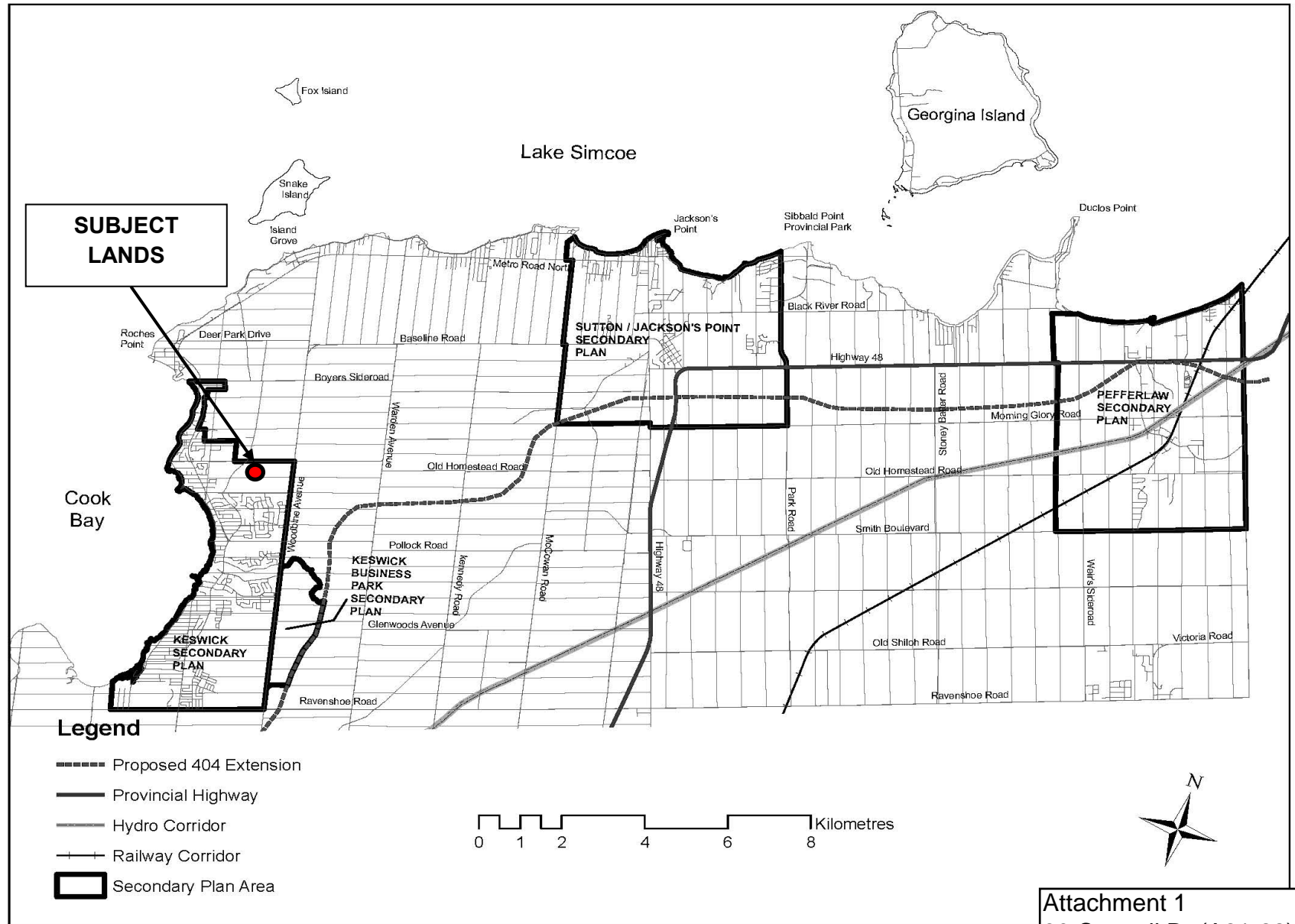


Context Map

90 Connell Drive



KEY MAP

**SUBJECT
PROPERTY**



Connell Drive

Pietrowski Drive

Whitcombe Street

Danny Wheeler Boulevard

Glen Rye Street

Church Street

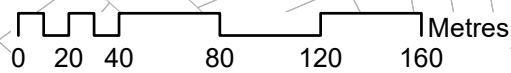
Mackenzie Court

Chartwell Crescent

Hadera Place

Carrick Avenue

Natanya Boulevard



AERIAL MAP

SUBJECT
PROPERTY



Connell Drive

Attachment 3
90 Connell Dr (A21-22)
