



GEORGINA

**THE CORPORATION OF THE
TOWN OF GEORGINA
Council Agenda**

Wednesday, November 13, 2024
7:00 PM

Pages

1. CALL TO ORDER- MOMENT OF MEDITATION

“The Town of Georgina recognizes and acknowledges that we are on lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples, and on behalf of Mayor and Council, we would like to thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.

We also recognize the unique relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands and we join them in these responsibilities.”

2. ROLL CALL

3. COMMUNITY ANNOUNCEMENTS

4. INTRODUCTION OF ADDENDUM ITEM(S)

5. APPROVAL OF AGENDA

6. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

7. ADOPTION OF MINUTES None

8. SPEAKERS AND DELEGATIONS

9. PETITIONS

10. PUBLIC MEETINGS

1. Statutory Meeting(s) Under The Planning Act Or Meetings Pertaining To The Continuation Of Planning Matters

- a. Application to Amend Zoning Bylaw No. 500 and 600 (7:00pm)

Proposed Temporary Use Bylaw

DIMAMBRO, Carlo and MORTON, Melissa

Part of Lots 7 and 8, Concession 7 (NG)

23725 McCowan Road

AGENT: Laura LaPierre

Report No. DS-2024-0065

Recommendation(s):

1. That Council receive Report DS-2024-0065 prepared by the Development Planning Division, Development Services Department dated November 13, 2024 respecting an application to amend Zoning By-law No. 500 and 600 submitted by Laura LaPierre on behalf of Carlo Dimambro and Melissa Morton for lands municipally addressed as 23725 McCowan Road;
2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:
 - i. That Council approve the Zoning Bylaw Amendment application and request for a temporary use bylaw submitted by Laura LaPierre on behalf of Carlo Dimambro and Melissa Morton for lands municipally addressed as 23725 McCowan Road for the purpose of allowing for the temporary existence of 3 single detached dwellings on the property for a period of up to three years from the date the bylaw is in force and effect;
 - ii. That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending zoning bylaw, further notice shall not be required; and,
 - iii. That Council authorize the Mayor and Clerk to execute an agreement between the Town and the applicant to ensure removal of the temporarily retained dwelling and the posting of appropriate securities prior to the lapsing of the three-year temporary use bylaw.

Or, alternatively,

1. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:
 - i. That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0065, as well as any comments raised by the

public and Council at the Public Meeting; and,

- ii. That Staff provide written notice of the next Council meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a. Any person or public body that has requested to be notified of any future Council meeting(s); and,
 - b. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

2. Statutory Meeting(s) Under Other Legislation

3. Other Public Meetings

11. REPORTS None

1. Adoption Of Reports Not Requiring Separate Discussion

2. Reports Requiring Separate Discussion

12. DISPOSITIONS, PROCLAMATIONS, AND GENERAL INFORMATION ITEMS

1. Dispositions/Proclamations None

2. General Information Items

a. Information Items None

b. Briefing Notes

a. Zoning Bylaw Amendment Application, 252
Pefferlaw Road, File #03.1183

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13. MOTIONS/ NOTICES OF MOTION

14. REGIONAL BUSINESS

15. OTHER BUSINESS

16. BYLAWS

1. Bylaw Number 500-2024-0010 (PL-5) to amend Zoning Bylaw 500, 2614702 Ontario Inc, Trevor Comeau and Tracey Davis, Part of Lots 22 and 23, Concession 5 (G), 252 Pefferlaw Road, File #03.1183

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(Advisement: Refer to Report DS-2024-0034 considered by Council on June 26, 2024)

17. CLOSED SESSION None

1. Motion to move into Closed Session of Council
2. Motion to reconvene into Open Session of Council and report on matters discussed in Closed Session

18. CONFIRMING BYLAW

1. Bylaw Number 2024-0073 (COU-2) confirming the proceedings of Council on November 13, 2024

48

19. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0065

**FOR THE CONSIDERATION OF
COUNCIL**

November 13, 2024

**SUBJECT: APPLICATION TO AMEND ZONING BYLAW NO. 500 AND 600
PROPOSED TEMPORARY USE BYLAW
PART OF LOTS 7 AND 8, CONCESSION 7 (NG)
23725 MCCOWAN ROAD, GEORGINA**

1. RECOMMENDATIONS:

- 1. That Council receive Report DS-2024-0065 prepared by the Development Planning Division, Development Services Department dated November 13, 2024 respecting an application to amend Zoning By-law No. 500 and 600 submitted by Laura LaPierre on behalf of Carlo Dimambro and Melissa Morton for lands municipally addressed as 23725 McCowan Road;**
- 2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:**
 - i) That Council approve the Zoning Bylaw Amendment application and request for a temporary use bylaw submitted by Laura LaPierre on behalf of Carlo Dimambro and Melissa Morton for lands municipally addressed as 23725 McCowan Road for the purpose of allowing for the temporary existence of 3 single detached dwellings on the property for a period of up to three years from the date the bylaw is in force and effect;**
 - ii) That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending zoning bylaw, further notice shall not be required; and,**
 - iii) That Council authorize the Mayor and Clerk to execute an agreement between the Town and the applicant to ensure removal of the temporarily retained dwelling and the posting of appropriate securities prior to the lapsing of the three-year temporary use bylaw.**

Or, alternatively,

- 3. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:**

- i) That Staff report further to Council following the assessment of all Town Department and external agency comments presented in Report No. DS-2024-0065, as well as any comments raised by the public and Council at the Public Meeting; and,
- ii) That Staff provide written notice of the next Council meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - a) Any person or public body that has requested to be notified of any future Council meeting(s); and,
 - b) Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application.

2. PURPOSE:

The purpose of this report is to provide Staff’s preliminary analysis, outline comments received and provide recommendations respecting an application for a Temporary Use Zoning By-law Amendment (ZBA) submitted by Laura LaPierre on behalf of Carlo Dimambro and Melissa Morton to permit an existing two-storey dwelling to temporarily remain on the property while a new replacement dwelling is constructed.

3. BACKGROUND:

3.1 SUBJECT PROPERTY AND SURROUNDING LAND USES

The subject property is located on the east side of McCowan Road, north of Glenwoods Avenue. The property currently contains a variety of agricultural uses, several farm buildings, and two single detached dwellings.

- North:** Agricultural and Rural Residential Uses
- South:** Agricultural and Rural Residential Uses
- East:** Agricultural and Rural Residential Uses, Wetland and Woodland
- West:** Agricultural and Rural Residential Uses

Refer to *Table 1* below for a summary of property information.

Table 1 – Summary of Property Information	
General Property Information	
Municipal Address	23725 McCowan Road
Legal Description	N.G. CON 7 PT; LOTS 7 AND 8 RP 65R8799 PT; PART 1
Roll Number	197000011356500
Lot Frontage	532.3 metres
Lot Area	805,802 Square Metres

Zoning	Rural	
Official Plan Designation	Agricultural Protection Area and Environmental Protection Area	
York Region Official Plan	Agricultural Area	
Related Applications	None	
Land Use and Environmental Considerations		
Existing Structures	Two single detached dwellings, several farm buildings and accessory structures	
Proposed Structures	A replacement single detached dwelling	
Key Natural Heritage Features	Woodland and wetland (to the rear of property)	
Natural Hazards	Floodplain (to the rear of the property)	
Regulatory Status		
Heritage Status	Neither listed nor designated	
LSRCA	Yes	
MTO	No	
Servicing		
	Existing	Proposed
Water	Private	Private
Sanitary	Private	Private
Access	McCowan Road	McCowan Road

Refer to Attachments 1 and 4 for the location map and site photos of the subject property respectively.

3.2 PROPOSAL

The application proposes to facilitate the construction of a new single detached dwelling on the property. A Temporary Use Zoning Bylaw Amendment (ZBA) application has been submitted to permit the existing two-storey dwelling to be temporarily occupied while the replacement dwelling is constructed and where there is already a second detached dwelling on the property. The proposed one-storey replacement dwelling will include an accessory apartment and an attached garage.

3.3 SUBMISSION MATERIALS

Refer to Attachment 3 for a summary of all submission documents. Submitted documents are available from the Development Planning Division or via the below link:

[Submission Documents](#)

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CONSULTATION

An initial submission was provided to the Town on August 15, 2024. All outstanding materials requested by the Town were received on October 4, 2024. The application was deemed complete via letter on October 10, 2024.

A Notice of Complete Application and Public Meeting was mailed to all assessed property owners within 120 metres of the subject property on October 17, 2024, and a public notice sign was posted on the property on October 11, 2024. For additional notification, the Public Meeting Notice was also posted to the Town website on October 17, 2024.

At the time of writing this report, no comments from members of the public have been received.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

Town department and agency comments received are available in Attachment 6 and are summarized below.

Development Engineering Division

The Development Engineering Division has advised that the applicant will need to apply for a Site Alteration and Entrance Permit (SAEP) during the building permit phase.

Georgina Fire Department

The Fire Department has requested that all construction be in conformance with the Ontario Building Code.

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA has no concerns related to the proposal and has noted that a permit will not be required as the proposal is located outside of the regulated area.

York Region

York Region has indicated no objections to the proposal and has stated that the Region has no regional interests as it is a matter of local significance.

The below departments / agencies have no comment:

- Enbridge Gas Distribution

- Economic Development and Tourism Division
- Rogers Communication
- Tax and Revenue Division
- York Catholic District School Board

5. **ANALYSIS:**

The following is an overview of the proposed Temporary Use Zoning Bylaw Amendment against applicable Provincial, Regional and Town planning documents.

5.1 **PROVINCIAL POLICY FRAMEWORK**

Pursuant to Section 3(5) of the *Planning Act*, a decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, shall be consistent with provincial policy statements and shall conform with, or not conflict with, the provincial plans that are in effect.

5.1.1 **The Provincial Planning Statement, 2024**

The Provincial Planning Statement (2024 PPS) provides policy direction on matters of provincial interest related to land use planning and development, and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario.

The subject property is considered Prime Agricultural Area in the 2024 PPS. As per Section 4.3.2, within Prime Agricultural Areas, where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted, provided that at least one of these units is located within or attached to the principal dwelling.

Staff note the intent is to have a total of two single detached dwellings on the property where the principal dwelling contains an additional residential unit. The application for a Temporary Use ZBA would permit an existing single detached dwelling to be temporarily retained while a replacement dwelling is constructed.

Staff have reviewed the application against the 2024 PPS and are satisfied the current proposal is consistent with the intent of the 2024 PPS.

5.1.3 **The Greenbelt Plan, 2017 (GBP)**

The Greenbelt Plan (GBP) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on the landscape.

