



THE CORPORATION OF THE
TOWN OF GEORGINA
Committee of Adjustment

Monday, May 12, 2025
7:30 PM

Pages

1. ROLL CALL

“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 the Mayor and Council and Committee, 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. INTRODUCTION OF ADDENDUM ITEM(S)

3. DECLARATION OF PECUNIARY INTEREST

4. EXPLANATION OF HEARING PROCEDURE

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

6. APPLICATIONS FOR CONSENT

7. APPLICATIONS FOR MINOR VARIANCE

1. MINOR VARIANCE APPLICATION MV-2025-0006
143 MOORE’S BEACH ROAD
CONCESSION 8, PART OF LOT 17

3

1. That the Committee of Adjustment receive Report No. prepared by the Development Planning Division, Development Services Department, dated May 12, 2025, respecting Minor Variance Application MV-2025-0006 for the property municipally addressed as 143 Moore’s Beach Road; and,
2. That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:

- a. That the Committee of Adjustment approve Minor Variance Application MV-2025-0006 to permit relief from the following:
 - i. Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard;
 - ii. Section 5.1(d): To permit the construction of an accessory structure with a driveway providing access to a street with a minimum setback of 4.8 metres from the front lot line, whereas a minimum of 6 metres is required;
- b. That the approval of Minor Variance Application MV-2025-0006 be subject to the following term(s):
 - i. That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0030, in accordance with the relief recommended to be approved in Recommendation 2a);
- c. That the approval of Minor Variance Application MV-2025-0006 be subject to the following condition(s):
 - i. Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0030 have been addressed to the Division's satisfaction;
 - ii. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.

8. POWER OF SALE/FORECLOSURE/VALIDATION OF TITLE APPLICATIONS

9. MINUTES OF PREVIOUS MEETING

10. COMMUNICATIONS

11. OTHER BUSINESS

12. NEXT MEETING

The June 2, 2025 meeting is cancelled. The next meeting is June 16, 2025.

13. ADJOURNMENT

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0030

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT
May 12, 2025**

**SUBJECT: MINOR VARIANCE APPLICATION MV-2025-0006
143 MOORE'S BEACH ROAD
CONCESSION 8, PART OF LOT 17**

1. RECOMMENDATIONS:

- 1) That the Committee of Adjustment receive Report No. DS-2025-0030 prepared by the Development Planning Division, Development Services Department, dated May 12, 2025, respecting Minor Variance Application MV-2025-0006 for the property municipally addressed as 143 Moore's Beach Road; and,
- 2) That in the event no public or Committee concerns are raised at the meeting warranting investigation and a further meeting, Staff recommend the following:
 - a) That the Committee of Adjustment approve Minor Variance Application MV-2025-0006 to permit relief from the following:
 - i) Section 5.1(b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard;
 - ii) Section 5.1(d): To permit the construction of an accessory structure with a driveway providing access to a street with a minimum setback of 4.8 metres from the front lot line, whereas a minimum of 6 metres is required;
 - b) That the approval of Minor Variance Application MV-2025-0006 be subject to the following term(s):
 - i) That the proposed accessory structure be constructed in general conformity with Attachment 2 to Report DS-2025-0030, in accordance with the relief recommended to be approved in Recommendation 2a);
 - c) That the approval of Minor Variance Application MV-2025-0006 be subject to the following condition(s):

- i) **Submission to the Secretary-Treasurer of written confirmation from the Development Engineering Division that all matters identified in Attachment 4 to Report No. DS-2025-0030 have been addressed to the Division's satisfaction;**
- ii) **That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision.**

2. PURPOSE:

The purpose of this report is to provide Staff's analysis concerning Minor Variance Application MV-2025-0006 for the property located at 143 Moore's Beach Road regarding the construction of a detached garage in the front yard.

3. BACKGROUND:

Property Description: (refer to Attachments 1 to 3)
143 Moore's Beach Road
Concession 8, Part of Lot 17
Roll #: 044-302

PROPOSAL

The owner of the subject property is proposing to construct an accessory structure on the subject lands.

A Minor Variance application has been submitted concerning the proposal, requesting the following relief for the proposed accessory structure:

- i) Section 5.1 (b): To permit the construction of an accessory structure in the front yard, whereas an accessory structure shall not be erected in any yard other than in an interior side yard or rear yard
- ii) Section 5.1 (d): To permit the construction of an accessory structure with a driveway providing access to a street with a minimum setback of 4.8 metres from the front lot line, whereas a minimum setback of 6 metres is required.

A Site Plan, Grading and Drainage Plan, and Building Plans showing the proposal and the requested relief are included as Attachment 2.

3.1 SUBJECT PROPERTY AND THE SURROUNDING AREA:

The subject property is located at 143 Moore's Beach Road. A summary of the characteristics of the property is as follows:

| General Property Information | | |
|---|---|-------------------|
| Municipal Address | 143 Moore’s Beach Road | |
| Zoning | Residential (R) Zone | |
| Frontage | 22.24 Metres | |
| Area | 1,846 Square Metres | |
| Official Plan / Secondary Plan Land Use Designation | Lakeshore Residential Area | |
| Regional Official Plan Land Use Designation | Rural Area | |
| Related Applications | NA | |
| Land Use and Environmental Considerations | | |
| Existing Structures | Single Detached Dwelling and two accessory structures (sheds) | |
| Proposed Structures | Detached Garage | |
| Heritage Status | No | |
| Regulated by LSRCA | No | |
| Key Natural Heritage Features | None | |
| Natural Hazards | None | |
| Servicing | | |
| | Existing | Proposed |
| Water | Private | Private |
| Sanitary | Private | Private |
| Access | Existing driveway | Existing driveway |

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

In accordance with the provisions of the *Planning Act*, the Notice of Hearing for the subject application was sent by mail on April 29, 2025, to all landowners within 60.0 metres of the subject property.

As of the date of writing this report, Town Staff have not received any submissions from the general public.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

All Town department and external agency comments for Minor Variance Application MV-2025-0006 are outlined below.

The Development Engineering Division has indicated no objection and requires, as a condition of the minor variance, that the applicant / owner provide a detailed grading and drainage plan, as well as a drawing checklist (Attachment 4).

The following Town departments / divisions and external agencies have indicated no objections to the Minor Variance:

- Plumbing / Building Inspector – Building Division
- Economic Development
- Georgina Fire Department
- Ministry of Transportation
- Municipal Law Enforcement Division
- Tax and Revenue Division
- York Region

A number of external agencies and Town departments / divisions have not provided comments.

5. ANALYSIS:

The following evaluation of Minor Variance Application MV-2025-0006 is based on the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*:

i. Is the general intent and purpose of the Official Plan maintained? – Yes

The subject property is designated Lakeshore Residential Area in the Official Plan. Single detached dwellings and accessory buildings, structures and uses thereto are permitted in this designation.

