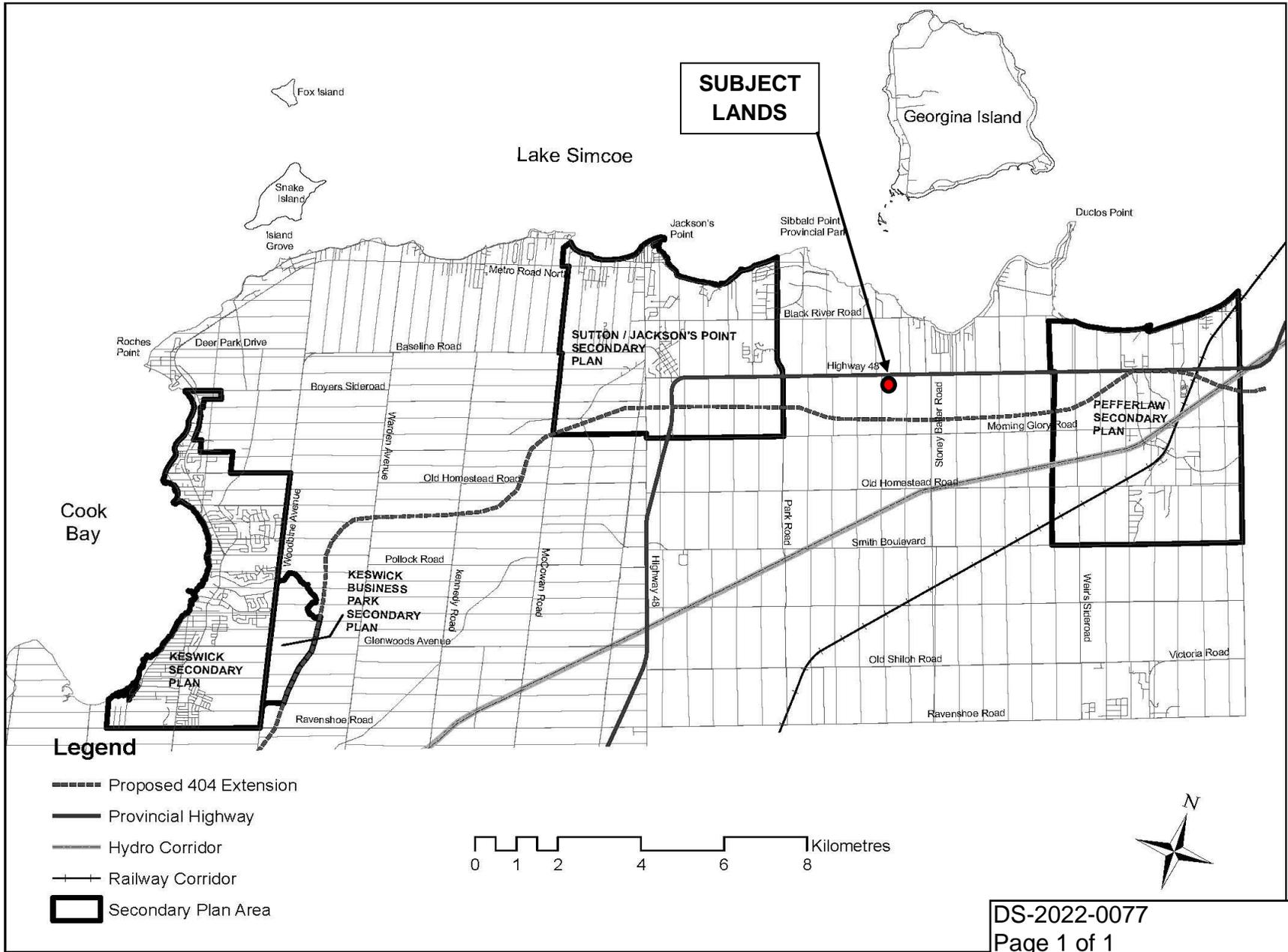
