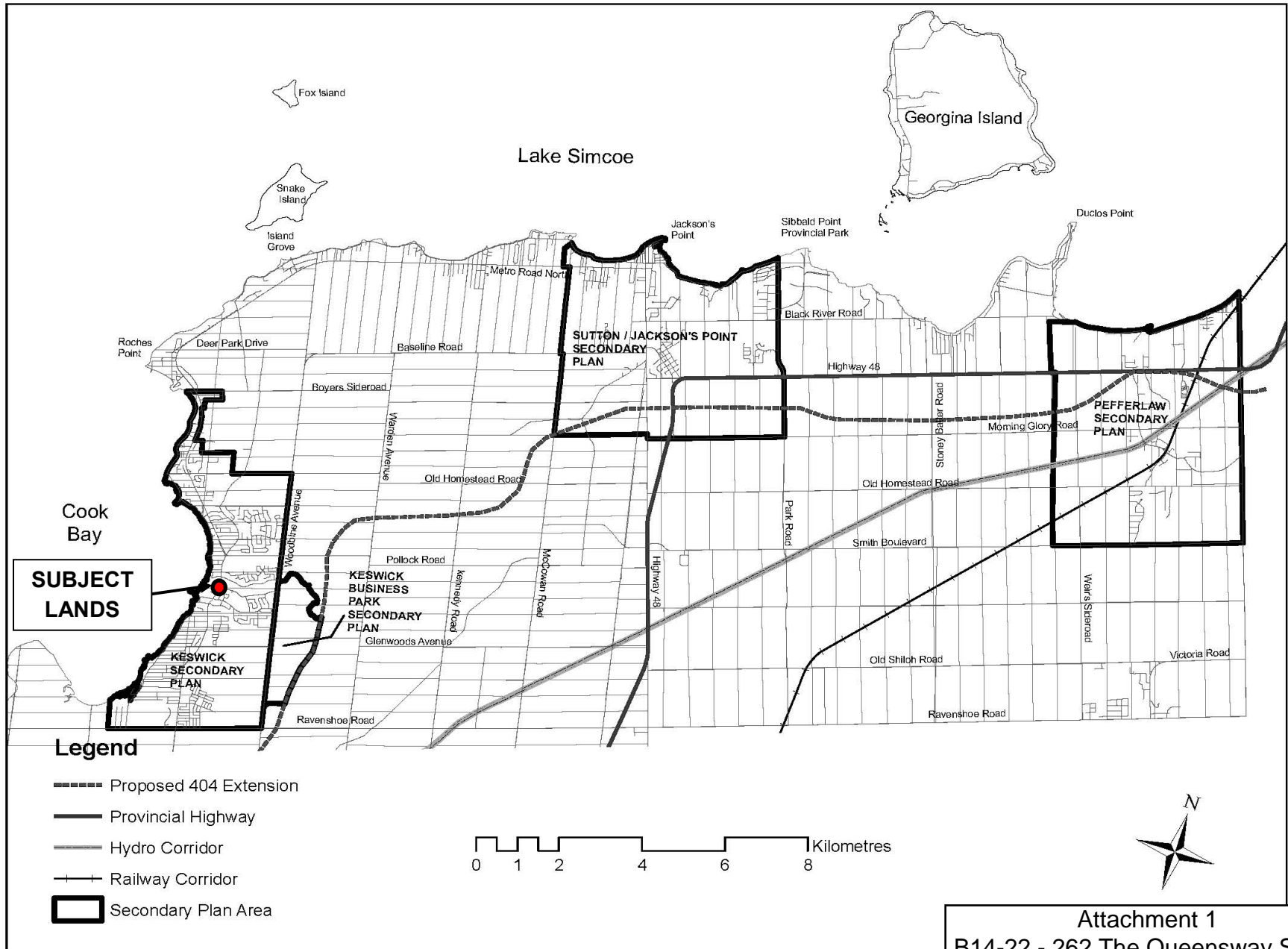


Context Map



KEY MAP



The Queensway South

**SUBJECT
PROPERTY**

Mac Avenue

Riverglen Drive

AERIAL MAP



**SUBJECT
PROPERTY**

Mac Avenue

The Queensway South

Riverglen Drive

SITE SKETCH

TOPOGRAPHIC SKETCH

PART OF LOT 9 CONCESSION 3

GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
AND

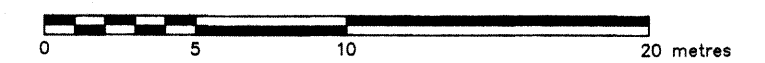
PART OF LOT 1 OF WEST SIDE OF QUEEN STREET REGISTERED PLAN 245