The subject property is located in the protected countryside, as shown on Schedule 1 of the GBP. Within the protected countryside, the subject property is located within the

Prime Agricultural Area. Staff note that existing uses are permitted in this designation, as per Section 4.5.1, and that Section 4.5.4 permits expansions to existing uses, subject to new municipal services not being required and the use not expanding into key natural heritage features. Staff note the residential use is already occurring on the site, municipal services are not required for the temporary use proposal, and the proposed replacement dwelling is located well away from the key natural heritage features located on the property.

As such, Staff are of the opinion that the application conforms with the GBP.

5.1.4 The Lake Simcoe Protection Plan, 2009 (LSPP)

The Lake Simcoe Protection Plan (LSPP) seeks to protect, improve and restore the elements that contribute to the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

The subject property is partially regulated under Ontario Regulation 41/24. The proposed replacement dwelling is located outside of the regulated area.

Staff are of the opinion that the application conforms with the LSPP.

5.2 York Region Official Plan, 2022 (YROP)

The subject property is designated Agricultural System on Map 1, and Agricultural Area on Map 1A of the York Region Official Plan (YROP). Section 5.1.9 of YROP states that redevelopment of existing non-agricultural uses in the agricultural system is permitted, if the use on site was legally existing, will be in more conformity with applicable provincial plans, does not change the regional designation and does not create a new parcel. Further requirements regarding not negatively impacting the surrounding agricultural operations, complying with the minimum distance separation formulae and submitting an agricultural impact assessment are required. Staff note that as the two detached dwellings are existing, it is not anticipated that the temporary retention of one dwelling while a replacement dwelling is constructed will negatively impact the agricultural operations and an agricultural impact assessment was not required.

York Region has reviewed the application and has no objections.

Staff are of the opinion that the application conforms with the policies of the YROP as implemented by the Town.

5.3 Town of Georgina Official Plan, 2016 (OP)

The Town of Georgina Official Plan (OP) permits Temporary Use Zoning Bylaws, which may not conform to the OP, subject to the following requirements:

(a) The use is compatible with the surrounding land uses and activities;

Staff note that the dwelling proposed to be temporarily retained already exists on the subject property, and being residential in nature, is compatible with the neighbouring lands which consist of primarily agricultural and residential uses.

(b) Adequate water supply and waste disposal activities are available to the satisfaction of the Town;

Staff note that the dwelling proposed to be temporarily retained has adequate private services and the proposed replacement dwelling will be appropriately serviced.

(c) The temporary uses or activities do not result in a hazardous condition for either vehicular or pedestrian traffic and that the relevant parking area requirements are complied with;

Staff note that the dwelling proposed to be temporarily retained already has an adequate entrance which will be used by the replacement dwelling. No hazardous conditions for vehicular or pedestrian traffic are anticipated.

(d) There is a signed agreement between the applicant and the Town which addresses issues related to installation/removal and maintenance; and

Town Staff are currently working on an agreement between the applicant and the Town which would address issues related to the removal and maintenance of the temporarily retained dwelling and the provision of securities to ensure its removal.

(e) The Town is satisfied that the nature of the use is temporary and that any buildings and structures are kept to the minimum and can easily be dismantled.

Town Staff are satisfied that the nature of the use is temporary and that the temporarily retained dwelling will be demolished upon occupancy of the replacement dwelling. The agreement will include a deposit paid by the applicant, sufficient for the Town to undertake the removal of the temporarily retained dwelling if not removed by the applicant within the allotted timeframe.

5.4 Zoning By-law No. 500

The subject property is currently zoned Rural (RU) on Map 1 of Schedule 'A' of Zoning By-law No. 500. This zoning will be changed to a temporary Site Specific Rural (RU-XX) zone to permit the proposal.

Within the Rural zone, on a lot of a minimum of 40 hectares an additional single detached dwelling is permitted, subject to the following provisions:

i) be separated from the principal dwelling by a minimum of 30 metres;

Staff note that the proposed replacement dwelling conforms to this criterion.

ii) use the same entrance to the street as the principal residence; and,

Staff note that the additional residence constructed to the south has an existing separate entrance. Staff note that this entrance was constructed prior to the passing of this bylaw and is consequently deemed to be legal non-conforming.

iii) comply with all other requirements of Section 6.1 hereof.

Staff note the proposed new dwelling will comply with Section 6.1.

The proposed replacement dwelling will contain an accessory apartment. Section 5.50 permits accessory apartments within single detached dwellings in zones where a single detached dwelling is a permitted use.

Staff note that the intent of the Temporary Use ZBA is to permit the existing two-storey dwelling to be temporarily retained while the proposed replacement dwelling is constructed.

Zoning Bylaw No 600

The property is located within the Countryside area, and consequently will be under the provisions of Zoning Bylaw 600 once the bylaw comes into force and effect. Zoning Bylaw 600 is currently under appeal. As the bylaw could come into force and effect at any time, the temporary zoning bylaw provisions address Zoning Bylaw 600 as well.

Under Zoning Bylaw 600 the property is zoned Agricultural Protection to the front and Environmental Protection (EP) to the rear on Schedule B21. In order to permit the proposal, the front portion of the property will be temporarily rezoned to a site-specific Agricultural Protection (AP-XX) zone.

As per Section 6.1, two single detached dwellings shall be permitted on a lot where they legally existed prior to the passing of this bylaw. As two single detached dwellings existed on the lot prior to the passing of Zoning Bylaw 600, they continue to be permitted.

Staff note that the intent of the Temporary Use ZBA is to permit the existing two-storey dwelling to be temporarily retained while the proposed replacement dwelling is constructed.

Proposed Draft Amending Bylaw and Agreement (Attachment 5)

The zoning for the subject property will change from the Rural (RU) zone to the temporary site-specific Rural (RU-XX) zone to permit the proposal under Zoning Bylaw 500.

Under Zoning Bylaw 600, the zoning of the subject property will change from the Agricultural Protection (AP) zone to the temporary site-specific Agricultural Protection (AP-XX) zone at the front and the Environmental Protection (EP) zone at the rear.

This temporary zoning bylaw will be in place for a period of time no greater than three years following which the site-specific temporary zoning will lapse. If the applicant wishes to extend this time frame, a further application and amending bylaw will be required.

Staff recommend that any changes required to the draft zoning bylaw to reflect the intent of the proposal, as outlined in the report, be considered minor as per Section 34(17) of the *Planning Act*, as amended, and that no additional notice is required when the bylaw returns to Council for passing.

Staff note that the proposed agreement is still being written, however it will be in conformity with Policy No. PB-DEMO-01, the Demolition Agreement and Dwelling Replacement Policy, which outlines the provisions for demolition agreements associated with retaining an existing single detached dwelling while a new dwelling is constructed.

6. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following Town of Georgina corporate strategic goal: Ensuring Balanced Growth.

7. FINANCIAL AND BUDGETARY IMPACT:

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owners/applicants will be required to apply for and obtain all necessary approvals associated with building permits, site alteration permits and entrance permits, and to pay the applicable associated costs for same, including the payment of development charges and park levy where applicable. The temporary use agreement will require the posting of adequate securities for the removal of the temporarily retained dwelling.

8. ISSUES REQUIRING CONSIDERATION AND RESOLUTION:

The following matters must be resolved:

- Finalization of the amending bylaw; and,
- Drafting and execution of the associated temporary use agreement.

9. CONCLUSION:

Subject to execution of the temporary use agreement and the provision of securities, Staff are of the opinion that the proposed temporary ZBA application is generally

consistent with the planning policy framework of the Official Plan. Staff recommend approval of the application; however, should any concerns be raised at the public meeting by members of the public or Council that require further investigation, Staff recommend that the applicant be required to address such issues prior to the amending bylaw being brought before Council for passing.

Prepared By: Brittany Dobrindt
Planner II

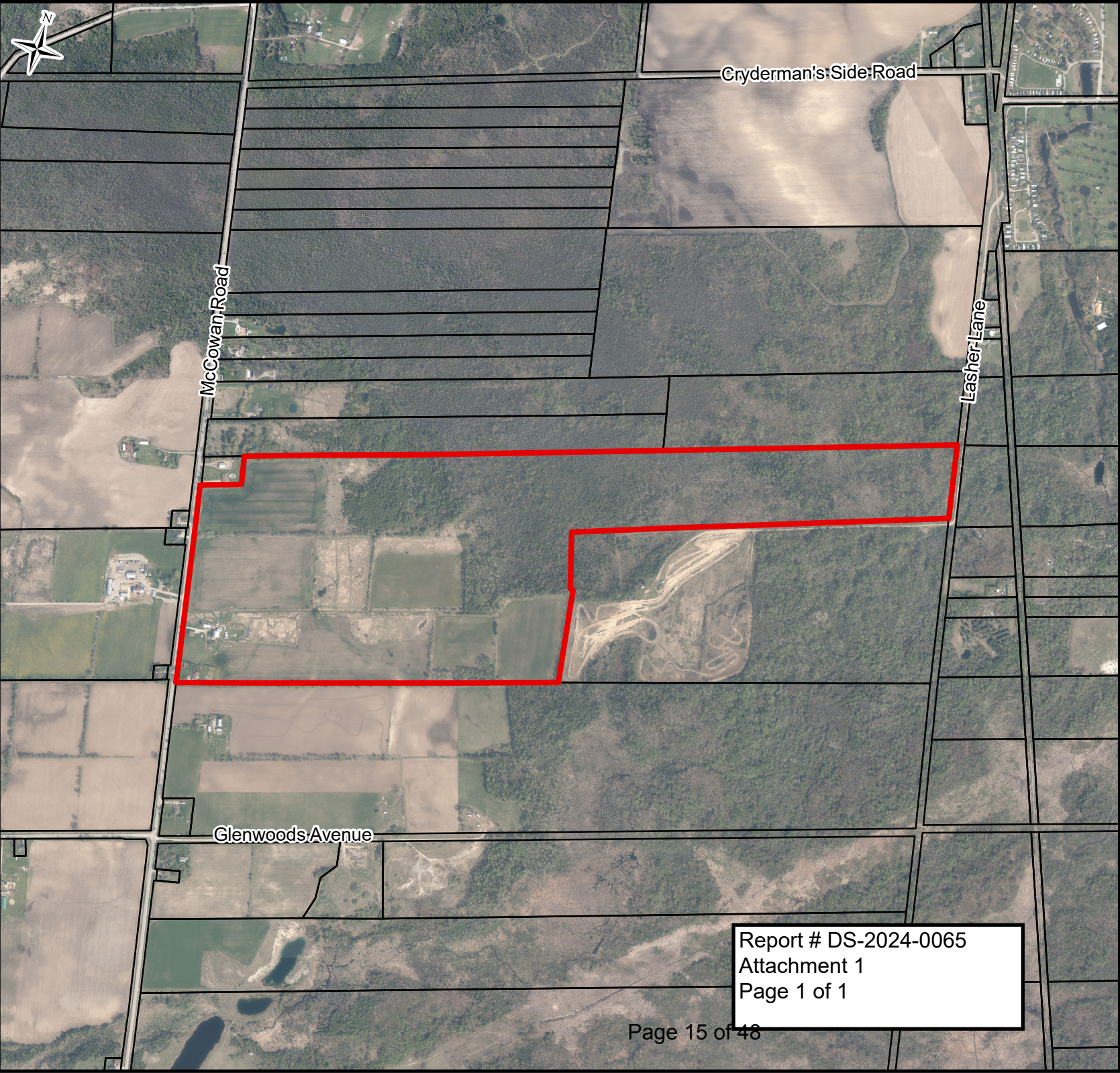
Reviewed By: Janet Porter, MCIP, RPP
Manager of Development Planning

