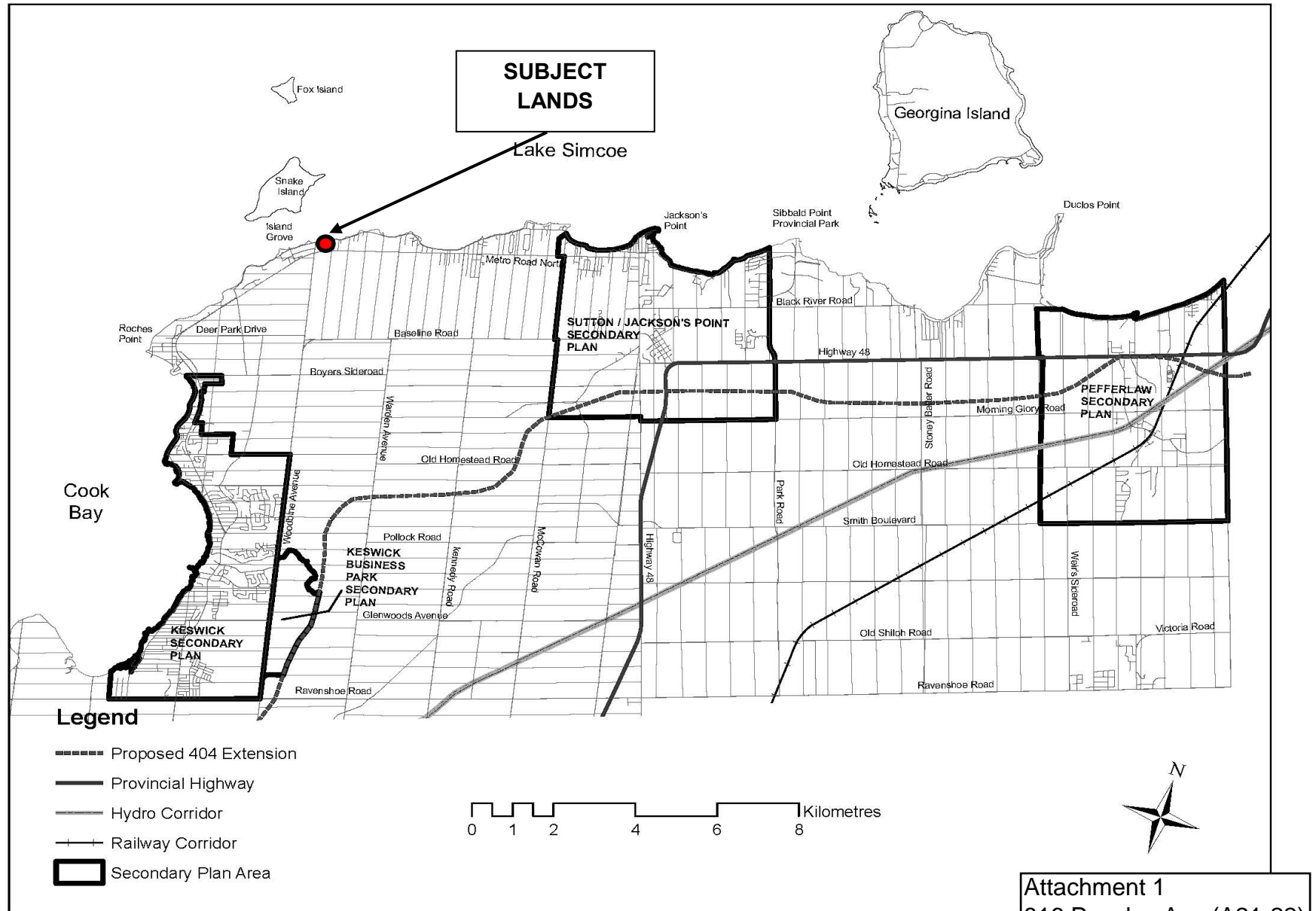


# Context Map

## 816 Pugsley Avenue



# KEY MAP

*Lake Simcoe*

Lake Drive East

Poplar Avenue

Pugsley Avenue

Norval Road

Metro Road North

Woodbine Avenue

**SUBJECT  
PROPERTY**

0 15 30 60 90 120 Metres



Attachment 2  
816 Pugsley Ave (A19-22)  
Pg 1 of 1



# Aerial Map

Pugsley Avenue

Poplar Avenue

**SUBJECT  
PROPERTY**



Metro Road North

Attachment 3  
816 Pugsley Ave (A19-22)  
Pg 1 of 1





## SITE PHOTOS

816 Pugsley Ave  
Facing West



816 Pugsley Ave  
Facing North





816 Pugsley Ave  
Facing North-West



816 Pugsley Ave  
Facing South-East





# Site Sketch

**Section 6.19 (e):** To permit the construction of an accessory structure with a rear yard of 6.1 metres; whereas a minimum 12 metre rear yard is required.