BEING IN THE

TOWN OF GEORGINA

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250



E.R.GARDEN LTD.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

PIN DENOTES PROPERTY IDENTIFICATION NUMBER

CB DENOTES CATCH BASIN

MH DENOTES MAN HOLE

WV DENOTES WATER VALVE

FH DENOTES FIRE HYDRANT

UP DENOTES UTILITY POLE

-OH- DENOTES OVERHEAD WIRE

GW DENOTES GUY WIRE

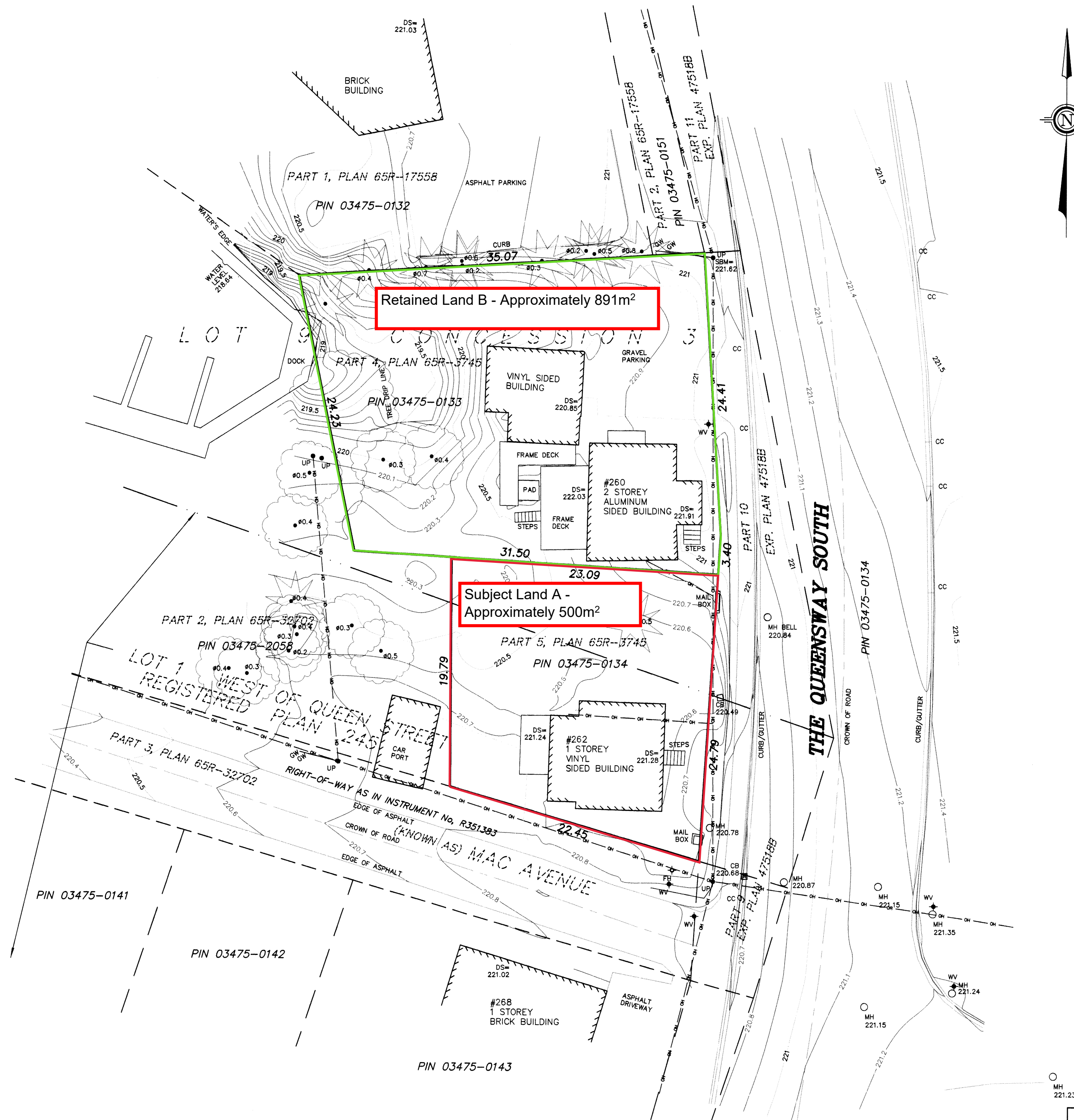
DS DENOTES DOOR SILL ELEVATION

CC DENOTES CURB CUT

SBM DENOTES SITE BENCHMARK

☼ DENOTES CONIFEROUS TREE, TRUNK SIZE NOTED IN METRES

○ DENOTES DECIDUOUS TREE, TRUNK SIZE NOTED IN METRES



CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE EXPRESSED IN THE TITLE BLOCK
BOUNDARY INFORMATION TAKEN FROM OFFICE RECORDS