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer



Attachments:

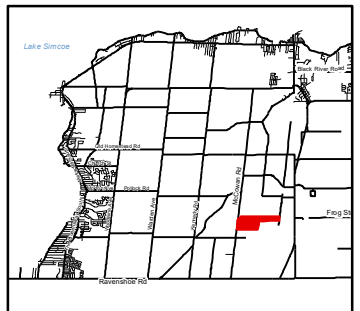
- Attachment 1 – Location Map*
- Attachment 2 – Conceptual Site Plan and Elevations*
- Attachment 3 – Summary of Submission Documents*
- Attachment 4 – Site Photographs*
- Attachment 5 – Draft Amending Zoning By-law*
- Attachment 6 – Consolidated Comments*



23725 McCowan Road

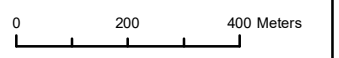
Legend

-  Subject Property
-  Parcel Fabric

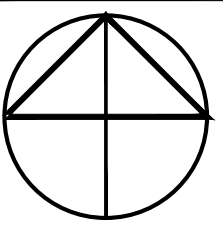



Town of Georgia
 ITS- GIS Services
 Created: Sept, 27, 2024

Report # DS-2024-0065
 Attachment 1
 Page 1 of 1



Site Plan

	NOTES 1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 2. DO NOT SCALE DRAWINGS. 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECTURAL TECHNOLOGIST OR DESIGN ENGINEER AS APPLICABLE. 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 5. THE DRAWINGS ARE THE PROPERTY OF GARY MCMURTRY AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.
	The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. GARY MCMURTRY  30880 NAME SIGNATURE BCN GARY MCMURTRY 32197 FIRM NAME BCN

KEY PLAN

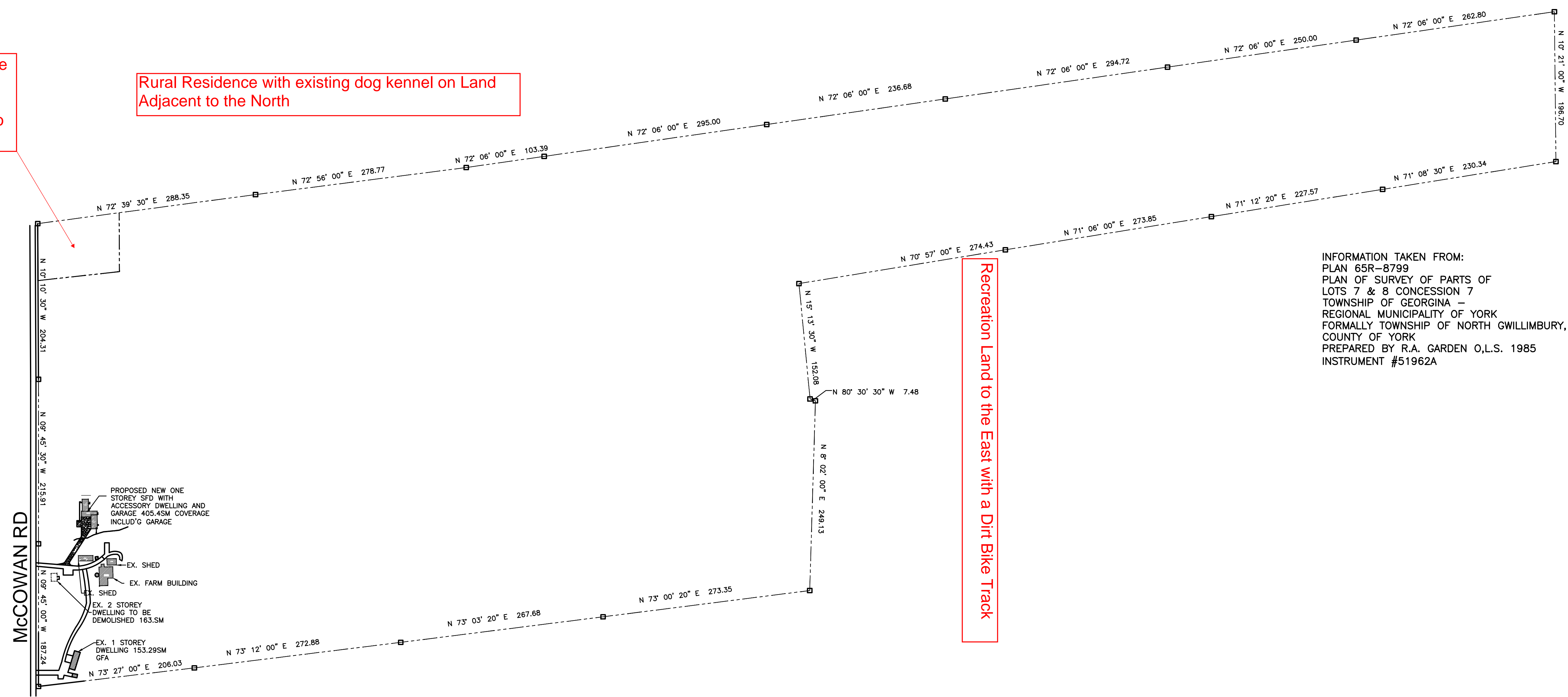


Rural Residence previously severed from farm adjacent to the north

Rural Residence with existing dog kennel on Land Adjacent to the North

Farming Land Adjacent to the West with Rural Residences Across McCowan Rd.

Recreation Land to the East with a Dirt Bike Track




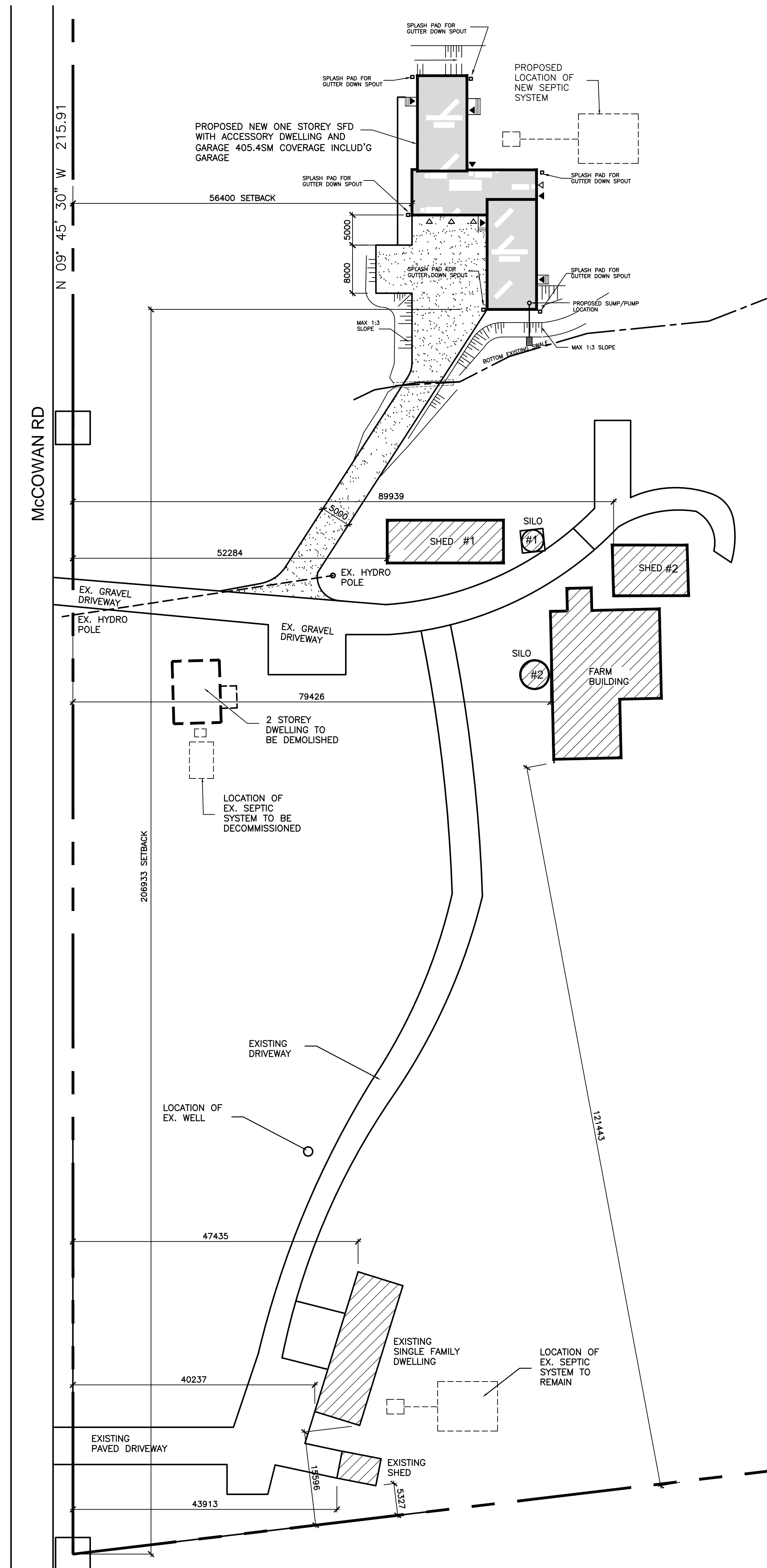
INFORMATION TAKEN FROM:
 PLAN 65R-8799
 PLAN OF SURVEY OF PARTS OF LOTS 7 & 8 CONCESSION 7 TOWNSHIP OF GEORGINA - REGIONAL MUNICIPALITY OF YORK FORMALLY TOWNSHIP OF NORTH GWILLIMBURY, COUNTY OF YORK
 PREPARED BY R.A. GARDEN O.L.S. 1985
 INSTRUMENT #51962A

OVERALL REFERENCE SITE PLAN

Farming Land Adjacent to the south

Report # DS-2024-0065
 Attachment 2
 Page 1 of 3

DATE	ISSUED FOR BUILDING PERMIT			
MAY 17/24				
DATE	APPROVED			
 GARY MCMURTRY Architectural Technologist 29 Marie St., Jackson's Point, Ontario, L2B 1L0 Tel: (905) 788-8881				
PROJECT NAME NEW ONE STOREY SFD WITH ACCESSORY DWELLING: 23725 MCCOWAN ROAD GEORGINA, ONTARIO				
DATE	DRAWN	CHECKED	APPROVED	REVISION NO.
	G. MCM.			
SCALE		PROJECT NO.		
1 : 200		23-004		
DWG. TITLE		DWG. NO.		
OVERALL REFERENCE SITE PLAN		A1		



GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING ON THE SITE TO DETERMINE ALL LOCATIONS OF UNDERGROUND SERVICES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
4. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION AND/OR INSTALLATION.
5. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE TECHNOLOGIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION.

