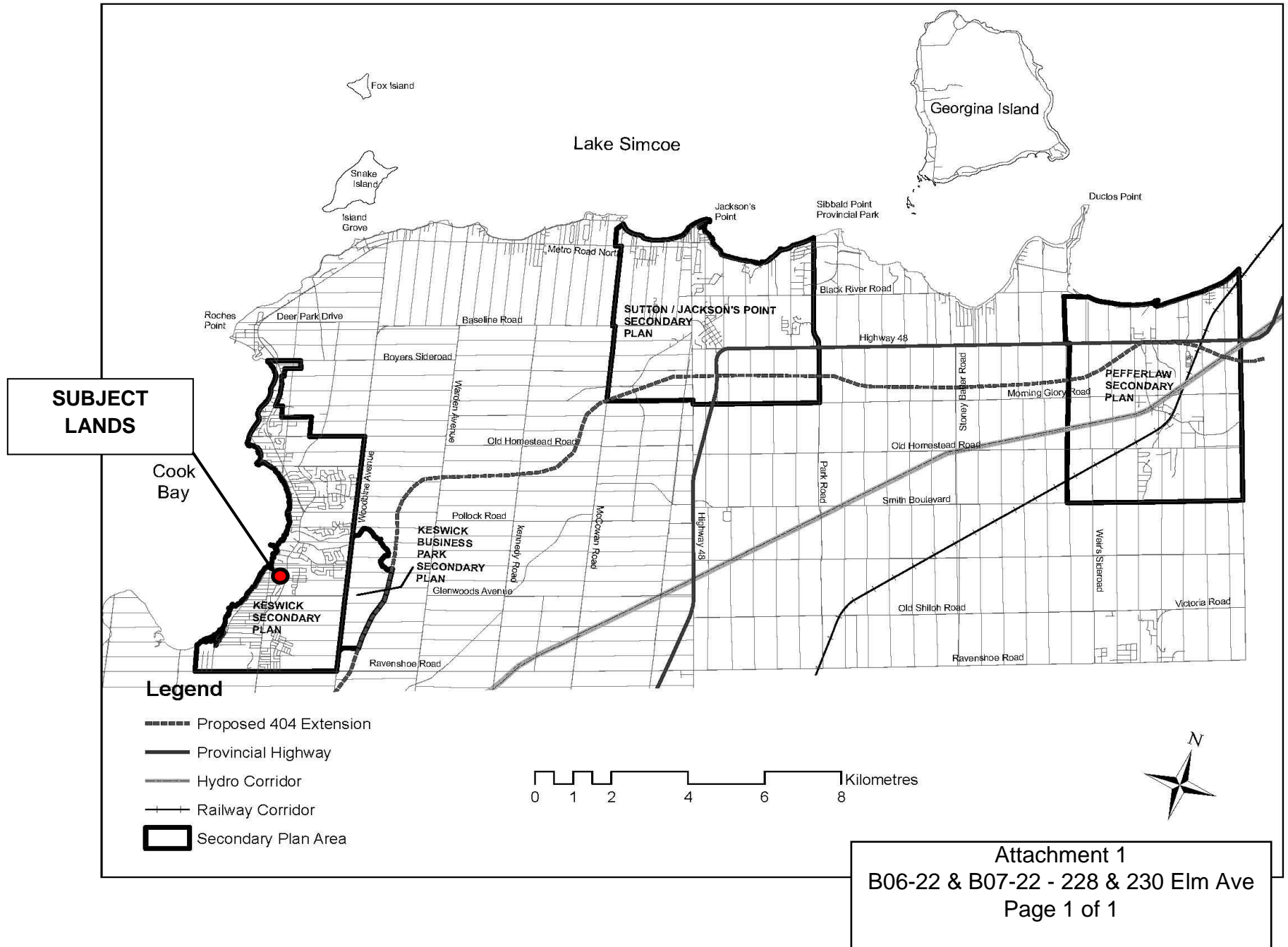


# Context Map

## 228 & 230 Elm Avenue



KEY MAP





# AERIAL MAP

Royal Road

Elmhurst Lane

**SUBJECT  
PROPERTIES**

Elm Avenue





## SITE PHOTOS

228 Elm Ave  
Facing North



230 Elm Ave  
Facing North



230 Elm Ave  
Facing East





228 Elm Ave  
Facing South



228 Elm Ave  
Facing South



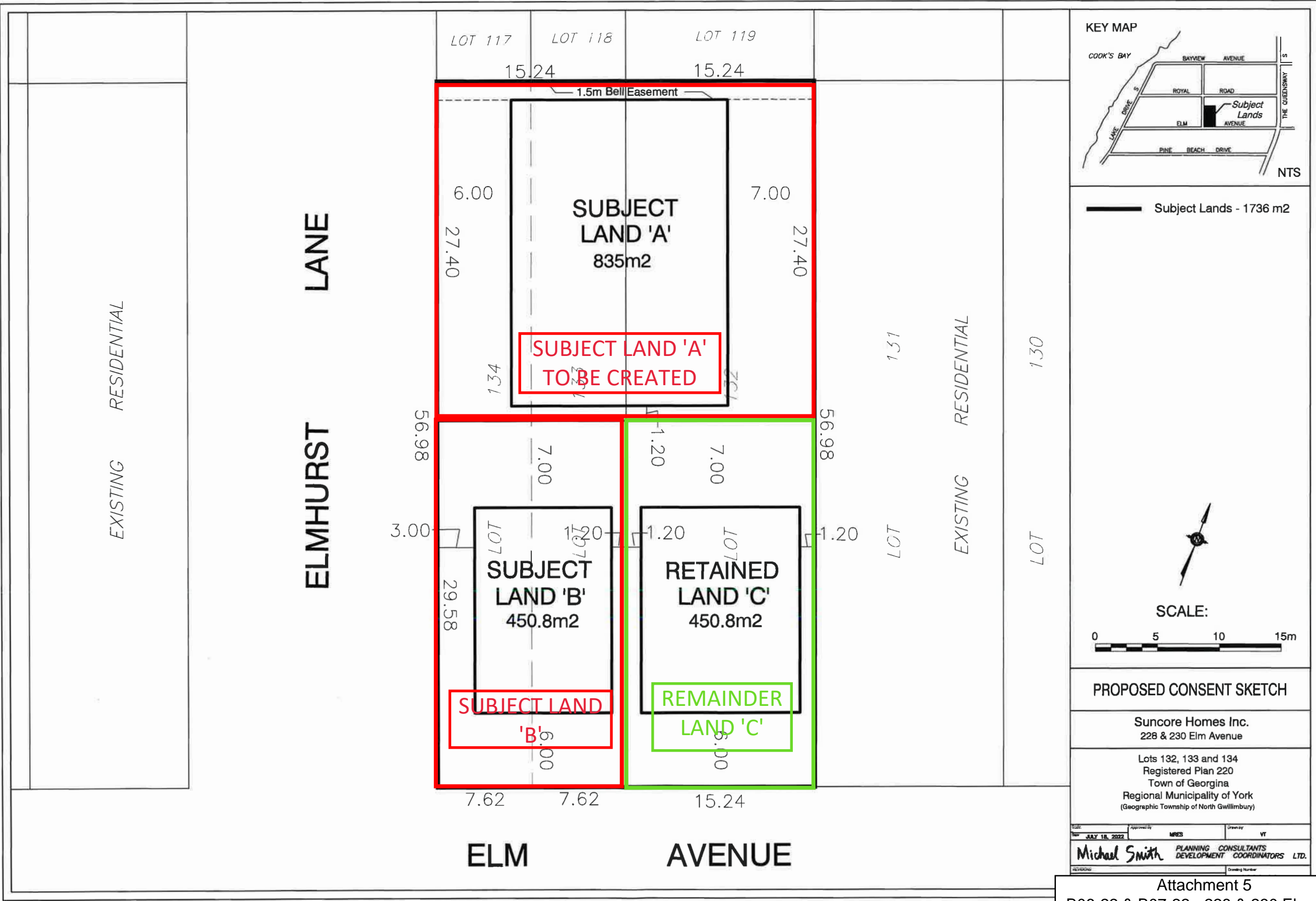
228 Elm Ave  
Facing South



# Site Plan

RECEIVED

AUG 10 2022





Consolidated Comments for B06-22 B07-22 - 228 230 Elm Ave

| Department/Agency                         | Date Received   | Response:   |
|---|-----------------|---|
| Tax & Revenue                             | August 23, 2022 | No tax concerns   |
| Engineering                               | August 24, 2022 | <p>The Development Engineering Division has the following comments for Consent Application No B06-22; B07-22:</p> <ol style="list-style-type: none"> <li>1. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'B' and Retained Land 'C', a satisfactory CCTV inspection of the lateral must be provided to the Town's Engineering Division (engineering2@georgina.ca).</li> <li>2. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'B' and on Retained Land 'C', the water and sanitary lateral must be exposed and confirmed to be free of any defects to the satisfaction of the Town's Development Engineering Division (engineering2@georgina.ca).</li> <li>3. The Owner will be required to enter into a Development Agreement including: <ol style="list-style-type: none"> <li>a. Providing functional servicing design including water, sanitary, grading and storm water management for Subject Land 'A'.</li> </ol> </li> </ol> |