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CANSEL
CAN-NET RTN BASE STATION 20120110002 (AURO). VALUES
ARE RELATED TO CGVD28:1978 (GEOID MODEL HT2_0)

SITE BENCHMARK - SPIKE IN EAST FACE OF POLE ON SITE
NEAR THE NORTHEAST CORNER OF PROPERTY HAVING AN
ELEVATION OF 221.62 METRES

THE FIELD MEASUREMENTS WERE COMPLETED NOV 09 2020

NOVEMBER 10, 2020
DATE
E.R. GARDEN
© E.R.GARDEN LTD. ONTARIO LAND SURVEYOR

Attachment 4
B14-22 - 262 The Queensway South
Page 1 of 1

E.R.GARDEN LIMITED
ONTARIO LAND SURVEYOR
1260 JOURNEY'S END CIRCLE, UNIT 1
NEWMARKET ONTARIO L3Y 8Z7
PHONE 905-895-5600 FAX 905-895-7127
TOLL FREE 1-877-895-5600 WWW.ERGARDENLIMITED.CA

DRAWN BY: R.D.

FILE No.

20-7686

SITE PHOTOS

262 The Queensway South
Facing North



260 The Queensway South
Facing South West



262 The Queensway South
Facing West



262 The Queensway South
Facing North



Consolidated Comments for B14-22 - 262 The Queensway S

Department/Agency	Date Received	Response:
Tax & Revenue	November 11, 2022	No Comments
Engineering	November 21, 2022	1. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A', a satisfactory CCTV inspection of the lateral must be provided to the Town's Engineering Division (engineering2@georgina.ca). 2. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A', 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).
Operations & Infrastructure		
Community Services		
Building	November 21, 2022	No Comments
Municipal Law		
Clerks Division	November 8, 2022	No Comments
Georgina Fire Department	November 16, 2022	No Comments
Building Inspector		
Economic Development	November 8, 2022	In agreement as long as C5 – Tourist Commercial remains
York Catholic District School Board	November 9, 2022	No Comments
MPAC		
Bell Canada		
Canada Post		
Hydro One		
Enbridge Gas		
York Region District School Board		
Hydro One		
York Regional Police		
Lake Simcoe Region Conservation Authority	November 22, 2022	See Attached
Rogers	November 9, 2022	No Comments
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Ontario Power Generation		
Southlake Regional Health Centre		
Planning Policy Division	November 9, 2022	No Comments
York Region	November 24, 2022	York Region has no comments or conditions on the consent application; however, in the future when an site plan application is filed to develop the properties the Region's ROW conditions will be applicable.



Sent via e-mail: mka@georgina.ca

November 22nd, 2022

Municipal File: B14-21
LSRCA File No.: VA-152549-110822

**Matthew Ka, Secretary Treasurer to Committee of Adjustment
Development Services Department – Town of Georgina
26557 Civic Centre Rd.
Keswick, ON
L4P 3G1**

Dear Matthew Ka:

Re: Consent Application
Applicant: Gord Mahoney
Owners: 2770531 Ontario Inc.
262 the Queensway South, Georgina

Thank you for circulating the captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant has submitted a consent application to re-create two residential lots with single family dwellings on the subject property.

Documents Received and Reviewed by Staff

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

- Committee of Adjustment – Consent Package, dated Nov. 7th, 2022
- Site Sketch, forming part of the Consent Package

Staff has 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, 2020 (PPS) and as a regulatory authority under Ontario Regulation 179/06 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 Conservation Authority (CA) Board approved policies.

Recommendation

Based on our review from a natural hazard, natural heritage, and a watershed management perspective, we confirm that the LSRCA has no objection to the proposed consent application.