**Section 6.19 (f):** To permit the construction of an accessory structure with a northern interior setback of 1 metre; whereas 3 metres is required.

BASED ON A SURVEY

**Section 6.1 (f):** To permit the construction of a single family dwelling with interior setbacks of 1.2m from the northern interior lot line and 1.95 m from the southern lot line; whereas 3 metres is required.

**Section 6.1 (a):** To permit the construction of a single family dwelling with a minimum frontage 15.24 m.; whereas a minimum 180 m frontage is required.

**Section 6.1 (c):** To permit the construction of a single family dwelling with a front yard of 8.0 m; whereas 10.0 m is required.

**Section 6.1 (f):** To permit the construction of a porch with a southern interior setback of 2.55m; whereas 3 metres is required.

**Section 6.1 (b):** To permit the construction of a single family dwelling with a minimum lot area of 740 sq m.; whereas a minimum 20 hectares lot area is required.

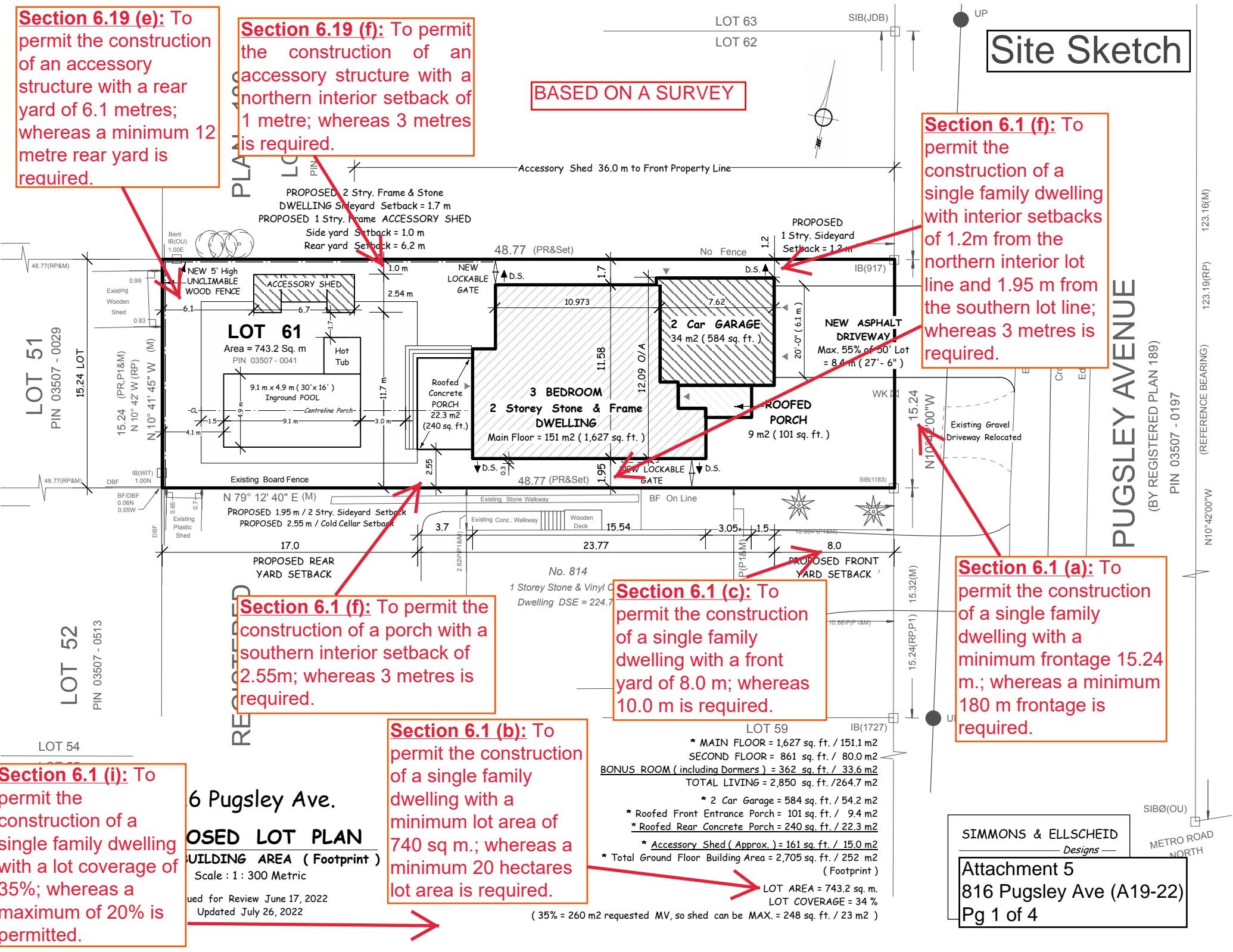
**Section 6.1 (i):** To permit the construction of a single family dwelling with a lot coverage of 35%; whereas a maximum of 20% is permitted.