Staff are of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

ii. Is the general intent and purpose of the Zoning By-law maintained? – Yes

The subject property is zoned Residential (R) Zone on Map 8 (page 2) of Schedule 'A' to Zoning By-law No. 500, as amended. A Single-detached dwelling and accessory structures, buildings and uses are permitted in the Residential (R) zone.

a. Accessory Structure in the Front Yard

Section 5.1 (b) of Zoning By-law No. 500, as amended, permits accessory structures in the rear and interior side yards. The Applicant has requested relief to allow an accessory structure to be constructed in the front yard.

The general intent of this requirement is to ensure that the streetscape develops in an orderly manner and that adequate amenity space is provided in the front yard and exterior side yard.

Staff note that the house is currently set back 25.67 metres from the front lot line, which provides more than enough front yard amenity space even with the proposed accessory structure.

Staff have reviewed the proposed location and note that if the applicant wanted to build a similar sized garage in the rear yard, it would be difficult to accommodate due to the proximity of the house and the existing septic tanks and beds.

b. Accessory Structure Front Yard Setback

Section 5.1 (d) of Zoning By-law 500, as amended, requires accessory structures providing access to a street to have a minimum front yard setback of 6 metres. The applicant is requesting relief to permit a minimum front yard setback of 4.8 metres.

The general intent of this section is to ensure consistency and compatibility with surrounding lots with respect to proximity to the street and to reduce negative impacts on neighbouring properties.

As per the grading and drainage plan provided (Attachment 2, page 2), the garage cannot be setback 6.0 metres due to the existing raised landscape area that is abutting the proposed accessory structure in order to accommodate the proposed garage.

Additionally, several accessory structures and single detached dwellings are located in similar locations to the proposed accessory structure along Moore's Beach Road.

Staff are of the opinion that the proposed variances maintain the general intent and purpose of Zoning By-law 500, as amended.

iii) Is the Minor Variance desirable for the appropriate development of the property or use of land, building or structure? – Yes

The proposed accessory structure is in keeping with the existing physical character of the neighbourhood, as the area generally consists of various lot sizes with single detached dwellings and accessory structures located in similar locations.

Furthermore, the proposed garage doors are side-facing and oriented to the east rather than towards Moore's Beach Road. This orientation reduces the presence of garage doors from the street and prevents any potential vehicle encroachment concerns onto the street.

Staff are satisfied that the proposal is desirable for the appropriate development of the subject land and the surrounding neighbourhood.

iv) Is the relief sought minor in nature? – Yes

In considering whether the relief sought is minor, Staff note that this test is not simply a question of numerical value. The principal consideration is that of the potential impact the variance may have and whether those impacts are minor or acceptable. In light of the above evaluation of the application, Staff are of the opinion that the requested variance is minor in nature.

6. CONCLUSION:

Subject to the recommendations by Staff in Section 1 of this report, Staff are of the opinion that Minor Variance Application MV-2025-0006, as it pertains to the proposed accessory structure, meets the four (4) prescribed tests as set out in Section 45(1) of the *Planning Act*, R.S.O. 1990 and represents good planning.

APPROVALS:

Prepared by:

Monika Sadler
Planner I

Approved By:

Jeff Healey, MCIP, RPP
Supervisor of Development Planning

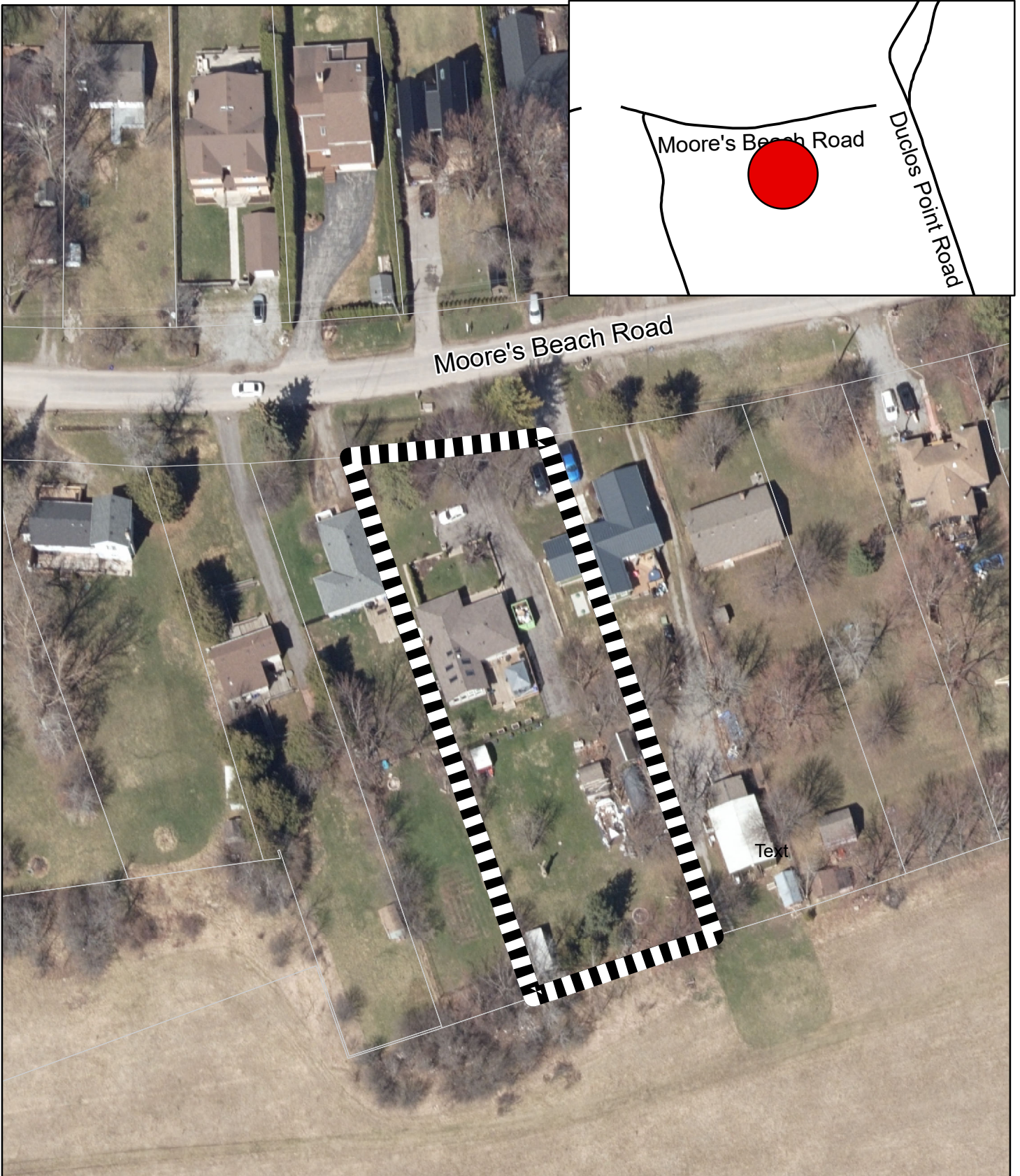
Attachments:

Attachment 1 – Location Map

Attachment 2 – Site Plan and Architectural Drawings

Attachment 3 – Site Photos

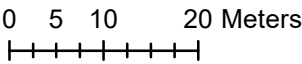
Attachment 4 – Comments

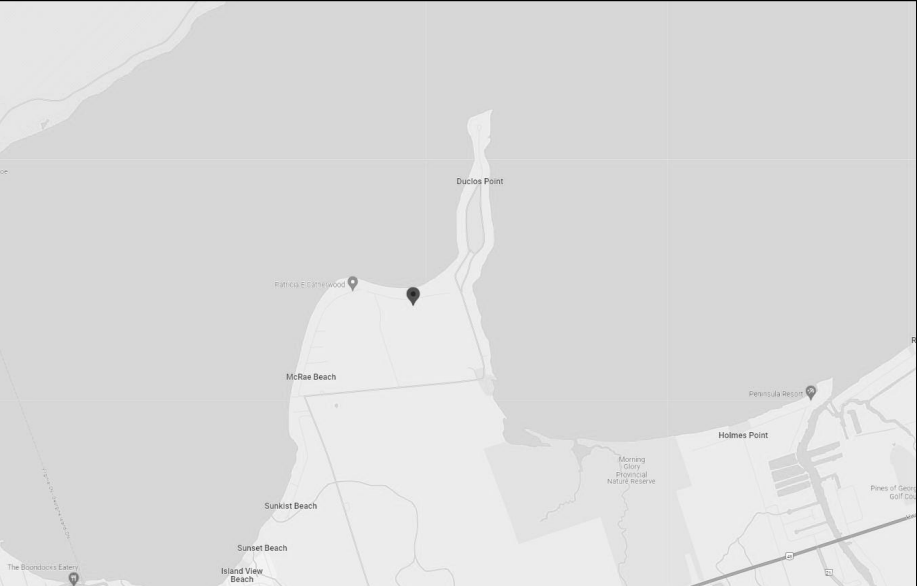
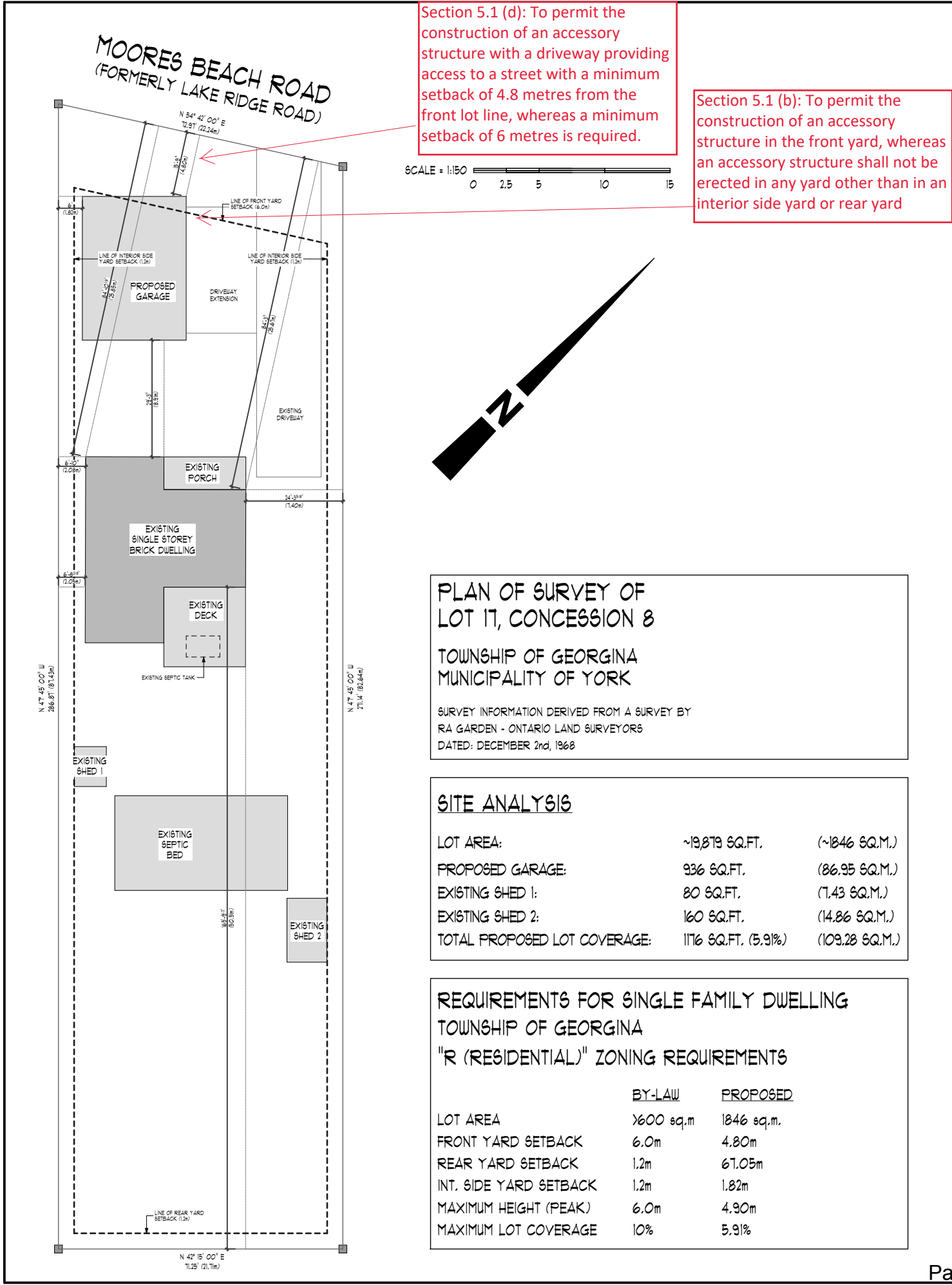