Pg 1 of 1



SITE PHOTOS

90 Connell Dr
Facing South



90 Connell Dr
Facing North



90 Connell Dr
Facing East



90 Connell Dr
Facing West



SURVEY

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: NONE
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2152547



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF NOVEMBER, 2020.

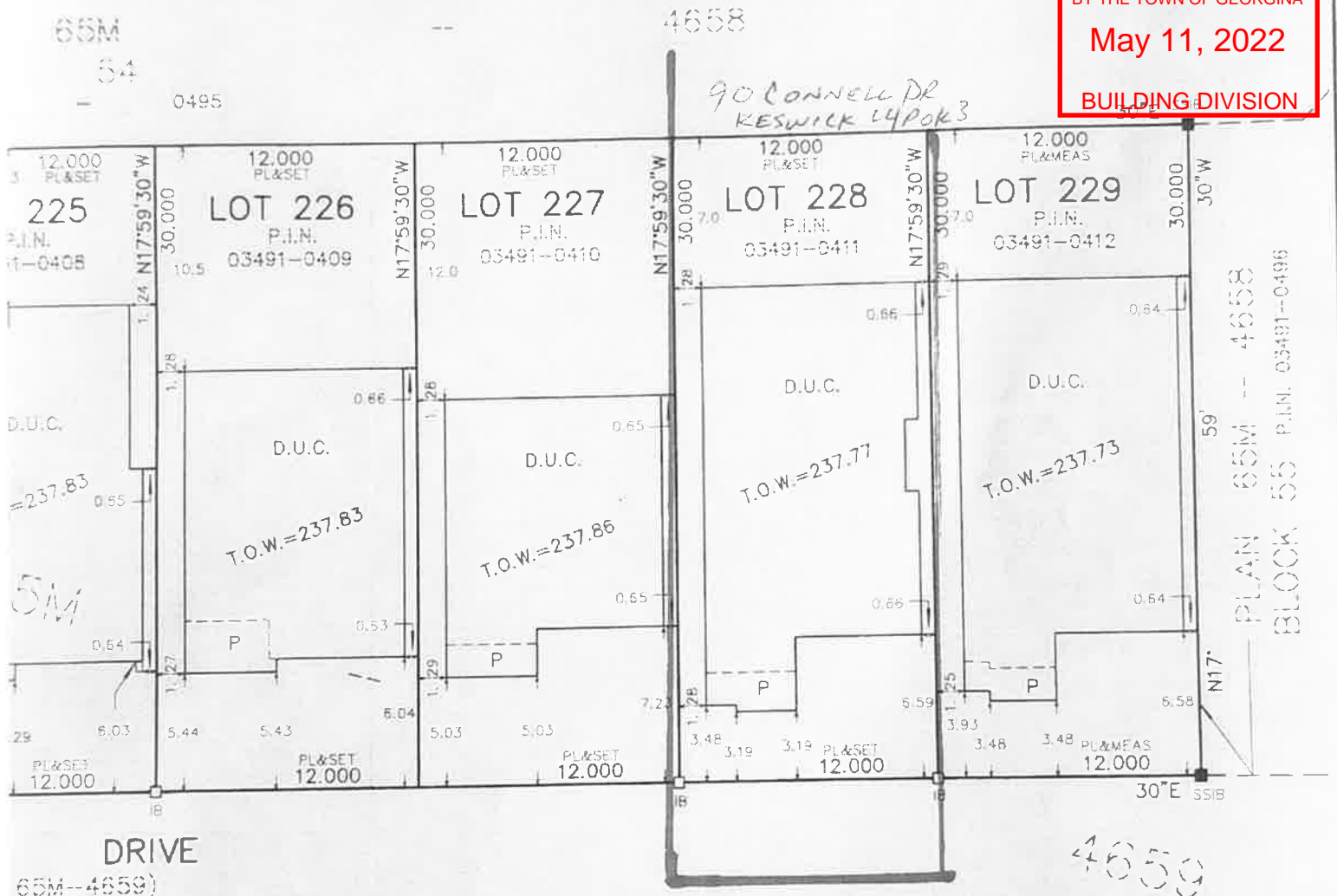
DATE JANUARY 5, 2021.