6 Pugsley Ave.

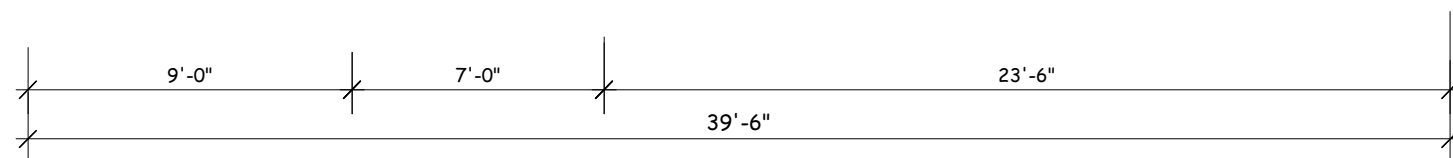
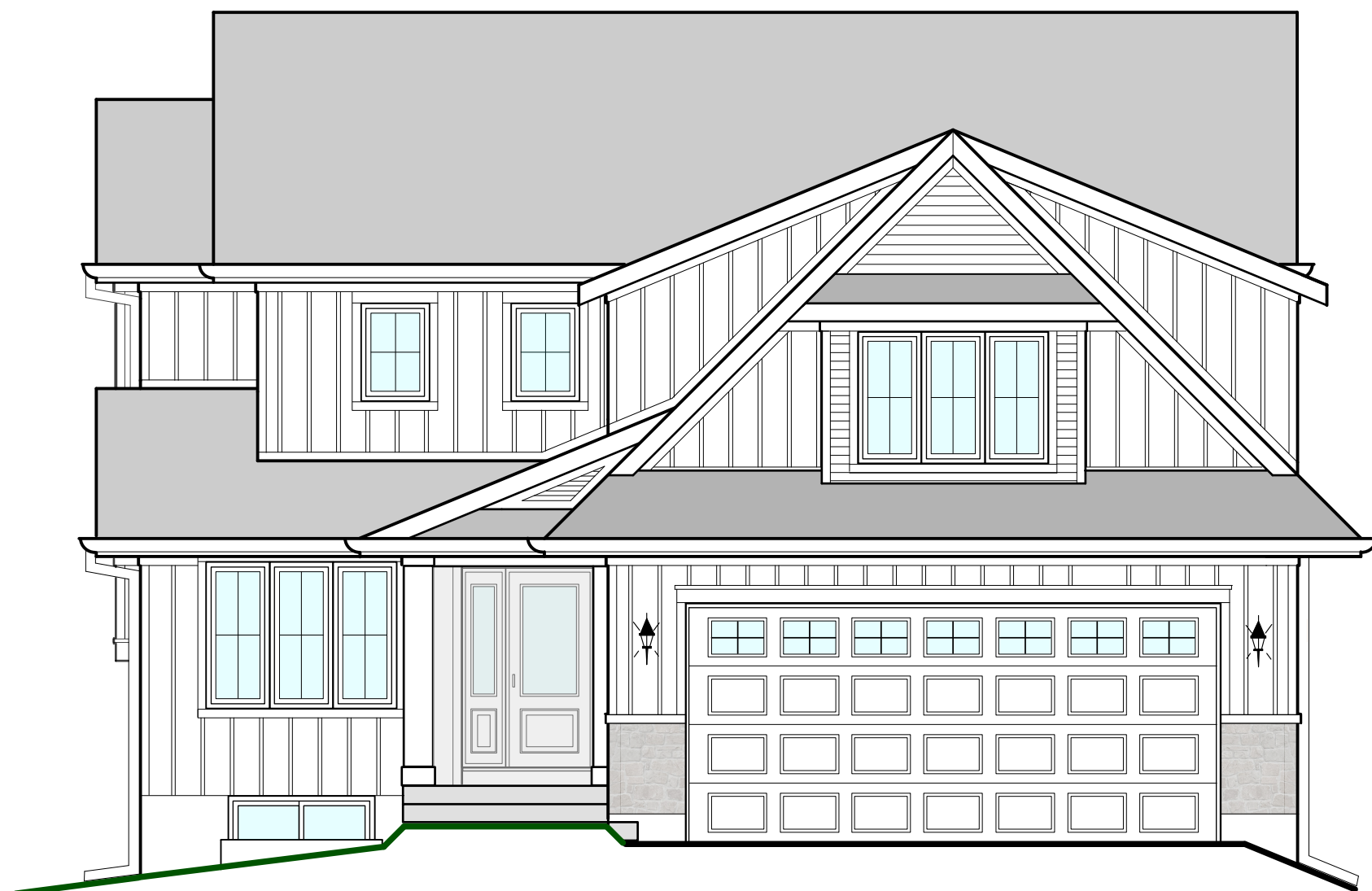
**PROPOSED LOT PLAN**  
BUILDING AREA (Footprint)  
Scale : 1 : 300 Metric  
Used for Review June 17, 2022  
Updated July 26, 2022