LOCATION MAP



SUBJECT LAND

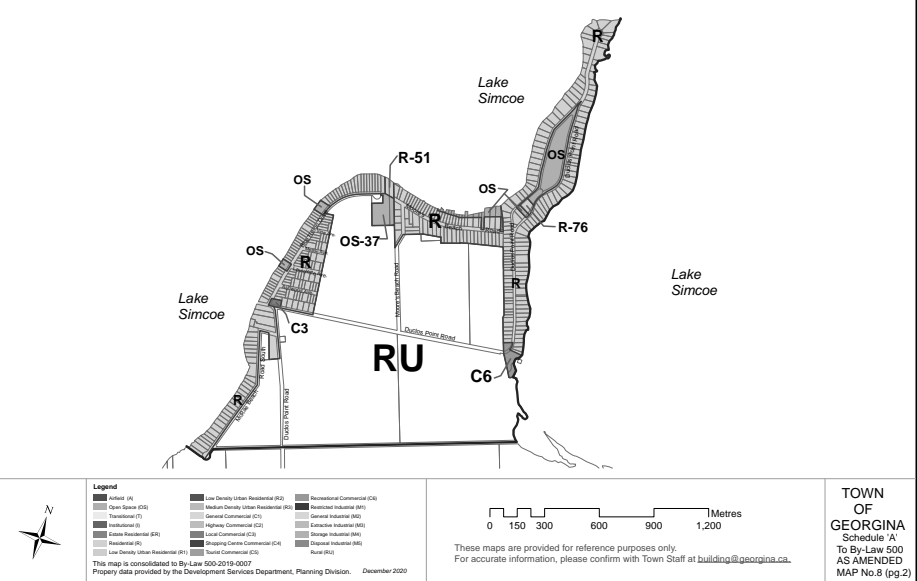




GOOGLE MAPS - SITE LOCATION



LSRCA GOVERNANCE MAP



ZONING REGULATION MAP

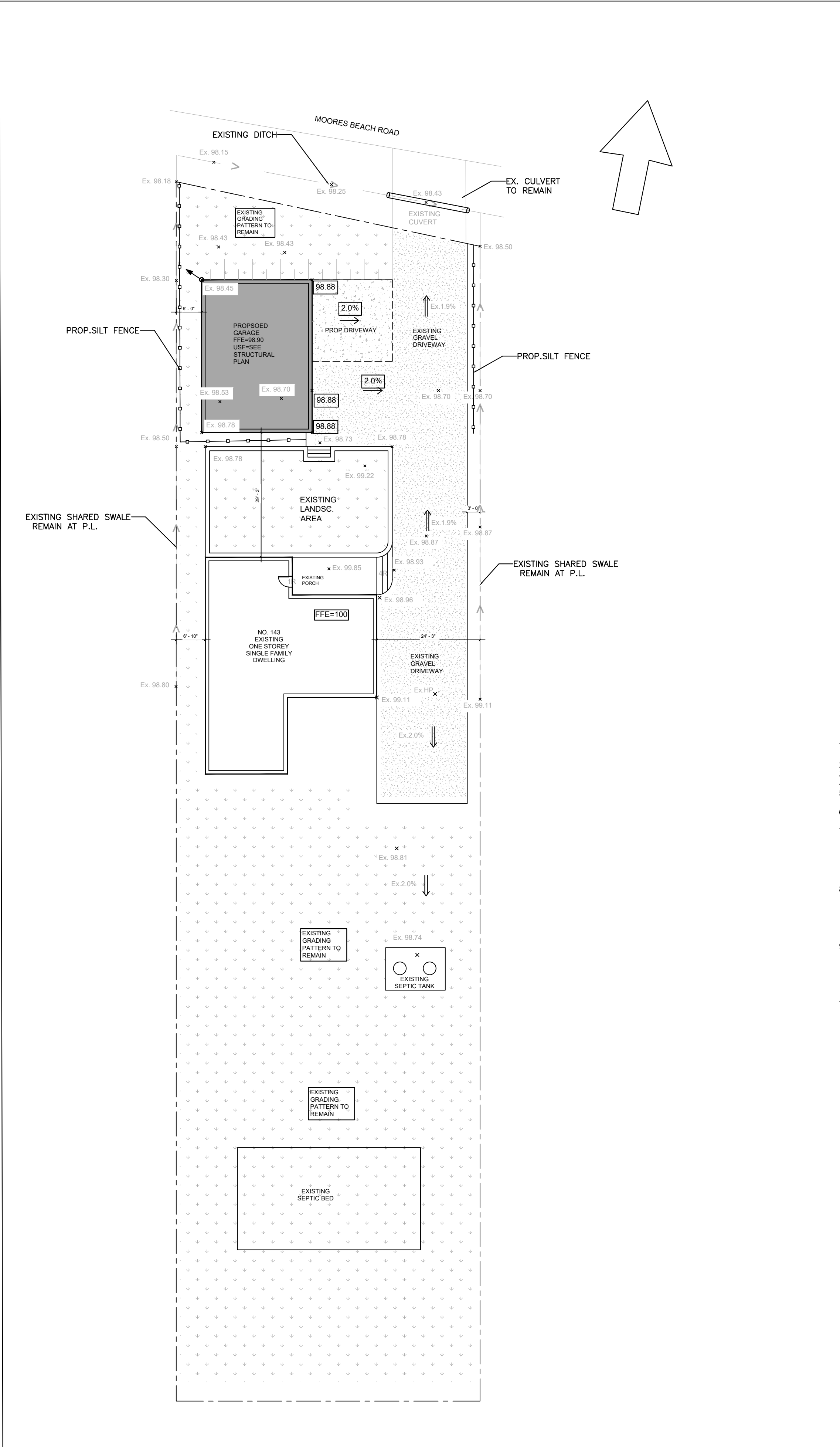


905.505.0781
class5design@gmail.com

QUALIFICATION INFORMATION
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.
JASON BOYD *Jason Boyd* 103156
NAME: B.C.I.N.
REGISTRATION INFORMATION
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE
CLASS 5 DESIGN 103157
FIRM NAME: B.C.I.N.

ENGINEERING

143 MOORES BEACH ROAD
Georgina, ON.
PROJECT TITLE:
Proposed Accessory Structure
ISSUED FOR:
PERMIT
DESIGNED BY:
J.B.
PROJECT ID:
C5D_508
PLOT DATE:
2025-03-18
Attachment 2
MV-2025-0006
143 Moore's Beach Road
Page 1 of 8

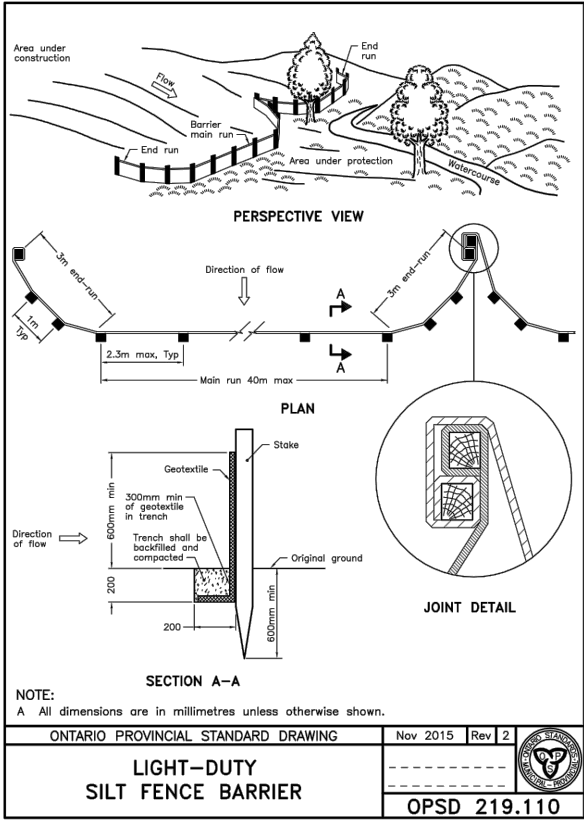


ADDRESS: 143 MOORES BEACH RD, GEORGINA

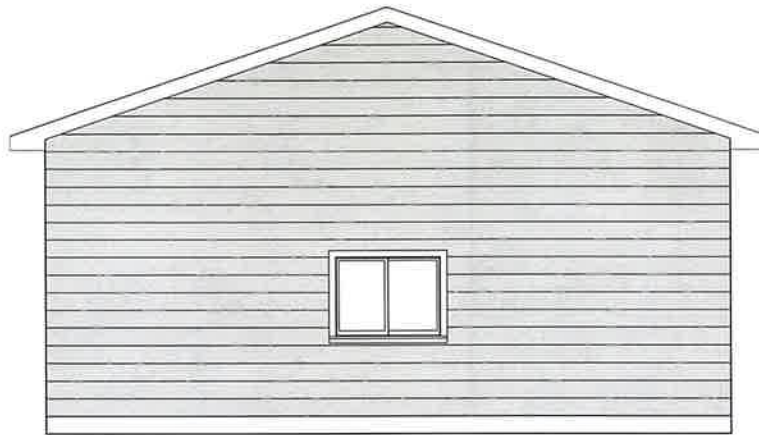
Assessment Roll Legal : CON 8 PT LOT
Description: 17