CONSTRUCTION NORTH

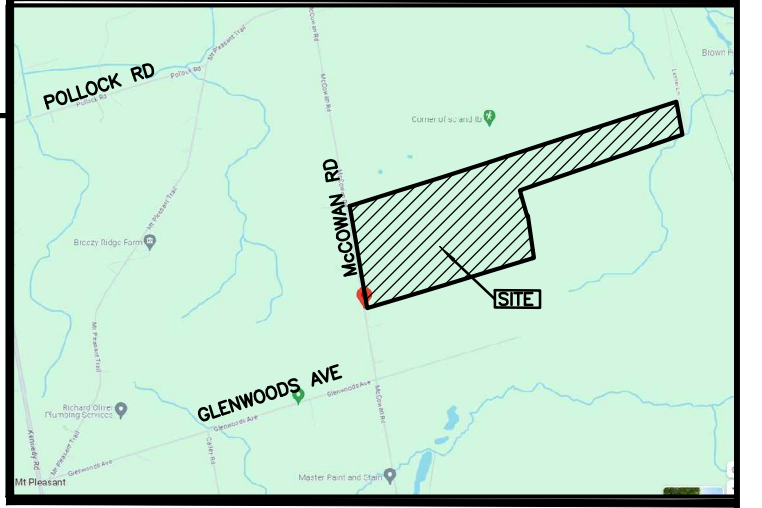
NOTES

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCREPANCIES OF DIMENSIONS OR DIMENSIONS TO THE ARCHITECTURAL TECHNOLOGIST OR DESIGN DRAWER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. THE DRAWINGS ARE THE PROPERTY OF GARY MCMURTRY AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

GARY MCMURTRY 30888
NAME SIGNATURE BCN

GARY MCMURTRY 32197
FIRM NAME BCN



AREAS

LOT AREA	813,903 SM = 81.39Ha (201.12 ACRES)	100.00%
EX SINGLE STOREY HOUSE EXCLUDING GARAGE GFA	1,650.0 SQ. FT. = 153.29 SQ. M.	
NEW SINGLE STOREY SFD WITH ACCESSORY DWELLING G.F.A.	2,916.0 SQ. FT. = 270.9 SQ. M.	
NEW SINGLE STOREY GARAGE G.F.A.	1,448.0 SQ. FT. = 134.5 SQ. M.	
TOTAL LIVING SPACE G.F.A.	4,566.0 SQ. FT. = 424.4 SQ. M.	
EX 2 STOREY HOUSE GFA TO BE DEMOLISHED	1,743.75 SQ. FT. = 163.0 SQ. M.	

INFORMATION TAKEN FROM:
 PLAN 65R-8799
 PLAN OF SURVEY OF PARTS OF
 LOTS 7 & 8 CONCESSION 7
 TOWNSHIP OF GEORGINA -
 REGIONAL MUNICIPALITY OF YORK
 FORMALLY TOWNSHIP OF NORTH GWILLIMBURY,
 COUNTY OF YORK
 PREPARED BY R.A. GARDEN O.L.S. 1985
 INSTRUMENT #51962A

Report # DS-2024-0065
 Attachment 2
 Page 2 of 3

DATE	ISSUED FOR BUILDING PERMIT			
MAY 17/24				
DATE	APPROVED			
<p>GARY MCMURTRY Architectural Technologist</p> <p>23 Marie St., Jackson's Point, Ontario, L0E 1L0 Tel: (800) 988-8881</p>				
PROJECT NAME				
NEW ONE STOREY SFD WITH ACCESSORY DWELLING: 23725 McCOWAN ROAD GEORGINA, ONTARIO				
DATE	DRAWN	CHECKED	APPROVED	REVISION NO.
	G. MCM.			
SCALE		PROJECT NO.		
1 : 450		23-004		
DWG. TITLE		DWG. NO.		
PARTIAL SITE PLAN		A1.1		

SUMMARY OF SUBMISSION DOCUMENTS

- Amending Zoning By-law
- Architectural Plans
- Pre-Consultation Checklist
- Septic Plan with Site Grading Plan
- Site Plan, including Floor Plans and Building Elevations
- Survey
- York Region and LSRCA Comments

Report # DS-2024-0065
Attachment 3
Page 1 of 1

Site Photos

23725 McCowan Road
Facing East



23725 McCowan Road
Facing South



Report # DS-2024-0065
Attachment 4
Page 1 of 2

23725 McCowan Road
Facing West



23725 McCowan Road
Facing North



Report # DS-2024-0065
Attachment 4
Page 2 of 2

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 500-2024-_____

BY-LAW NUMBER 600-2024-_____

A BY-LAW TO AMEND BY-LAW NUMBER 500 (600), BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to section 34 and 39 of the Planning Act, R.S.O., 1980 c.P.13, as amended, the council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 1, Schedule 'A' to Zoning By-law number 500 (600), as amended, is hereby further amended by changing the zone symbol 'RU' to 'RU-____' on the lands municipality addressed as 23725 McCowan Rd, shown in heavy outline and designated "RU- _____" on Schedule 'A' and further in Schedule B-_____, attached hereto.
2. That Zoning By-law Number 500 (600), as amended, is hereby further amended by incorporating Schedule 'B- _____' attached hereto.
3. That Section 28.5 SPECIAL PROVISIONS of Zoning By-law Number 500 (600), as amended, is hereby further amended by adding after Subsection 28.5._____ the following:

"28.5. _____	Concession 7, Lots 7 & 8 (NG) 23725 McCowan Road	'RU- _____' (Map 1)
--------------	---	------------------------

- a) Notwithstanding Zoning By-law 500 Section 6.1(k) and Zoning By-law 600 Section 6.1(j) , the following additional Temporary Uses shall be permitted on lands shown in heavy outlined and designated "RU- _____" in Schedule 'A' and further indicated in schedule 'B- _____', for a period of 24 months from the date of Building Permit Issuance from the Town of Georgina Building Department:

Report # DS-2024-0065
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- i. To temporary permit 3 residential structures to be present on the lands for a set period of time.
- ii. Upon the expiry of this Temporary Use By-law, the original RU zone will be restored on the Subject lands, inclusive of their provisions and zone boundaries, as they existed in Zoning By-law 500 (600) on _____.

READ and enacted this _____ day of _____, 202_____

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

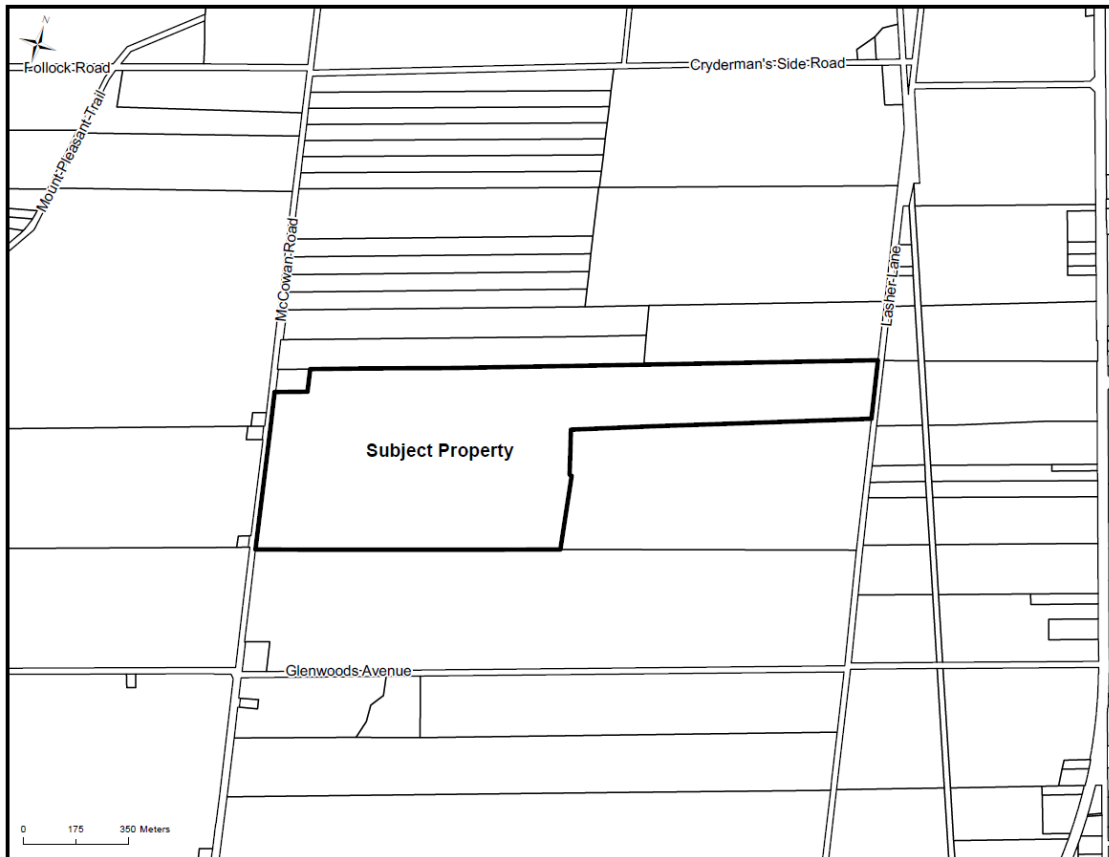
Report # DS-2024-0065
Attachment 5
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EXPLANATORY NOTE

**(Carlo Dimambro and
Melissa Morton)
(FILE NO. _____)**

1. The purpose of Zoning By-law 500-2024-_____ and Zoning By-law 600-2024-_____ (PL-5), which amends Zoning By-law Number 500 & 600, as , amended, is to rezone the lands from Rural (RU) to a **Temporary Site-Specific Rural** zone (RU-_____). The temporary zone would be permit residential structures, 2 existing and 1 proposed on lands for a maximum of three years.
2. Zoning By-law Number 500-2024-_____ and Zoning By-law 600-2024-_____ (PL-5) conforms to the Town of Georgina Official Plan, as amended.
3. A **Key Map** showing the location of the property to which By-law Number 500-2024-_____ and By-law Number 600-2024-_____ (PL-5) applies is shown below.