LOT 59  
\* MAIN FLOOR = 1,627 sq. ft. / 151.1 m2  
\* SECOND FLOOR = 861 sq. ft. / 80.0 m2  
\* BONUS ROOM (including Dormers) = 362 sq. ft. / 33.6 m2  
\* TOTAL LIVING = 2,850 sq. ft. / 264.7 m2  
\* 2 Car Garage = 584 sq. ft. / 54.2 m2  
\* Roofed Front Entrance Porch = 101 sq. ft. / 9.4 m2  
\* Roofed Rear Concrete Porch = 240 sq. ft. / 22.3 m2  
\* Accessory Shed (Approx.) = 161 sq. ft. / 15.0 m2  
\* Total Ground Floor Building Area = 2,705 sq. ft. / 252 m2 (Footprint)  
LOT AREA = 743.2 sq. m.  
LOT COVERAGE = 34 %  
(35% = 260 m2 requested MV, so shed can be MAX. = 248 sq. ft. / 23 m2)

SIMMONS & ELLSCHEID  
Designs  
Attachment 5  
816 Pugsley Ave (A19-22)  
Pg 1 of 4

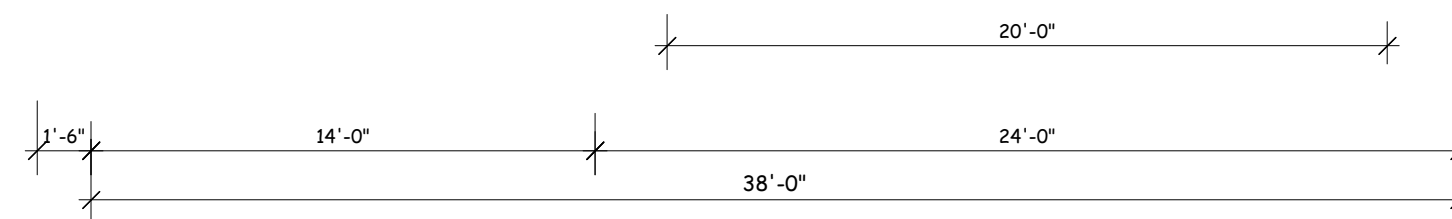
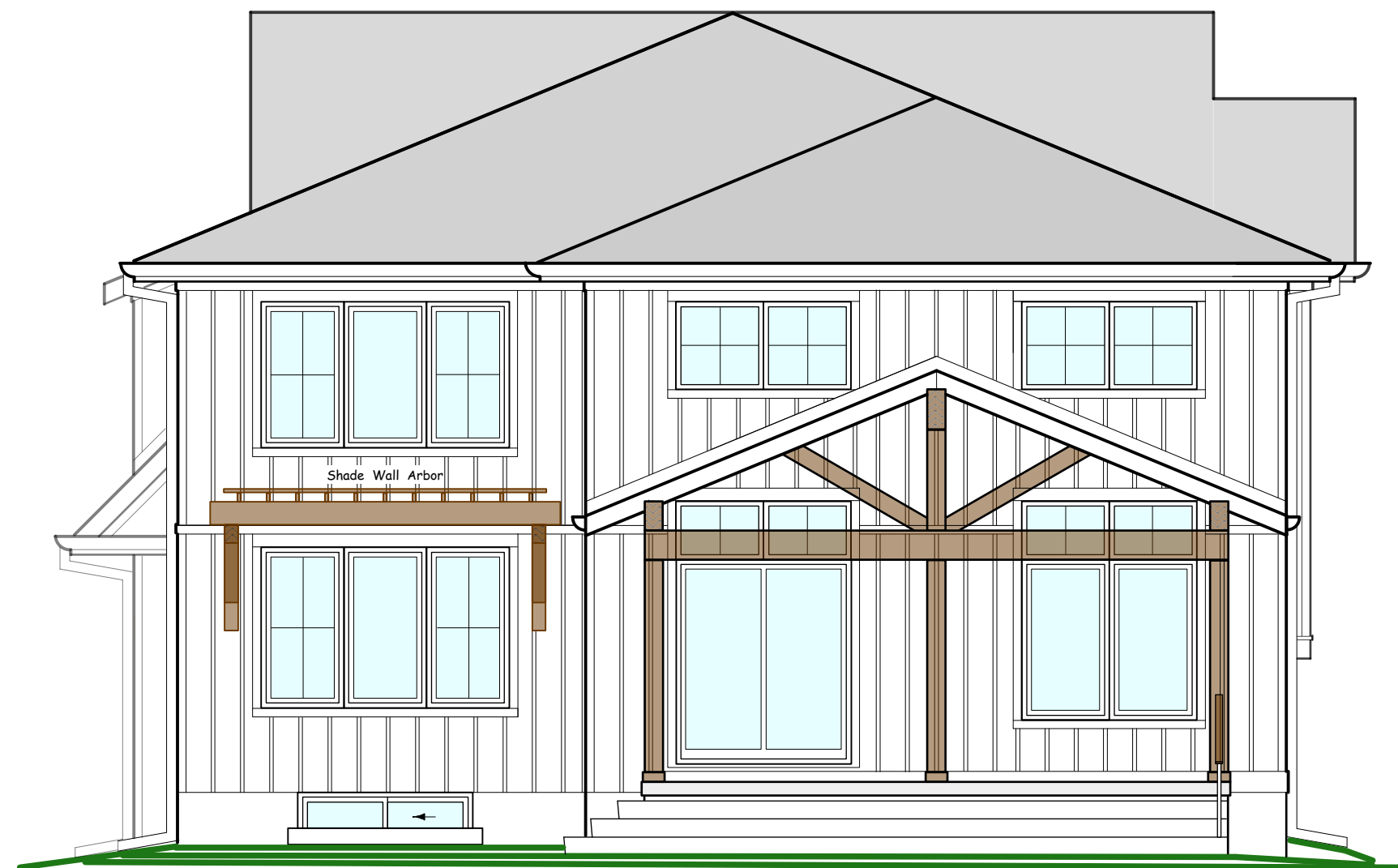