| LEGEND | |
|---------|--------------------------------|
| EX. 100 | EXISTING ELEVATION |
| 98.00 | PROPOSED ELEVATION |
| FFE | FINISHED FIRST FLOOR ELEVATION |
| --- | PROPERTY LINE |
| ○ | DOWNSPOUT |
| ==> | EXISTING GRADING SLOPE |
| -> | PROPOSED GRADING SLOPE |
| - - - | EXISTING SHARED SWALE |

- NOTES
1. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL TOWN BYLAWS.
 2. THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%.
 3. THE MAXIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 7.5%.
 4. MINIMUM SWALE DEPTH IS 0.15M
 5. PERFORATED SUBDRAIN FOR SWALE SHOULD BE LESS THAN 2.0%
 6. ALL EXISTING SERVICES TO BE DECOMMISSIONED AT OWNER EXPENSE.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION, ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO COMMENCEMENT OF THE WORK. ANY VARIANCE IN LOCATION (VERTICAL OR HORIZONTAL) IS TO BE REPORTED TO THE DESIGN ENGINEER 48 HRS PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL DEVICES PRIOR THE COMMENCEMENT OF SITE GRADING WORK. SILT LADEN WATER WILL NOT BE PERMITTED TO ENTER INTO ANY EXISTING CATCH BASINS, INLETTING STRUCTURES, OR WATERCOURSES. ADDITIONAL CONTROLS AS DEEMED REQUIRED BY THE AUTHORITIES
 9. INVERT ELEVATIONS AND ALL SURVEY POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE REPORTED TO THE CONSULTANT AND THE CONSULTANT SHALL NOTIFY THE CITY FOR THE NECESSARY CHANGES.
 10. EXISTING PEDESTRIAN SIDEWALK TO BE FULLY ACCESSIBLE DURING CONSTRUCTION OF THIS HOUSE



| | | | | | | | | | | | |
|--------------------|------------|-----|------|----------|--|--|--|----|--------------|--|---|
| Drawn By | H.A | NO. | Date | Revision | Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the works. This drawing is the property of "Elmid Design Inc" and any use of it should have the designer consent. Drawings are not to be scaled | | | G1 | GRADING PLAN | Project: 143 MOORES BEACH RD, GEORGINA, ON | Attachment 2 MV-2025-0006 143 Moore's Beach Road Page 2 of 8 |
| SCALE | 1:200 | | | | | | | | | | |
| Project issue Date | 19.11.2024 | | | | | | | | | | |
| | | | | | | | | | | | |



| | |
|-------------------------|------|
| TITLE PAGE | A-1 |
| FOUNDATION PLAN | A-2 |
| MAIN FLOOR PLAN | A-3 |
| ROOF PLAN | A-4 |
| FRONT & REAR ELEVATIONS | A-5 |
| LEFT & RIGHT ELEVATIONS | A-6 |
| BUILDING SECTION | A-7 |
| WALL SECTIONS | A-8 |
| TYPICAL DETAILS | A-9 |
| TYPICAL DETAILS | A-10 |
| CONSTRUCTION NOTES | A-11 |
| CONSTRUCTION NOTES | A-12 |

| CLIMATIC & DESIGN LOAD DATA | |
|---|----------------------------|
| Beaverton, Ontario | |
| ROOF LOADING | KPA (psf) |
| GROUND SNOW LOAD Ss | 2.2 (45.95 psf) |
| RAIN LOAD Sr | 0.4 (8.35 psf) |
| SNOW LOAD FACTOR Cb | 0.55 |
| ROOF DESIGN SNOW LOAD | 1.61 (33.63 psf) |
| ROOF & CEILING DESIGN DEAD LOAD | 0.57 (12.00 psf) |
| FLOOR LOADING | |
| GROUND & SECOND FLOOR | 1.92 (40.00 psf) |
| FLOOR/CEILING DESIGN DEAD LOAD | 0.72 (15.00 psf) |
| WIND LOADING | |
| 1/50 WIND PRESSURE | 0.36 (7.52 psf) |
| 1/10 WIND PRESSURE | 0.28 (5.85 psf) |
| TEMPERATURE | |
| DEGREE DAYS BELOW 18°C | 4300 |
| SOIL | |
| ASSUMED ALLOWABLE BEARING PRESSURE AT FOOTING FOUNDING ELEVATION(S) | 75 (1570 psf) Firm Clay |
| ROCK | 500 (10,443 psf) |
| FREEZING INDEX | 2041 |
| ELEVATION | 240 |
| THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED. | |

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



Schell Lumber Home Bldg Center
(905) 722 6561



IBD remains in possession of the original drawing as purchased. It is a criminal offence to electronically alter our pertinent design information in any way. If you are the municipality issuing the permit and require an unlocked PDF for review purposes please contact brian@ibdweb.ca.