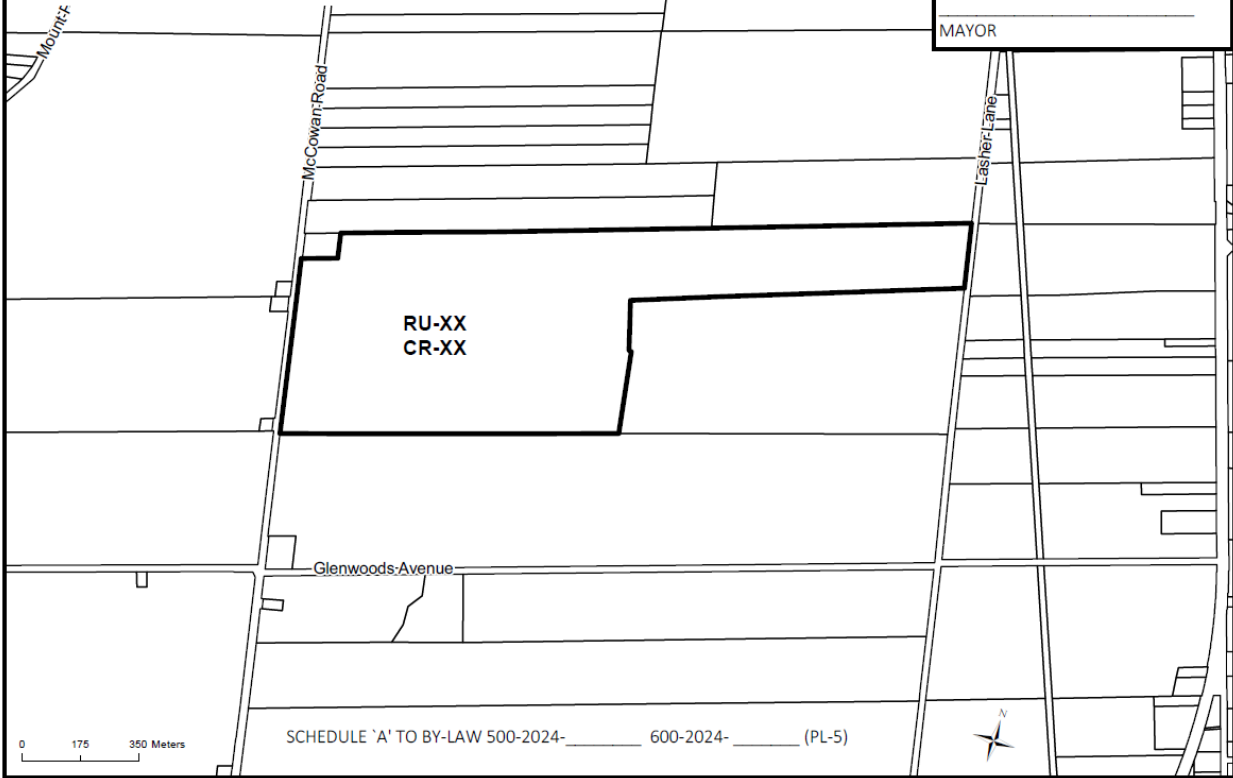
KEY MAP



BY-LAW NUMBER 500-2024-_____ (600-2024-_____) (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500 (600), AS AMENDED, OF THE CORPORATION OF THE TOWN OF GEORGINA

CONCESSION 7, LOTS 7 & 8
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF NORTH GWILLIMBURY
COUNTY OF YORK

THIS IS SCHEDULE 'A' TO
BY-LAW 500-2024-_____
BY-LAW 600-2024-_____
PASSED THIS _____ DAY OF _____
_____, 202_____
CLERK _____
MAYOR _____



Report # DS-2024-0065
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Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Clerks Division		
Community Services		
Development Engineering	October 29, 2024	The applicant will need to apply for an SAEP during the building permit phase.
Economic Development	October 2, 2024	No objection.
Georgina Fire Department	October 2, 2024	The Georgina Fire Department has reviewed the submission and provides the below comments: 1. All new construction shall be in conformance with the Ontario Building Code.
Municipal Law		
Operations & Infrastructure		
Policy Planning		
Tax & Revenue	October 18, 2024	There are no tax concerns with this property.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas	October 3, 2024	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	October 7, 2024	See Attached
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers	September 26, 2024	No comments or concerns at this time.
Southlake Regional Health Centre		
York Catholic Separate District School Board	October 10, 2024	YCDSB staff have reviewed materials provided and have no comments or objections to its approval.
York Region - Community Planning & Development Services	October 1, 2024	York Region has reviewed the above noted Zoning By-law Amendment (ZBA) to allow 3 detached dwellings for a period of time. on the subject property. Based on our review, York Region has no regional interests as it is a matter of local significance.
York Region District School Board		
York Regional Police		

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Attachment 6
Page 1 of 4



Sent via e-mail: bdobrindt@georgina.ca

October 7, 2024

Municipal File No.: 03.1187
LSRCA File No.: ZO-195085-092724

Brittany Dobrindt
Planner I
Development Services Department
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Ms. Dobrindt,

Re: Application for Temporary Use Zoning By-law Amendment
23725 McCowan Road
Owner: Carlo Dimambro & Melissa Morton
Applicant: Laura LaPierre

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted an application for a Temporary Use Zoning By-law Amendment to allow for three detached dwellings on the subject land. Currently a one-storey detached dwelling and two-storey detached dwelling exists and a third one-storey detached dwelling is proposed to be constructed. After construction of the third dwelling, the existing two-storey dwelling will be demolished.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Application Package
- Site Plan and Architectural Drawings prepared by Gary McMurtry (dated May 17, 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

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Recommendation

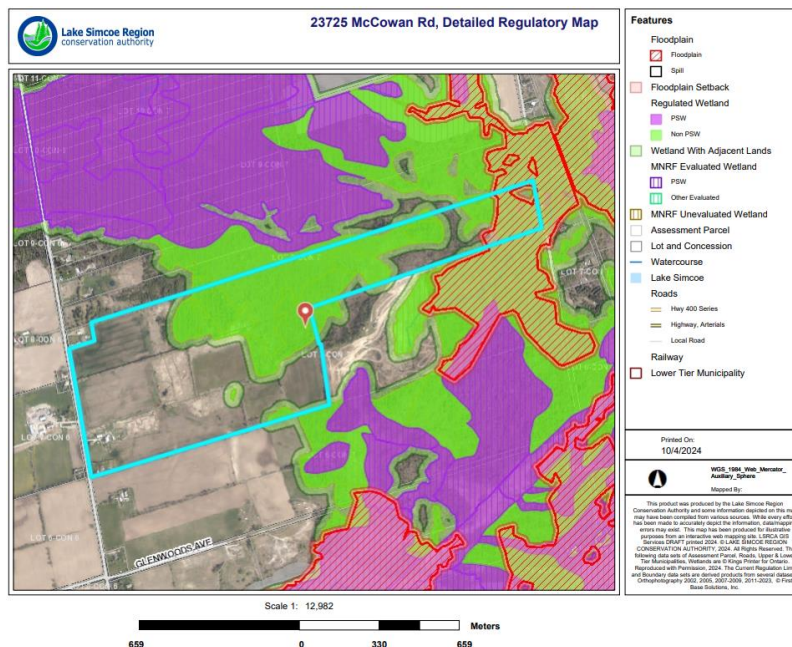
Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Temporary Use Zoning By-law Amendment.

Site Characteristics

The subject land is approximately 81.76 hectares (202.04 acres) in area and is located west of Lasher Lane and east of McCowan Road within the Town of Georgina. The subject land is currently zoned ‘Rural (RU)’ per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24. Please see a detailed regulatory map below. This is representative of:
 - Riverine flooding associated with Baldwin Branch
 - Unevaluated wetland and the associated 30 metre adjacent lands
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA) and Ecologically Significant Groundwater Recharge Area (ESGRA).
- The subject property is within the Protected Countryside and Greenbelt Natural Heritage System designations per the Greenbelt Plan.



Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (floodplain). Based on the

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Attachment 6
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information submitted as part of this application, the proposal is located outside of the hazard lands and is therefore consistent with Section 3.1 of the PPS.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The proposal is not located within an area regulated under Ontario Regulation 41/24 and therefore a permit from the LSRCA is not required.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Summary

Based on our review of the submitted information in support of this application, we have no objection to the approval of this application for Temporary Use Zoning By-law Amendment.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to a portion of the subject site. The proposal is not located within the regulated area therefore a permit from the LSRCA is not required;
3. We note that the Applicant/Owner has paid the applicable LSRCA review fee associated with a Minor Zoning By-law Amendment (planning review only).

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)

Report # DS-2024-0065
Attachment 6
Page 4 of 4



GEORGINA

Subject: Zoning Bylaw Amendment Application, 252 Pefferlaw Road (File 03.1183)

To: Mayor and Council

From: Brittany Dobrindt, Planner II

Date: November 13, 2024

Briefing:

On June 26, 2024, Council considered Staff Report [DS-2024-0034](#) and approved a Zoning Bylaw Amendment Application for 252 Pefferlaw Road. The first component of the application is to rezone Subject Land (A) from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-61)' and 'Site-Specific General Commercial (C1-62)' to permit an existing single detached dwelling, accessory building and driveway access, and to address the lot area deficiency. The second component of the application is to rezone Subject Land (B) from 'Rural (RU)' to 'Site-Specific Residential (R-83)' and 'Site-Specific Open Space (OS-135)' to permit the construction of a single detached dwelling and accessory buildings.

As per Council Resolution No. [C-2024-0231](#), Council approved the submitted application, subject to satisfactorily addressing the floodplain and environmental considerations identified in Report DS-2024-0034 prior to the finalization and passing of the amending zoning bylaw.

As per Attachment 1, Staff have received confirmation from the Lake Simcoe Region Conservation Authority (LSRCA) that the proposed development is located outside of the floodplain and the LSRCA has no concerns with the proposal.