**FRONT ( EAST ) ELEVATION**

Issued for Review July 27, 22



**REAR ( WEST ) ELEVATION**

Issued for Review July 27, 22





25'-9"

35'-3"

5'-0"

12'-0"

78'-0"

## SIDE ( NORTH ) ELEVATION

Issued for Review Junly 27, 22

Attachment 5  
816 Pugsley Ave (A19-22)  
Pg 3 of 4





**SIDE ( SOUTH ) ELEVATION**

Issued for Review July 27, 22



## Consolidated Comments for A19-22 - 816 Pugsley Ave

Department/Agency	Date Received	Response:
Tax & Revenue	August 10, 2022	Current taxes owing: \$1626.11
Engineering	August 18, 2022	The Development Engineering Division has no objection to Minor Variance Application No. A19-22, subject to the following condition(s) being fulfilled to the Engineering Development Division's satisfaction: 1. The applicant/owner shall provide a detailed lot grading and drainage plan including existing and proposed entrance 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 2011-0044 (REG-1), as amended. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
Operations & Infrastructure		
Community Services		
Building	August 17, 2022	No Comment
Municipal Law	August 11, 2022	No comment
Clerks Division		
Georgina Fire Department	August 15, 2022	No Objection
Building Inspector		
Economic Development	August 10, 2022	No Comment
York Catholic District School Board		
Bell Canada		
Canada Post		
Hydro One		
Enbridge Gas		
York Region District School Board		
Hydro One		
York Regional Police		
Lake Simcoe Region Conservation Authority		
Rogers		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	August 10, 2022	816 Pugsley Ave is outside of MTO permit control area and do not require MTO permits or review.



Consolidated Comments for A19-22 - 816 Pugsley Ave

Ontario Power Generation		
Southlake Regional Health Centre		
Planning Policy Division	August 18, 2022	Please provide an Arborist Report and Tree Compensation Plan to the Town in accordance with our Tree Preservation and Compensation Policy.
York Region	August 19, 2022	<p>The Regional Municipality of York has completed its review of minor variance A19-22 (816 Pugsley Ave) and has the following condition to be added:</p> <p>1. Prior to final approval, the Town of Georgina shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new unit.</p>