143 Moores Beach Rd
143 Moores Beach Rd
Georgina, Ontario

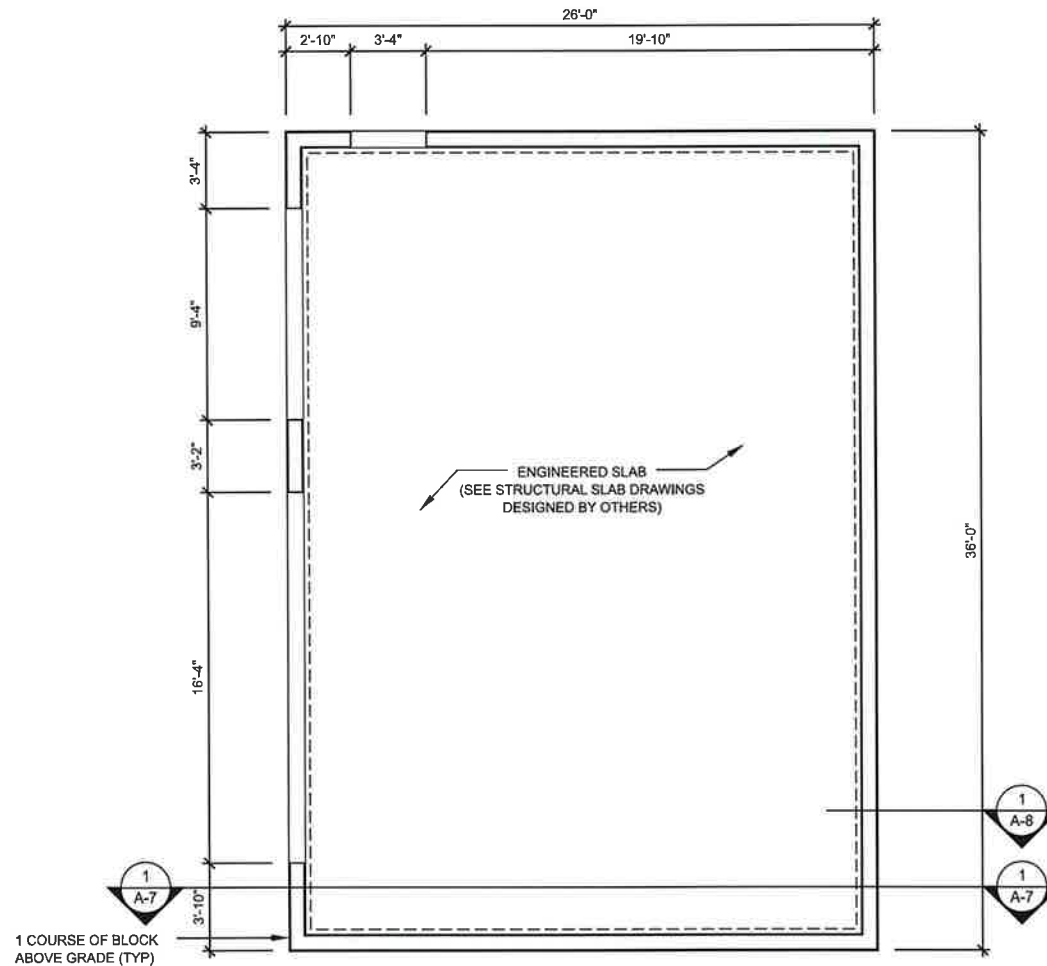
Issue Date: Jun. 21, 2024

Scale: N/A

TITLE PAGE

Report No:
GP-24-47953

Drawing No:
A-1



GENERAL NOTE: BLOCK
NOT TO BE PLACED AT
DOOR OPENINGS (TYP)

GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.



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143 Moores Beach Rd
143 Moores Beach Rd
Georgina, Ontario

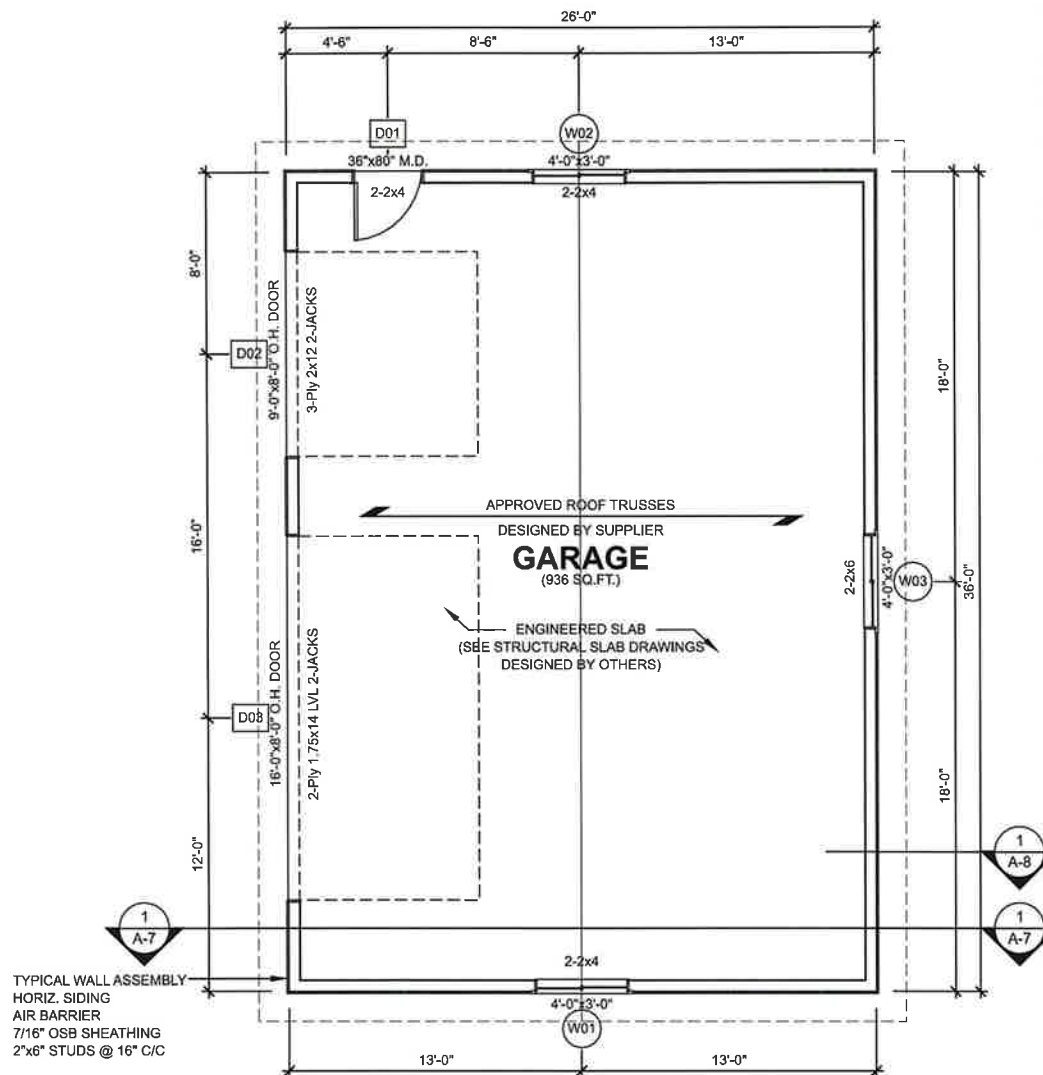
Issue Date: Jun. 21, 2024

Scale: 3/16" = 1'-0"