As per Attachment 2, the Environmental Impact Study submitted by the applicant has been satisfactorily peer reviewed. The peer reviewer confirmed the findings of the Study, and subject to the recommendations being implemented at the consent approval stage, no further reports or studies were determined to be necessary. The Applicant has confirmed that they plan to adhere to the report recommendations, particularly regarding the timing of tree removal.

Given the above information, Town Staff have no concerns regarding the passing of an amending zoning bylaw for the subject property at the November 13, 2024 Council meeting.

Attachments:

Attachment 1 – LSRCA Comments

Attachment 2 – EIS Peer Review

Attachment 3 – Conceptual Development Plan & 50% of Consent



Sent via e-mail: bdobrindt@georgina.ca

September 19, 2024

Municipal File No.: 03.1183
LSRCA File No.: ZO-54503-052324

Brittany Dobrindt
Planner I
Development Services Department
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Ms. Dobrindt,

Re: Application for Zoning By-law Amendment
252 Pefferlaw Road
Town of Georgina
Owner: 2614702 Ontario Inc. (c/o Trevor Comeau & Tracy Davis)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner has submitted an application under Section 34 of the *Planning Act* for a Zoning By-law Amendment to rezone Subject Land (A) from 'Site-Specific General Commercial (C1-1)' to 'Site-Specific General Commercial (C1-XX)' and 'Site-Specific General Commercial (C1-YY)' to permit the existing single detached dwelling, existing accessory building and driveway access. Development is not proposed on Subject Land (A) and the site is considered an undersized lot, therefore a Zoning By-law Amendment is also required to address the lot area deficiency. Subject Land (B) is proposed to be rezoned from 'Rural (RU)' to 'Site-Specific Residential (R-XX)' and 'Site-Specific Open Space (OS-XX)' to permit the construction of a single detached dwelling and accessory buildings.

A subsequent application for Consent will be submitted for the purpose of adding a portion of Subject Land (A) to Subject Land (B) in order to provide lot frontage, as Subject Land (B) is currently landlocked.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Planning Justification Report and Draft Zoning By-law Schedule prepared by Michael Smith Planning Consultants; Development Coordinators Ltd. (dated April 24, 2024)
- Topographic Survey prepared by Ertl-Hunt Surveyors (dated November 29, 2022)

- Conceptual Site Plan/Severance Plan prepared by Michael Smith Planning Consultants; Development Coordinators (dated August 3, 2023)
- Site Grading Plan prepared by Greck and Associates Ltd. (dated February 2, 2024; revised September 18, 2024)
- Fluvial Geomorphological Assessment Memo prepared by Palmer (dated June 16, 2023)
- Geotechnical Investigation prepared by Palmer (dated June 21, 2023)
- Flood Hazard Assessment and Driveway Layout Design prepared by Greck and Associates Ltd. (dated February 23, 2024; revised September 18, 2024)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

We note that LSRCA planning staff provided pre-consultation comments to the Applicant/Municipality dated March 25, 2022 in advance of the receipt of the application.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is generally consistent and in conformance with the applicable natural hazard policies. On this basis, LSRCA staff have no objection to the approval of this application for Zoning By-law Amendment.

Site Characteristics

Subject Land (A) and Subject Land (B) have a combined area of approximately 3.51 hectares (8.67 acres). Subject Land (A) is north of Pefferlaw Road, while Subject Land (B) is a landlocked parcel directly north of Subject Land (A) with no road frontage. Subject Land (A) is within the 'Commercial' designation per the Pefferlaw Secondary Plan and is currently zoned 'Site-Specific General Commercial (C1-1)' per the Town of Georgina's Zoning By-law 500, as amended. Subject Land (B) is within the 'Rural' and 'Residential' designations per the Pefferlaw Secondary Plan and is currently zoned 'Rural (RU)' per the Town of Georgina's Zoning By-law 500, as amended.

Existing environmental mapping indicates the following:

- The subject properties are regulated by the LSRCA under Ontario Regulation 41/24. This is representative of:
 - The presence of a watercourse (Pefferlaw Brook)
 - Flooding and erosion (meanderbelt) hazards associated with the watercourse
 - Evaluated wetland and the associated 30 metre adjacent lands
 - Steep slopes/unstable soils associated with apparent valleylands
- The subject properties contain identified woodland areas.
- The subject properties are within a Significant Groundwater Recharge Area (SGRA).

<p>Attachment 1 Page 2 of 4 File # 03.1183</p>
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- The subject properties are identified as being within the 'Protected Countryside' per the Greenbelt Plan.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard areas). The proposal is generally consistent with 3.1 of the PPS which has been demonstrated through the submission of a floodplain analysis, cut/fill exercise and geotechnical assessment.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to the subject property. A permit from the LSRCA will be required prior to any development or site alteration taking place within the regulated area.

Please note that the LSRCA will require the Geotechnical Assessment to be updated in support of the final civil plans, including compliance with the LSRCA's Watershed Development Guidelines (<https://lsrca.on.ca/wp-content/uploads/2023/06/2021-Regulation-Implementation-Guidelines.pdf>), through the permitting process.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Not Undertaking NH Review:

Please note that with Bill 23, *More Homes Built Faster Act*, having received Royal Assent from the Province, and the associated Regulations issued on December 28th, 2022, the LSRCA's review has been modified. This impacts our review by way of *Planning Act* applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Settlement Areas established prior to 2009. This includes the subject lands considered as part of this application. Please note that a Natural Heritage Evaluation/Environmental Impact Study will not be requested by the LSRCA accordingly. It is important to note that provincial, regional, and local Natural Heritage planning policies for these areas remain in effect. We understand that the municipality will be providing comments related to Natural Heritage and the requirements for an NHE/EIS.

Attachment 1
Page 3 of 4
File # 03.1183

Summary

Based on our review of the submitted information in support of this application, LSRCA staff have no objection to the approval of this application for Zoning By-law Amendment.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to the subject sites. A permit from the LSRCA will be required prior to development or site alteration within the regulated area;
3. We note that the Applicant/Owner has paid the LSRCA application fees associated with a Major Zoning By-law Amendment in accordance with the approved Fees Policy under the *Conservation Authorities Act*.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)

Attachment 1
Page 4 of 4
File # 03.1183



October 17, 2024

Brittany Dobrindt
Planner II, Development Services Department
26557 Civic Centre Road, Keswick, ON
L4P 3G1
905-476-4301 ext. 2442
E| bdobrindt@georgina.ca

Dear Ms. Dobrindt:

Re: Environmental Impact Statement Proposed Development for 252 Pefferlaw Road, Georgina, ON

Egis (formerly McIntosh Perry) was retained by the Town of Georgina in a Peer Review function to review the supporting documentation (EIS) for an application for consent/single family dwelling and reconfiguration of property boundaries to allow for road access to a land locked parcel. The application was made by 2614702 Ontario Inc. The property is located within a settlement area.

The proponent retained Riverstone Environmental Solutions Inc (RES) to conduct the required study in support of the application. The Environmental Impact Statement (EIS) provided the basis of our review.

This letter represents the comprehensive review of the material enclosed with your correspondence to Jeff King, Vice President, Environmental with Egis, for the above-noted application.

We trust that this letter meets your present requirements. Please contact Jeff King if you have any questions about this review.

Respectfully Submitted,

Jeff King, B.Sc.
Vice President, Environmental, North America
T: 613-229-2882

Attachment 2
Page 1 of 4
File # 03.1183

1.0 SUMMARY

1.1 Documentation

The documents that were provided to us for our review are noted in **Table 1**.

Table 1: Documentation for Review Application			
Title	Author	Date	Contents
Environmental Impact Statement (EIS)	RES	November 2023	Site background, biophysical features and functions, impact assessment, etc.

1.2 Environmental Impact Statement Evaluation

The EIS provided a comprehensive review of the study area background information. The Lake Simcoe Region Conservation Authority (LSRCA) was contacted by RES and completed an initial site visit with RES to delineate wetland boundaries on site in September 2021. RES completed their field review of the site on June 5, 2023.

It is noted that the property to be developed is entirely or partially within the floodplain of the Pefferlaw River. The EIS, nor the peer review will discuss any requirements associated with development within a floodplain.

In general, the property being reviewed was previously disturbed due to its use as a fish farm and therefore much of the habitat on site is anthropogenic in nature. Regardless, there is some habitat value within the property that is discussed in the report. The most significant feature is the Pefferlaw River, and the 'ribbon of life' associated with it.

The study area for the EIS is usually defined as the property plus 120 m, which could get extended if there are significant features that may be further but could be affected by the project works. A summary on potential impacts to adjacent lands was considered as part of this scoped EIS.

In Section 3.4 limited mention of wildlife species observations on-site were recorded. It is typical to have a table with species observed. Outside of a brief mention of frogs and turtles there was no mention of other observations. In the context of this report (setting and proposed development) it is not likely that this additional information would change the perspective of the reviewer.

Species at risk (SAR) are discussed in the report and potential species that may be found are detailed in the appendices. It was determined that there would be limited function of the property for SAR and where functions could occur no disturbance was associated with these areas.

It is understood that the Pefferlaw River adjacent to the property is considered a warm water system. As no works will be within 30 m and mitigation measures will be in place it is agreed that there will be no impacts to fish habitat. The addition of a riparian edge with plantings is applauded.

In general, Egis is in agreement with the assessments of the EIS. It is unlikely that any woodlands would be considered significant, fish and significant wildlife habitat is unlikely to be disturbed by the erection of a single-family dwelling with septic and the valley lands are not likely to be impacted significantly by the proposed. It is understood by Egis that there is an existing laneway into the location where the dwelling will be constructed. No discussion on upgrades to this access were included in the EIS. It is therefore assumed that the access will remain generally the same with small improvements such as pruning or the addition of gravel typical with roadway maintenance, however that generally the width and condition of the laneway will be maintained.

1.3 Closing

The EIS for the proposed development appears to address the potential concerns/requirements as defined by the various documents/legislations governing development. Based on the information that is available and an understanding of the location, the reviewer would agree that the proposed will have limited impacts and any impacts can be mitigated. It is good to see improvements to try and obtain a net gain with any development. It is expected that this development will be able to proceed as depicted.

1.4 Summary of Comments/Recommendations

Comments have been made above. To summarize:

- Confirm that the existing laneway will remain generally as is and that no significant changes are anticipated.

1.5 Limitations

This letter was produced for the exclusive use of the Town of Georgina and is intended to provide peer review guidance regarding the proposal for development for 252 Pefferlaw Road, Georgina, Ontario. It involved the review of an EIS prepared by RES. The Report was reviewed by Egis; however, no field verification of any information was conducted.