T. SINGH
ONTARIO LAND SURVEYOR

RECEIVED
BY THE TOWN OF GEORGINA

May 11, 2022

BUILDING DIVISION



DRIVE
65M-4659)
3491-0438

rpe

R-PE SURVEYING LTD.

ONTARIO LAND SURVEYORS

643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3

Tel. (416) 635-5000 Fax (416) 635-5001

Tel. (905) 264-0881 Fax (905) 264-2099

Website: www.r-pe.ca

DRAWN: V.H.

JOB No. 19-199

Attachment 5

90 Connell Dr (A21-22)

Pg 1 of 1

19-199 *65M-4659 L221-229*



BY-LAW NO. 2008-0079(BU-1)
THE POOL SHALL RECEIVE AN INSPECTION
PRIOR TO FILLING.
ALL ENCLOSURES SHALL BE IN PLACE AT THE
TIME OF THE INSPECTION.

Site Sketch

Site plan:



Site plan

BASED ON SURVEY

Civic - Lot 228
Legal - 90 Connell Dr
Keswick, ON
L4P 0K3

Lot Dimensions - 40' x 100'
12.19m x 30.48m

Lot Area: 371.61 sq m
Lot Coverage: 36%

MAP NOT TO SCALE

Existing 1 storey
Brick and frame
Dwelling w/ walkout

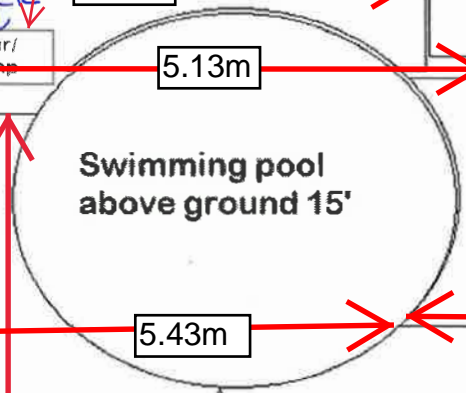
The house
8.3m height
Lot 228

TOWN OF GEORGINA
220449
S Campbell
PERMIT NO.
PLANS REVIEWED BY
June 28, 2022
DATE

Gate location with
automatic closer
with spring

Fully Enclosed

Under
deck
Filter/
pump



Hot
tub

Upper deck

Lower deck

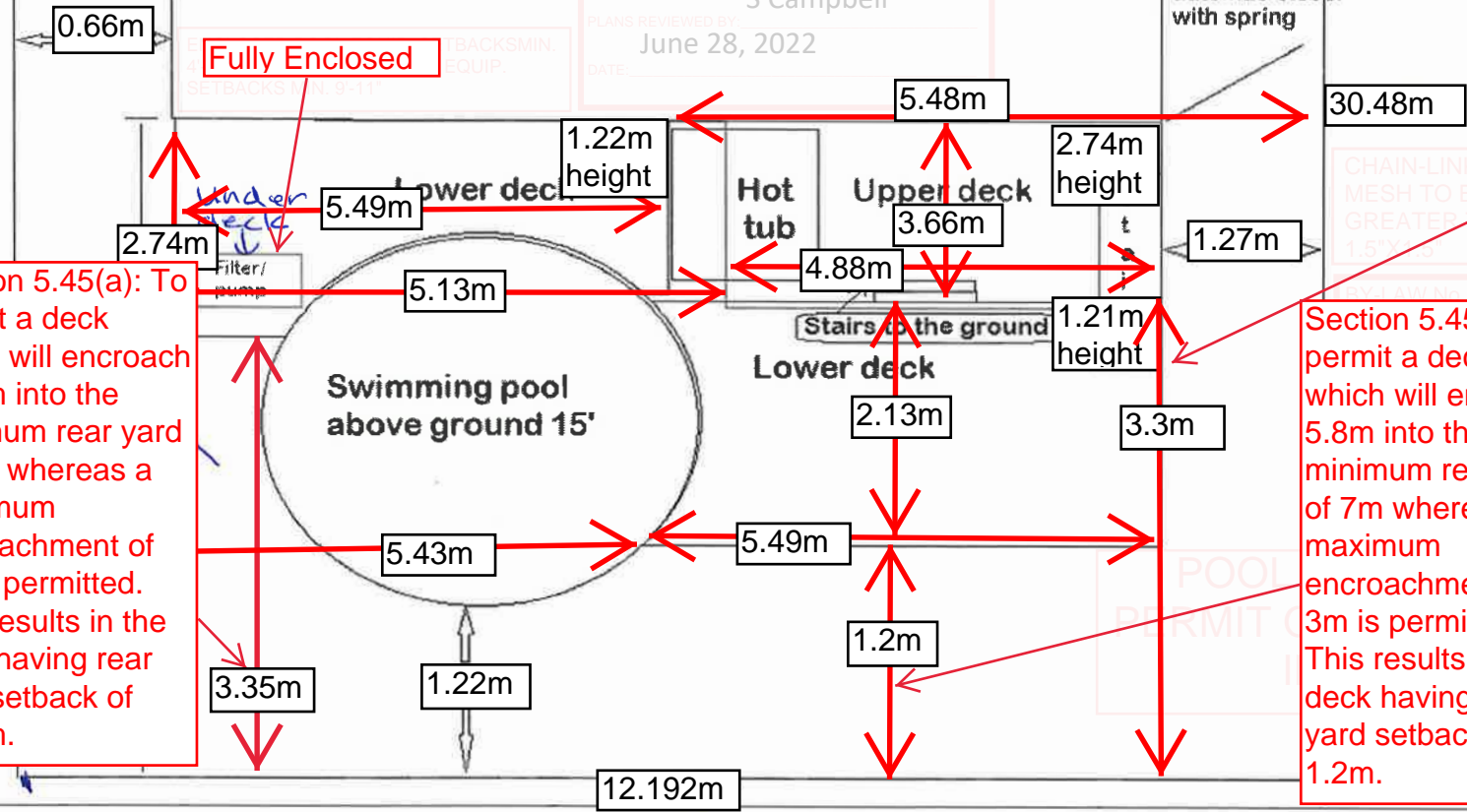
Stairs to the ground

Section 5.45(a): To permit a deck which will encroach 3.65m into the minimum rear yard of 7m whereas a maximum encroachment of 3m is permitted. This results in the deck having rear yard setback of 3.35m.