FOUNDATION PLAN

Report No:
GP-24-47953

Drawing No:
A-2



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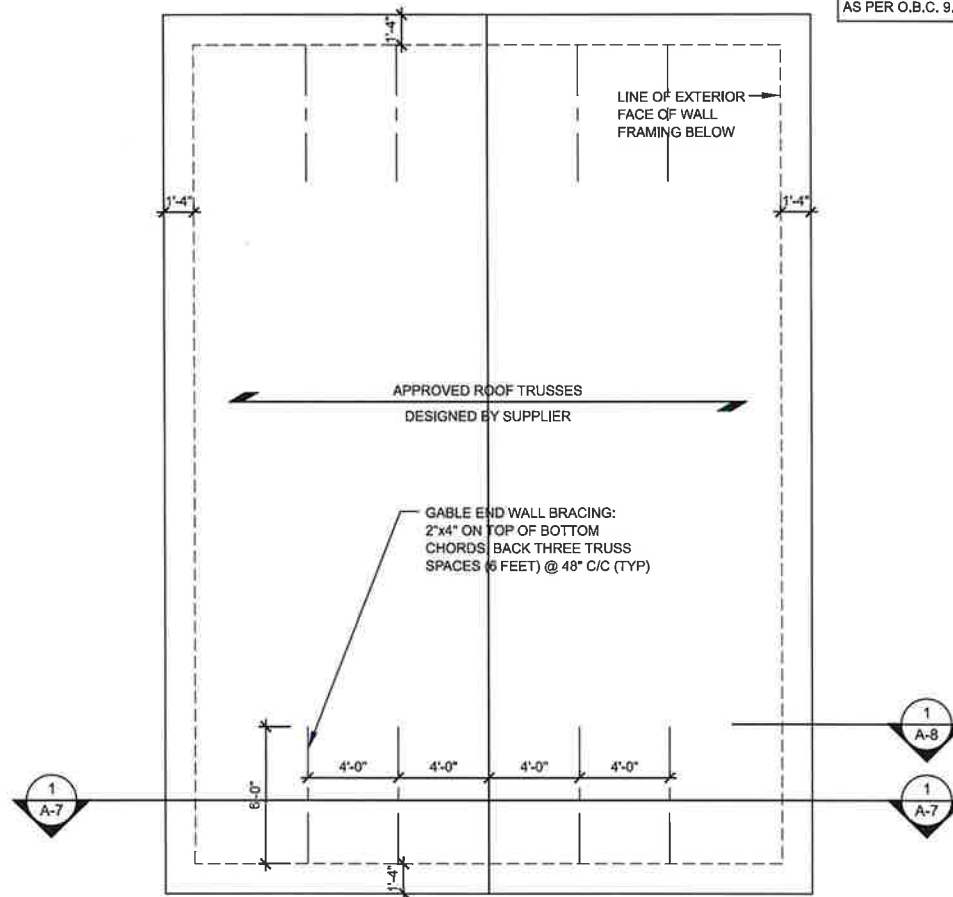
143 Moores Beach Rd
143 Moores Beach Rd
Georgina, Ontario

Issue Date: Jun. 21, 2024

Scale: 3/16" = 1'-0"

MAIN FLOOR PLAN
936 SQ.FT.

Report No: GP-24-47953
Drawing No: A-3



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143 Moores Beach Rd
143 Moores Beach Rd
Georgina, Ontario

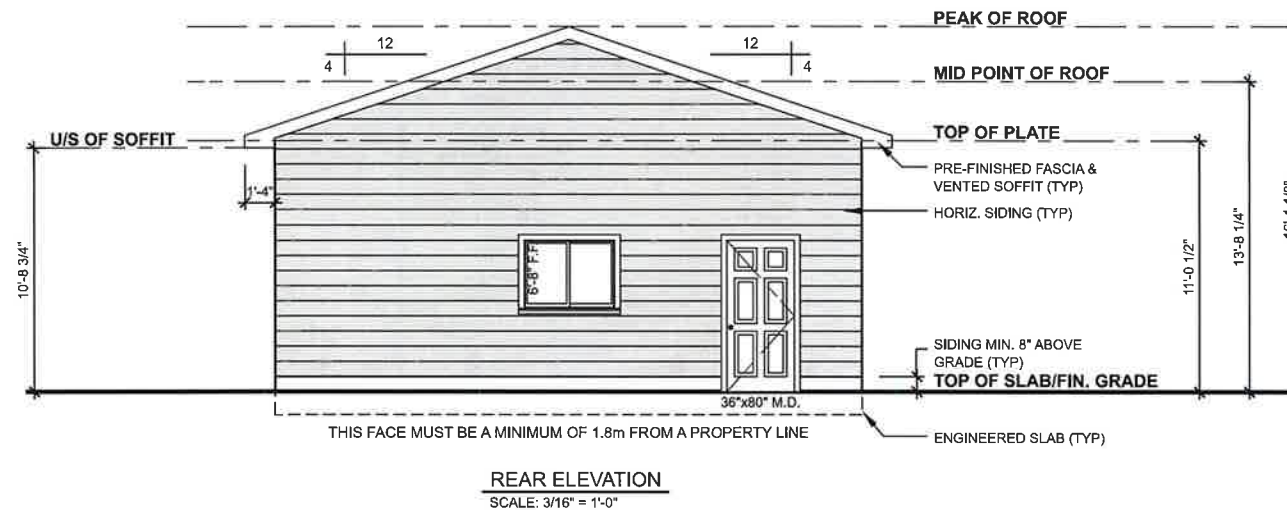
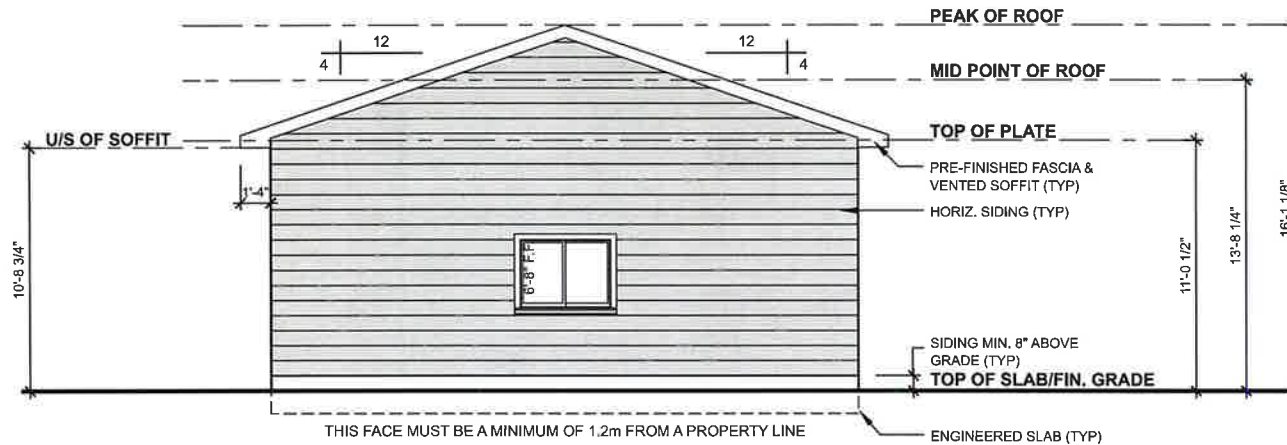
Issue Date: Jun. 21, 2024

Scale: 3/16" = 1'-0"