Any use which a third party makes of this review, or any reliance on decisions made based on it, without a reliance letter are the responsibility of such third parties. Egis accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this review.

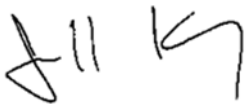
In evaluating the scoped EIS, Egis has relied in good faith on information provided by individuals as noted in the report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in the report as a result of omissions, misinterpretation or fraudulent acts.

The findings, conclusions and/or recommendations of this letter are only valid as of the date of this letter. No assurance is made regarding any changes in conditions subsequent to this date. If additional information is discovered or becomes available at a future date, Egis should be requested to re-evaluate the conclusions presented in this letter, and provide amendments, if required.

2.0 CLOSURE

We trust that this letter meets your present requirements. Please contact Jeff King if you have any questions about this review.

Prepared by:



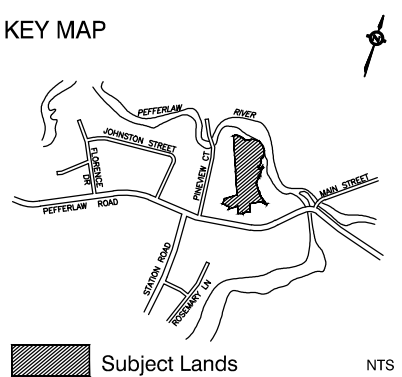
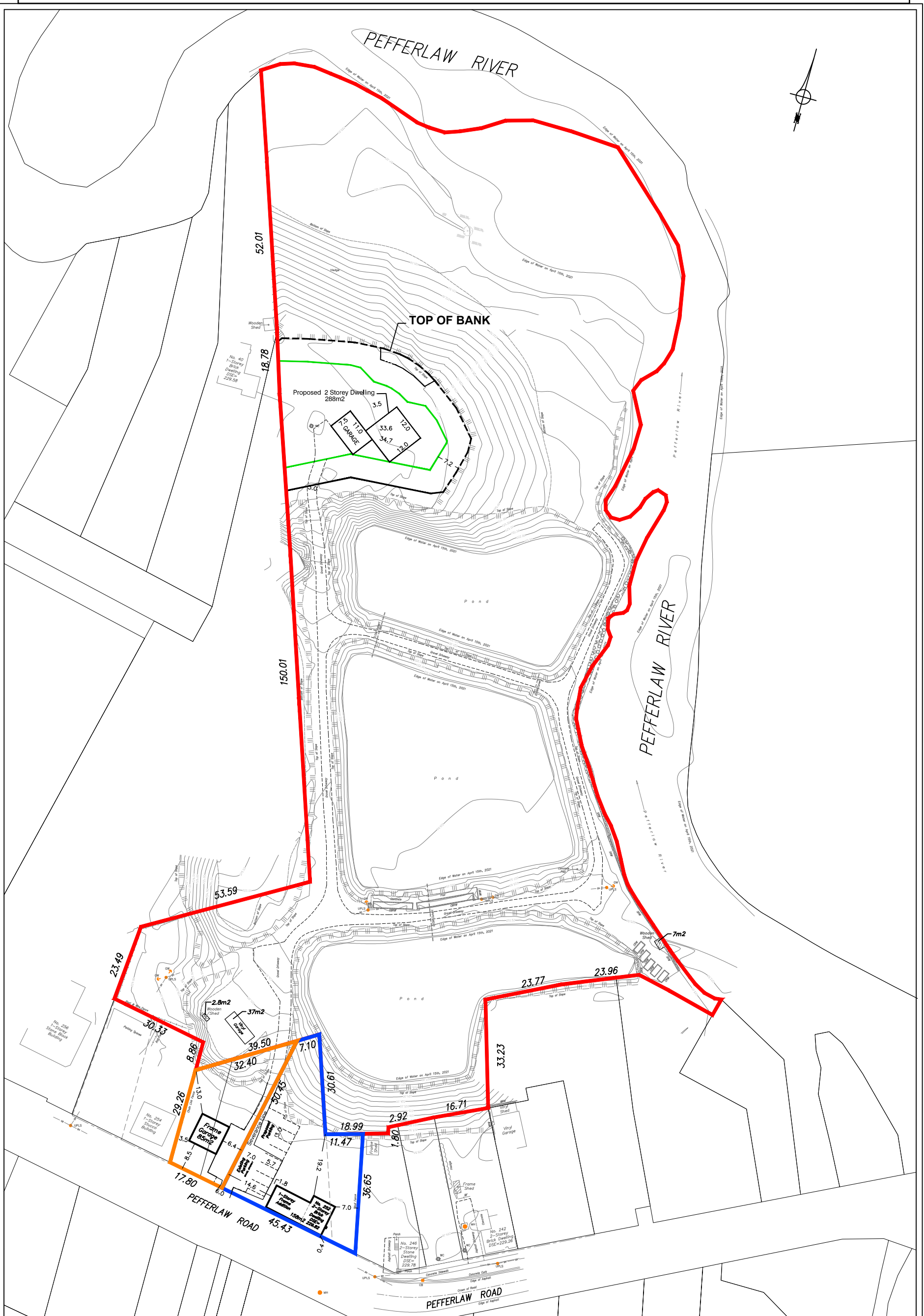
Jeff King, B.Sc.
Vice President, Environmental, North America
T: 613-229-2882

Reviewed by:



Christian Lyon
Practice Area Lead, Natural Sciences, North America
T: 613-714-4672

CONCEPTUAL DEVELOPMENT PLAN & FUTURE CONSENT



- Beneficial Land - 32,780m²
- Subject Land - 850m²
- Retained Land - 1,490m²
- Proposed Limit of Development

Attachment 3
Page 1 of 1
File # 03.1183



CONCEPTUAL DEVELOPMENT PLAN & FUTURE CONSENT		
TREVOR COMEAU 252 PEPPERLAW ROAD		
PART OF LOTS 22 & 23 CONCESSION 5 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK		
SCALE: 		
Scale: Aug 3, 2023	Approved By: MRES	Drawn By: VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		Drawing Number: 1273-00

**THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BYLAW NUMBER 500-2024-0010 (PL-5)**

A BYLAW TO AMEND BYLAW NUMBER 500, BEING A BYLAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Sections 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 10, Schedule 'A' to Zoning Bylaw Number 500, as amended, is hereby further amended by changing the zone symbol from 'C1-1' and 'RU' to 'R-83', 'C1-61', 'C1-62' and 'OS-135' on lands described as Part of Lots 22 and 23, Concession 5 (G) shown in heavy outline and designated 'R-83', 'C1-61', 'C1-62' and 'OS-135' on Schedule 'A' attached hereto.
2. That Section 10 **RESIDENTIAL** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding after Subsection 10.5.75 **SPECIAL PROVISIONS** the following:

"10.5.76	Part of Lots 22 and 23, Concession 5 (G)	'R-83'
	Part of Part 1, Reference Plan 65R-5511	(Map 10)

- a) Notwithstanding Section 5.28 (i), access to and from the parking area on lands zoned 'R-83' in Schedule 'A' shall be provided by means of an unobstructed driveway with a minimum width of 3.0 metres for combined ingress and egress."

3. That Section 14 **GENERAL COMMERCIAL** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding after Subsection 14.5.57 **SPECIAL PROVISIONS** the following:

**“14.5.58 Part of Lots 22 and 23, Concession 5 (G) ‘C1-61’
(Map 10)**

a) Notwithstanding Section 14.1 PERMITTED RESIDENTIAL USES, the following additional use shall be permitted:

- Single Detached Dwelling.

b) Notwithstanding Sections 6.1 (a), (b), (c), (e), (f), (g), (i), (j) and (k) the following requirements shall apply on lands shown in heavy outline and designated ‘C1-61’ in Schedule ‘A’ attached hereto:

Lot Frontage (minimum)	45.0 metres
Lot Area (minimum)	1,490 sq. metres
Front Yard (minimum)	nil
Rear Yard (minimum)	19.0 metres
Interior Side Yard (minimum)	Eastern - 7.0 metres Western – 14.0 metres
Floor Area (minimum)	n/a
Lot Coverage (maximum)	35%
Height of Building (maximum)	11.0 metres
Number of Single Detached Dwelling per Lot (maximum)	1

c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'C1-61' in Schedule 'A' shall be provided by means of an unobstructed shared driveway with the adjacent property zoned 'C1-62' of at least 6.0 metres in width for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-61'. Further, the maximum aisle width on lands zoned 'C1-61' shall be 6 metres.

d) Notwithstanding the provisions of Section 5.45 (a) and (f), in the area designated 'C1-61' in Schedule 'A' hereto, the following provisions shall apply.

- The existing porch, steps and walkways are permitted to project into the front yard having a nil setback to the front lot line."

4. That Section 14 **GENERAL COMMERCIAL** of Zoning Bylaw Number 500, as amended, is hereby further amended by adding after Subsection 14.5.58 **SPECIAL PROVISIONS** the following:

**"14.5.59 Part of Lots 22 and 23, Concession 5 (G) 'C1-62'
(Map 10)**

a) Notwithstanding Section 14.1 **PERMITTED RESIDENTIAL USES**, in the area shown in heavy outline and designated 'C1-62' in Schedule 'A' hereto, existing accessory buildings, structures and uses to the single detached dwelling on lands zoned 'R-83' shall be the only permitted uses.

Notwithstanding Sections 5.1 (a), (d), (f) and 14.4 the following requirements shall apply to the existing frame garage and accessory uses on lands shown in

heavy outline and designated 'C1-62' in Schedule 'A', which are accessory to the single detached dwelling on lands shown in heavy outline and designated 'R-83' in Schedule 'A' hereto:

Front Yard (minimum)	8.0 metres
Rear Yard (minimum)	13.0 metres
Interior Side Yard (minimum)	3.0 metres

- The height of the existing frame garage, accessory to the single detached dwelling on lands shown in heavy outline and designated 'R-83', shall not exceed 5 metres to the top of the peak nor 3 metres to the eaves from average finished grade.
 - The existing accessory buildings, structures and uses shall be permitted prior to the construction of the permitted single detached dwelling on lands shown in heavy outline and designated 'R-83'.
- b) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'R-83' in Schedule 'A' shall be provided by means of unobstructed shared driveway on lands zoned 'C1-61' and 'C1-62' of at least 6.0 metres in width and 29 metres in depth, for combined ingress and egress, of which at least 3.0 metres is on lands zoned 'C1-62'. Beyond the 29 metre depth the access shall be reduced to 3.0 metres for combined ingress and egress."

