transportation Mobility Plan Study that is consistent with the Region's Transportation Mobility Plan Guidelines (2016). It is recommended that the applicant's Transportation Consultant prepare a Terms of Reference for the Region to review prior to initiating the Study.
- The Region will not permit direct vehicular site access to Green Lane East. This includes the area at the southwest corner of the site shown as future parking / facility. Access shall be facilitated via the Harry Walker Parkway Extension. This restriction was previously acknowledged in the June 2022 response back to the Region through the development application (Region file: SP.21.E.0274) for the overall lands by the land owner.
  - *"RCG acknowledges that future access to the lands on the west side of Harry Walker Parkway extension shall be provided through local roads only. and that future access to the westerly lands of the overall site will not be permitted on Green Lane East when those lands are developed."*
  - It is recommended that the applicant coordinate with the Town/adjacent land owner to ensure that the Harry Walker Parkway Extension will be constructed in order to provide site access, and also to ensure that the Green Lane East / Harry Walker Parkway Extension intersection will be built as a full intersection that shall include dedicated Left Turn and Right Turn lanes provided along Green Lane East.
- The site shall protect for potential future vehicular interconnection to the adjacent property to the west (e.g. 1590 Green Lane East), should the adjacent lands redevelop with a future compatible land-use. The potential interconnection shall be shown on a labelled drawing.
- The development proposal shall protect for the Harry Walker Parkway Extension (and the future east-west collector road) as identified in the Environmental Assessment (EA) that was completed as part of the Town's Green Lane Secondary Plan. In addition, the adjacent road network for the development proposal shall also be consistent with the Town's Highway 404 Employment Corridor Secondary Plan, which includes plans for the Harry Walker Parkway Extension.
- The applicant is advised that the Region is protecting Green Lane East for a 43.0 metres right-of-way, as per the Region's Official Plan 2022, and that any required lands shall be conveyed for public highway purposes, that is free of all cost and encumbrances. As such, all municipal setbacks shall be referenced from a point 21.5 metres from the centreline of construction on Green Lane East.
- The applicant is advised that a proper daylighting triangle at the southeast corner of the site will need to be shown on future submitted drawings, as appropriate.
- The applicant is advised to ensure the site is designed to support proper internal site circulation of all vehicles, including delivery trucks. The Region will not permit delivery/loading/unloading operations on Green Lane East.
- The applicant is advised that the proposed access appears to be located within the Ministry of Transportation's (MTO) Controlled Access Highway (CAH) area. The applicant shall confirm the limits of MTO's CAH area and any requirements of the MTO. As such, it is recommended that the applicant coordinate with the Town to obtain comments from the Ministry of Transportation, as necessary.
- It should be noted that this is not an approval. The Region reserves the right to provide additional comments once the application is formally circulated for review.



**LSRCA**

- Comments included in separate document. Enclosed in the sent email to the applicant.