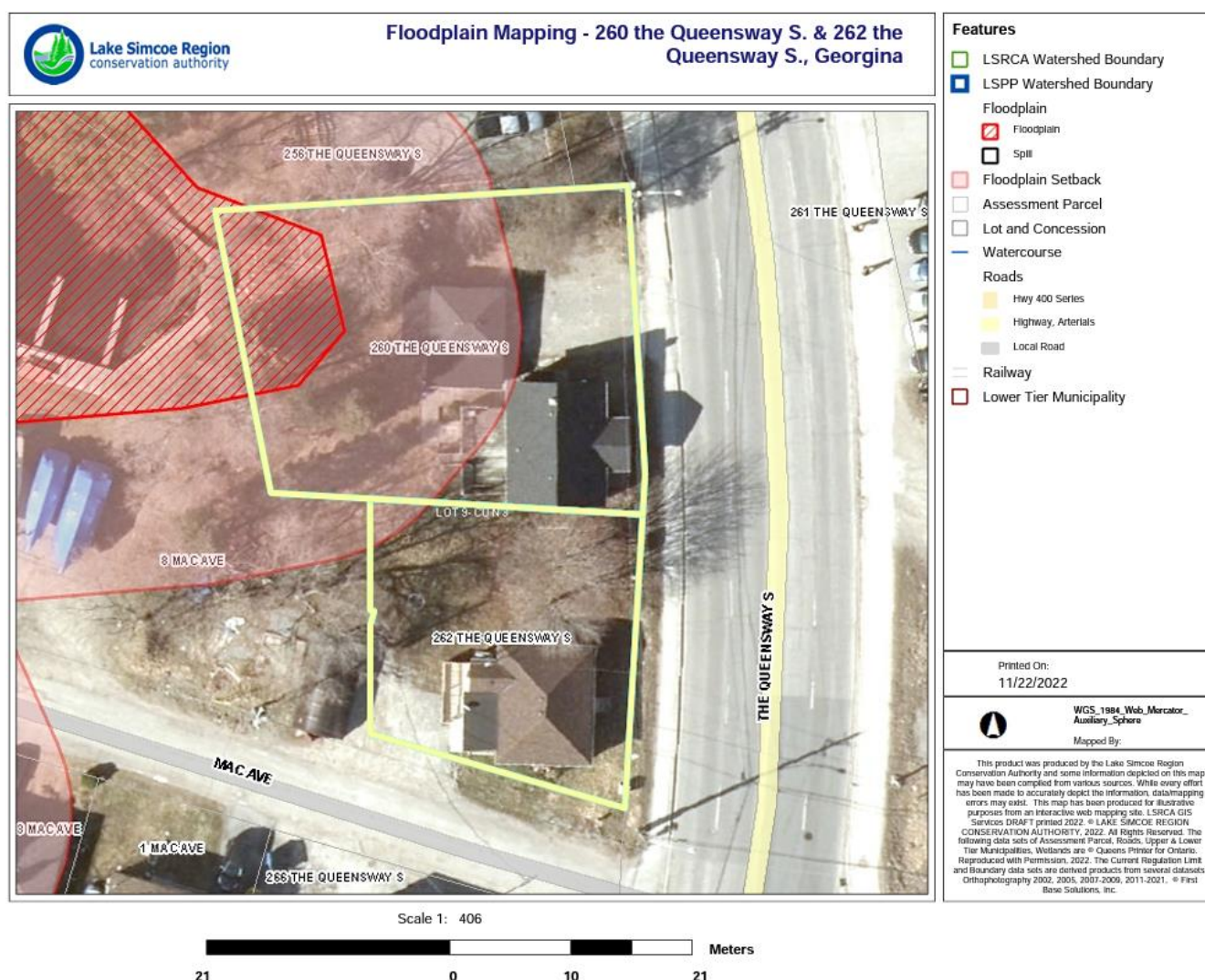
Attachment 6
B14-22 - 262 The Queensway South
Page 2 of 5