5. That Section 27 **OPEN SPACE** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 27.5.131 **SPECIAL PROVISIONS** the following:

**“27.5.132 Part of Lots 22 and 23, Concession 5 (G) ‘OS-135’
Part of Part 1, Reference Plan 65R-5511 (Map 10)**

- a) Notwithstanding Section 27.1 **PERMITTED RESIDENTIAL USES**, in the area shown in heavy outline and designated ‘OS-135’ in Schedule ‘A’ hereto, existing accessory buildings, structures and uses to the permitted single detached dwelling on lands zoned ‘R-83’ shall be the only permitted residential uses.
- b) Notwithstanding Sections 5.1 (a), (d), (f) and 27.4 the following requirements shall apply to the existing accessory buildings, structures and uses to the single detached dwelling on lands shown in heavy outline and designated ‘R-83’, on lands shown in heavy outline and designated ‘OS-135’ in Schedule ‘A’ hereto:
- The existing accessory buildings, structures and uses shall have a nil yard.
 - The height of the existing accessory buildings, structures and uses shall not exceed 5 metres to the top of the peak nor 3 metres to the eaves from average finished grade.

BYLAW NUMBER 500-2024-0010 (PL-5)

- The existing accessory buildings, structures and uses shall be permitted prior to the construction of the permitted single detached dwelling on lands shown in heavy outline and designated 'R-83'.

- c) Notwithstanding Section 5.28 (i), access to the parking area on lands zoned 'R-83' in Schedule 'A', which extends through lands zoned 'OS-135', shall be provided by means of unobstructed driveway of at least 3.0 metres in width, for combined ingress and egress."

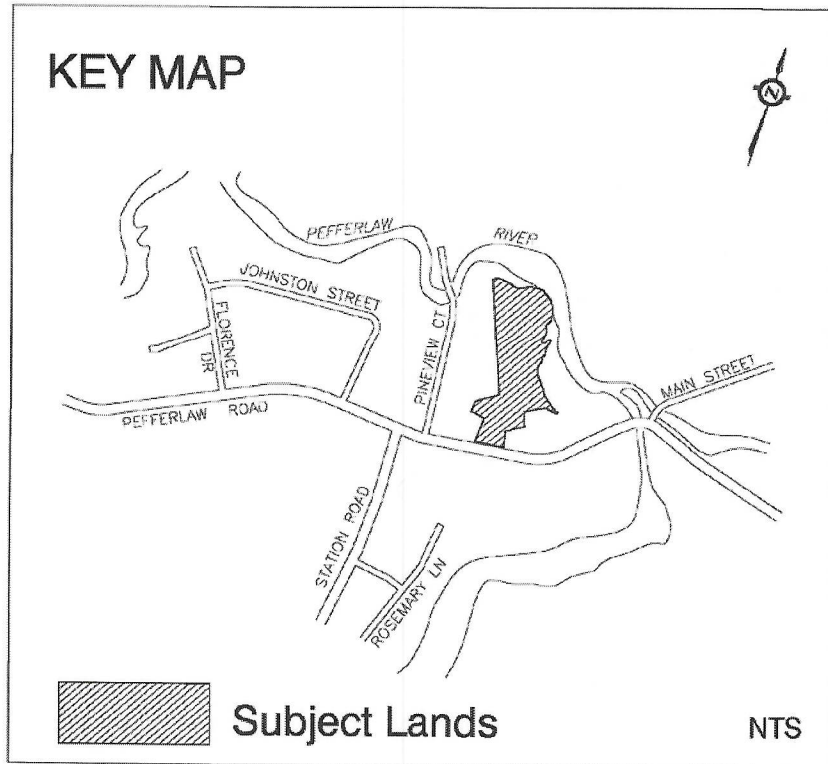
READ and enacted this 13th day of November, 2024.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk

EXPLANATORY NOTE TO BYLAW NUMBER 500-2024-0010 (PL-5)

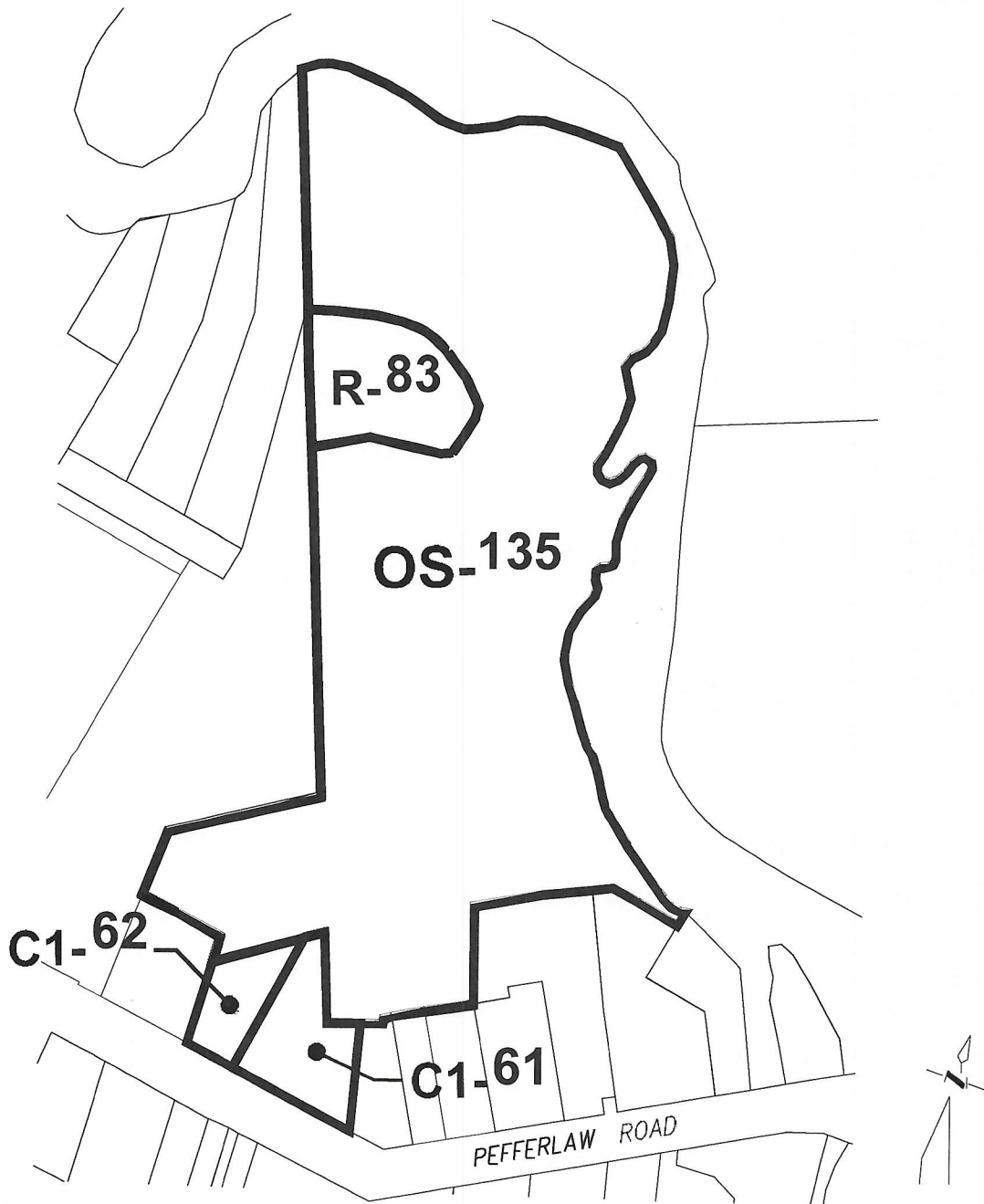
1. The purpose of Zoning Bylaw Number 500-2024-0010 (PL-5), which amends Zoning Bylaw No. 500, is to amend the current zoning from the Site-Specific General Commercial (C1-1) and Rural (RU) to Site-Specific Residential (R-83), Site-Specific General Commercial (C1-61), Site-Specific General Commercial (C1-62), and Site-Specific Open Space (OS-135). The amendment is required to facilitate the construction of a single detached dwelling on lands to be zoned “R-83”, to legalize an existing single detached dwelling on lands zoned “C1-61”, to address existing accessory buildings, structures and uses, and to facilitate a consent to sever.
2. Zoning Bylaw Number 500-2024-0010 (PL-5) conforms to the Pefferlaw Secondary Plan.
3. A **KEY MAP** showing the general location of the land to which Bylaw Number 500-2024-0010 (PL-5) applies is shown below.



**PART OF LOTS 22 AND 23
CONCESSION 5 (G)
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
FORMERLY IN THE TOWNSHIP OF GEORGINA
COUNTY OF YORK**

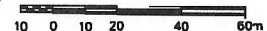
**THIS IS SCHEDULE 'A' TO
BY-LAW 500-2024-0010 (PL-5)
PASSED THIS 13th DAY OF
November 2024**

CLERK
MAYOR



SCHEDULE 'A' TO BY-LAW 500-2024-0010 (PL-5)

SCALE:



CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2024-0073 (COU-2)

BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE
COUNCIL MEETING HELD ON THE 13th DAY OF NOVEMBER, 2024

WHEREAS pursuant to Section 5(1) of the *Municipal Act, 2001, S.O. 2001, c. M.25* (the Act) as amended, the powers of a municipality shall be exercised by its Council;

AND WHEREAS pursuant to Section 5(3) of the Act, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 9 of the Act, shall be exercised by bylaw unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Town of Georgina at this meeting be confirmed and adopted by bylaw;

NOW THEREFORE, the Council of the Corporation of the Town of Georgina, in the Regional Municipality of York, enacts as follows:

1. The actions of the Council of the Corporation of the Town of Georgina at its meeting held on November 13, 2024, in respect of each recommendation contained in the Reports of the Departments and each motion and resolution passed and other action taken by the Council of the Corporation of the Town of Georgina at this meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this bylaw;
2. The Mayor and proper officials of The Corporation of the Town of Georgina are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Corporation of the Town of Georgina referred to in the preceding section hereof;
3. The Mayor or Deputy Mayor and Clerk or Deputy Clerk are hereby authorized and directed to execute all documents necessary on that behalf and to affix thereto the Seal of the Corporation of the Town of Georgina; and
4. For the purposes of the exercise of the authority of the head of Council to veto a bylaw in accordance with Section 284.11 of the Act, this Confirmatory Bylaw shall be deemed to be separate Confirmatory Bylaws for each item listed on the agenda.

READ AND ENACTED this 13th day of November, 2024.

Margaret Quirk, Mayor

Mamata Baykar, Deputy Clerk