Section 5.45(a): To permit a deck which will encroach 5.8m into the minimum rear yard of 7m whereas a maximum encroachment of 3m is permitted. This results in the deck having rear yard setback of 1.2m.

Section 5.45(a): To permit a deck which will encroach 3.7m into the minimum rear yard of 7m whereas a maximum encroachment of 3m is permitted. This results in the deck having rear yard setback of 3.3m.

Attachment 6
90 Connell Dr (A21-22)
Pg 1 of 1



Consolidated Comments for A21-22 - 90 Connell Dr

Department/Agency	Date Received	Response:
Tax & Revenue	August 10, 2022	Current taxes owing: \$45.06
Engineering	August 18, 2022	No Objection
Operations & Infrastructure		
Community Services		
Building	August 17, 2022	No concerns from the building division. As a comment only, a building permit will be required for the decks.
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	August 19, 2022	Based upon our review of the submitted information in support of the application, it is determined the proposal is generally consistent and in conformity with the natural heritage and natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we recommend approval of the application.
Rogers		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation	August 10, 2022	90 Connell Dr is outside of MTO permit control area and do not require MTO permits or review.
Ontario Power Generation		
Southlake Regional Health Centre		
Planning Policy Division	August 18, 2022	No comment
York Region	August 16, 2022	No comment