| Operations & Infrastructure               |                 |   |
| Community Services                        |                 |   |
| Building                                  | August 26, 2022 | No Comment  |
| Municipal Law                             | August 23, 2022 | No Comment  |
| Clerks Division                           |                 |   |
| Georgina Fire Department                  |                 |   |
| Building Inspector                        |                 |   |
| Economic Development                      | August 22, 2022 | No Comment  |
| York Catholic District School Board       | August 25, 2022 | No comment  |
| Bell Canada                               | August 26, 2022 | See letter  |
| 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   |                 |   |

Consolidated Comments for B06-22 B07-22 - 228 230 Elm Ave

|                                  |                    |   |
|----------------------------------|--------------------|---|
| Ministry of Transportation       | September 1, 2022  | outside of MTO permit control area and do not require MTO review or permits.  |
| Ontario Power Generation         |                    |   |
| Southlake Regional Health Centre |                    |   |
| Planning Policy Division         | August 23, 2022    | No comment  |
| York Region                      | September 14, 2022 | <p>The Regional Municipality of York has completed its review of B06-22, B07-22 consent applications and offers the following condition:</p> <p>1) Prior to the approval of the Consent application, the Town of Georgina shall confirm that adequate water supply and sewage capacity has been allocated for the proposed new lot.</p> |