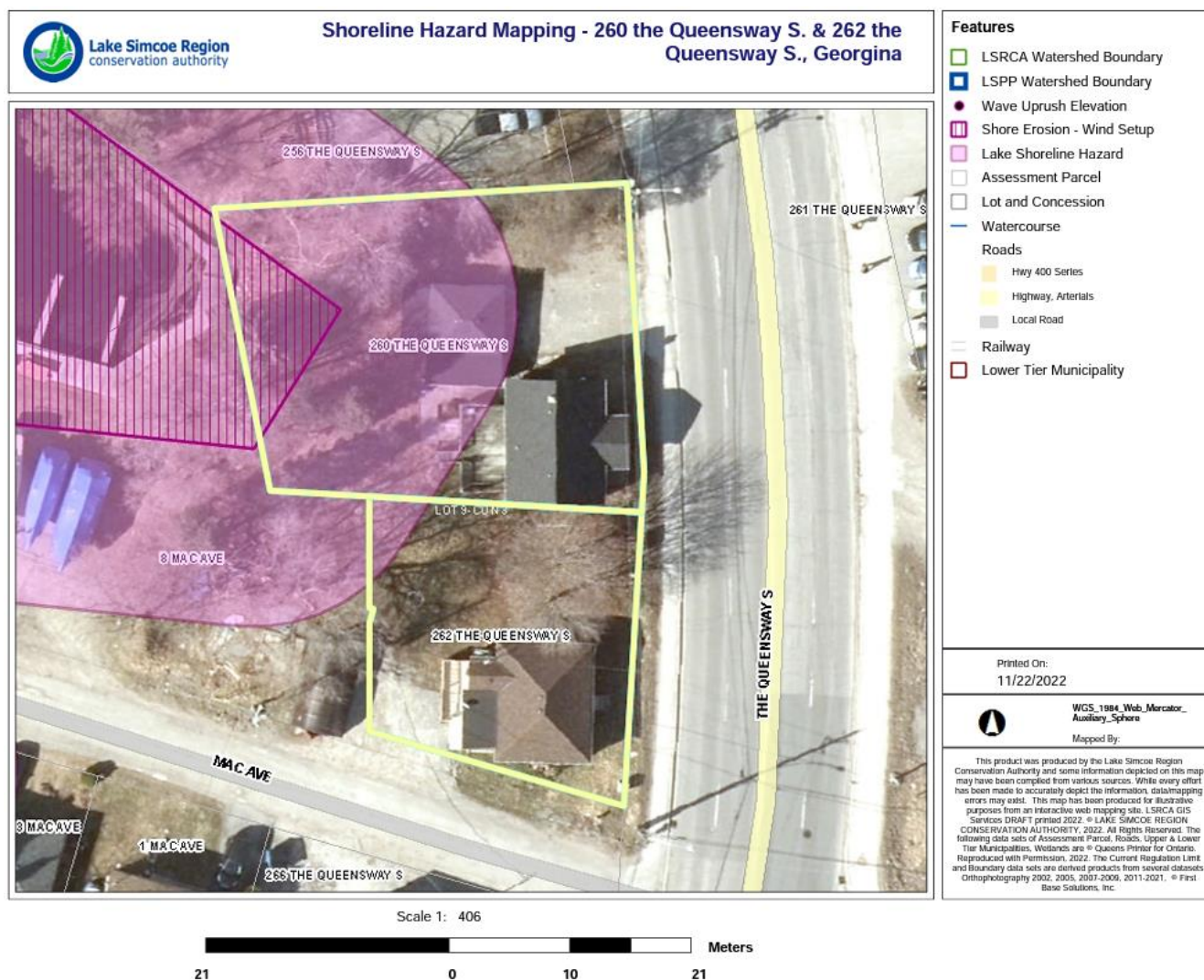
Site Characteristics

The subject property is identified as within the Greenbelt Plan area, and is designated as “Towns/Villages”, being located within the community of Keswick. The property is located within the Maskinonge Urban Centre, as per the Keswick Secondary Plan. The property is zoned as “Tourist Commercial (C5)” and site-specific as per the Town of Georgina Zoning By-law No. 500.

Existing mapping indicates that the subject property is regulated by the LSRCA under Ontario Regulation 179/06 of the *Conservation Authorities Act* for the following:

- Floodplain Hazard Area
- Shoreline Hazard Area





Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement, 2020 (PPS). This consent application conforms with Section 3.1 of the PPS.
2. LSRCA has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. 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 subject property contains regulated area, as per Ontario Regulation 179/06 of the *Conservation Authorities Act*. LSRCA Permit is not required in relation to the consent application.

Summary

Based on our review from a natural hazard, natural heritage, and a watershed management perspective, we confirm that the LSRCA has no objection to the proposed consent application.

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 179/06 applies to the subject property. LSRCA Permit is not required in relation to the consent application.

Should you have any questions concerning these comments, please do not hesitate to contact the undersigned (l.munnoch@lsrca.on.ca) referencing the above file numbers in any correspondence. Please advise our office of any decisions regarding this matter.

Sincerely,



Liam Munnoch, Planner 1, LSRCA