ROOF PLAN

Report No:
GP-24-47953

Drawing No:
A-4



GENERAL NOTE: These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

SCHELL LUMBER
Home
 building centre

Schell Lumber Home Bldg Center
 (905) 722 6561



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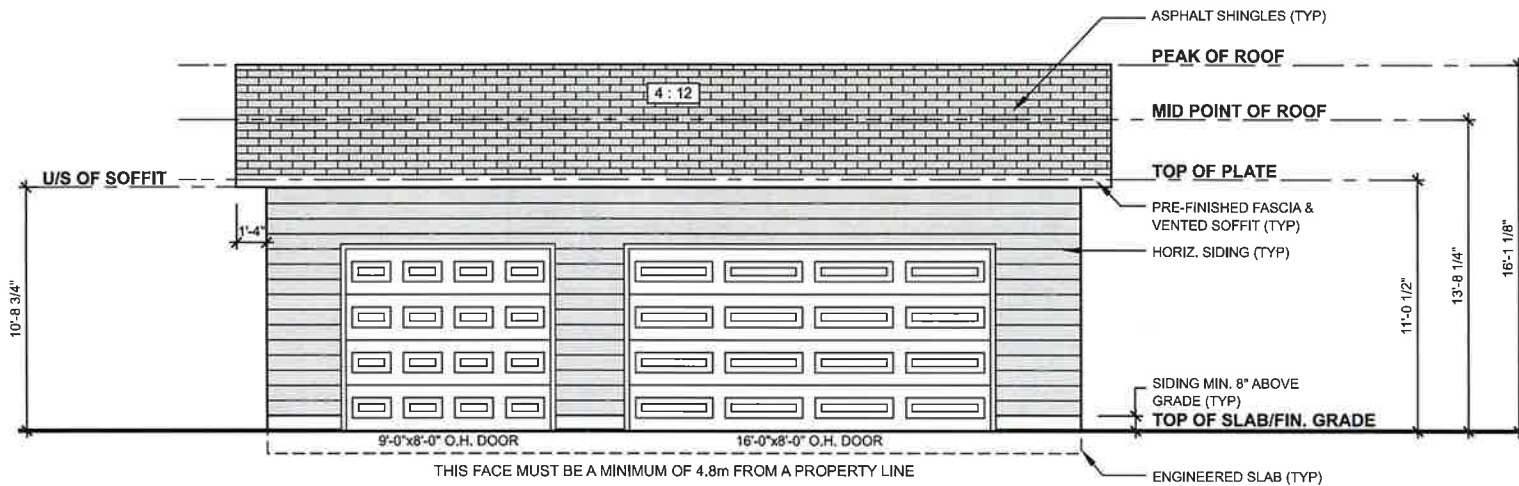
143 Moores Beach Rd
 143 Moores Beach Rd
 Georgina, Ontario

Issue Date: Jun. 21, 2024

Scale: 3/16" = 1'-0"

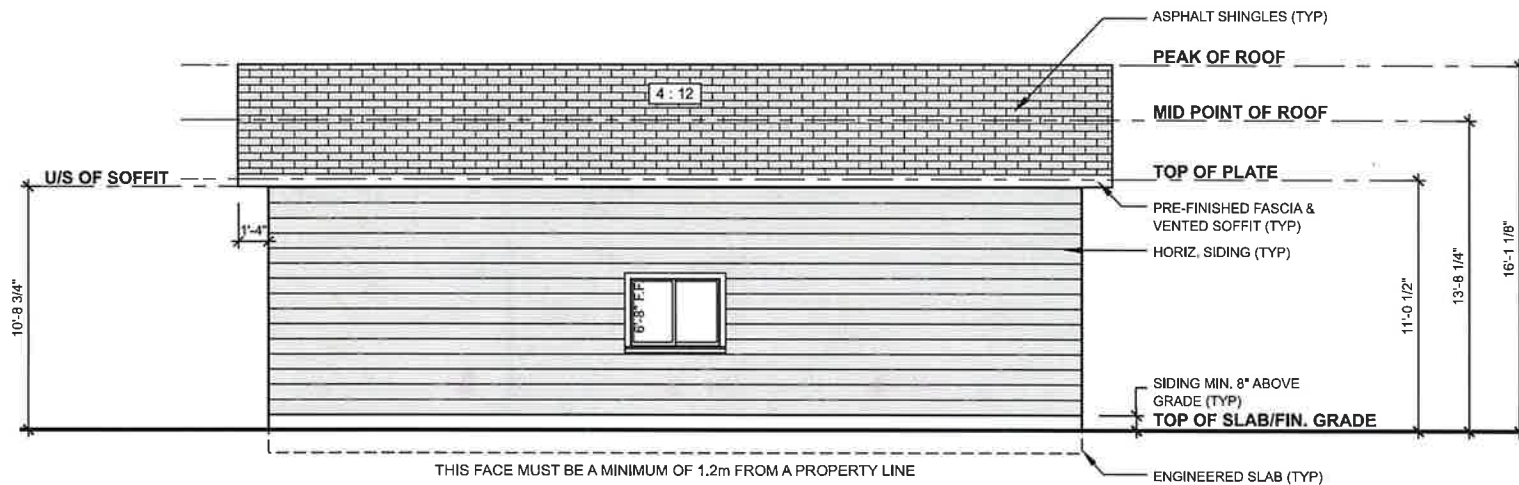
FRONT & REAR ELEVATIONS

Report No: GP-24-47953
 Drawing No: A-5



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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143 Moores Beach Rd
143 Moores Beach Rd
Georgina, Ontario

Issue Date: Jun. 21, 2024

Scale: 3/16" = 1'-0"

LEFT & RIGHT ELEVATIONS

Report No:
GP-24-47953

Drawing No:
A-6

Site Photos

143 Moore's Beach Road
Facing South



143 Moore's Beach Road
Facing West



143 Moore's Beach Road
Facing West



143 Moore's Beach Road
Facing North



143 Moore's Beach Road
Facing North



143 Moore's Beach Road
Facing South



To: Brianna Raines, Secretary-Treasurer - Committee of Adjustments

From: Saleem Sail, Senior Development Technologist

cc: Mike Iampietro, Manager, Development Engineering
Domenic Romano, Development Inspector
Michelle Gunn, Development Engineering Clerk
Monika Sadler, Planner I, Development Planning

Date: April 28th, 2025

Re: MINOR VARIANCE MV-2025-0006
143 Moore's Beach Road CONCESSION 8 PART LOT 17
Roll No.: 044-302

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0006:

The Development Engineering Division has no objection to Minor Variance Application No. A21-24, subject to the following conditions being fulfilled to the Engineering Development Division's satisfaction:

1. Lot Grading Plan: The applicant/owner shall provide a **detailed detailed engineering drawing**, known as a Lot Grading Plan, that shows grade elevations of the entire lot, how surface water will be managed on a property to prevent flooding, erosion, and drainage issues, as well as existing and proposed entrance(s).
2. Check List: The applicant/owner shall provide a **completed drawing check list**, which is to be signed by the designer of the drawing. The checklist template is linked [here](#).

Note: the Lot Grading Plan shall be prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of [By-law 2022-0038 \(REG-1\), as amended](#). Once these conditions are fulfilled, a Site Alteration and Entrance Permit may also be required. Related information can be found on the Town's website linked [here](#) and [here](#).

Please contact the Development Engineering Division to fulfill your conditions, or if you have any questions or concerns by emailing ssial@georgina.ca.