Bell Canada  
FI-2, 140 Bayfield St.  
Barrie, Ontario  
L4M 3B1

Fax: 705-722-2263  
Tel: 705-722-2244  
E-mail: carrie.gordon@bell.ca



June 6, 2022

Town of Georgina  
26557 Civic Centre Road,  
Keswick, ON  
L4P 3G1

Attention: Kim Harris - Planning Clerk | Development Planning Division  
Email only: kharris@georgina.ca

Dear Madam:

**Subject: Consent Application - Severance**  
**228 and 230 Elm Ave., Keswick ON**  
**CofA File: B06-22 B07-22**

**Bell File: 905-22-274**

Subsequent to review of the Severance Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands to protect existing aerial facilities, supply service to the properties, and to maintain service in the area. According to our records, Bell's aerial cable runs along the west and north property boundary as identified in the sketch provided.

Bell Canada would like to confirm that a blanket easement over the lands or a 3.0m wide corridor to be measured 1.5m on either side of the aerial cable, then to extend from any existing pole to a minimum of 1.0m past any existing anchor installation to be measured 0.5m on either side of the guy, as can be accommodated, would satisfy our needs.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement and LTTS documents for our approval prior to registration, along with an acknowledgement and direction for our execution by Mary Mauti, Right of Way Manager.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

A handwritten signature in blue ink that reads "Carrie Gordon".

Carrie Gordon  
Right of Way Associate  
(Encl.)

Attachment 6  
B06-22 & B07-22 - 228 & 230 Elm Ave  
Page 3 of 4