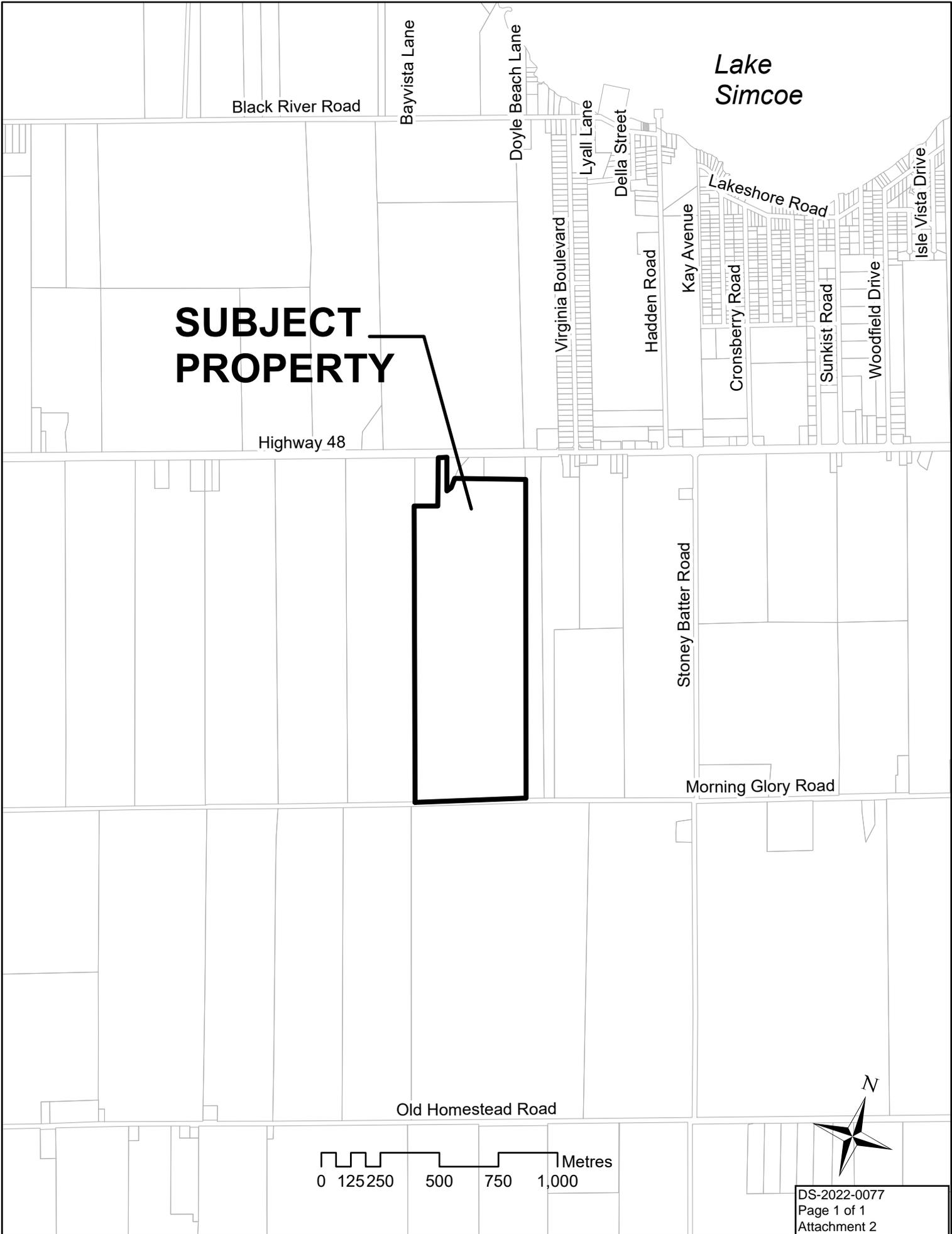


# CONTEXT MAP



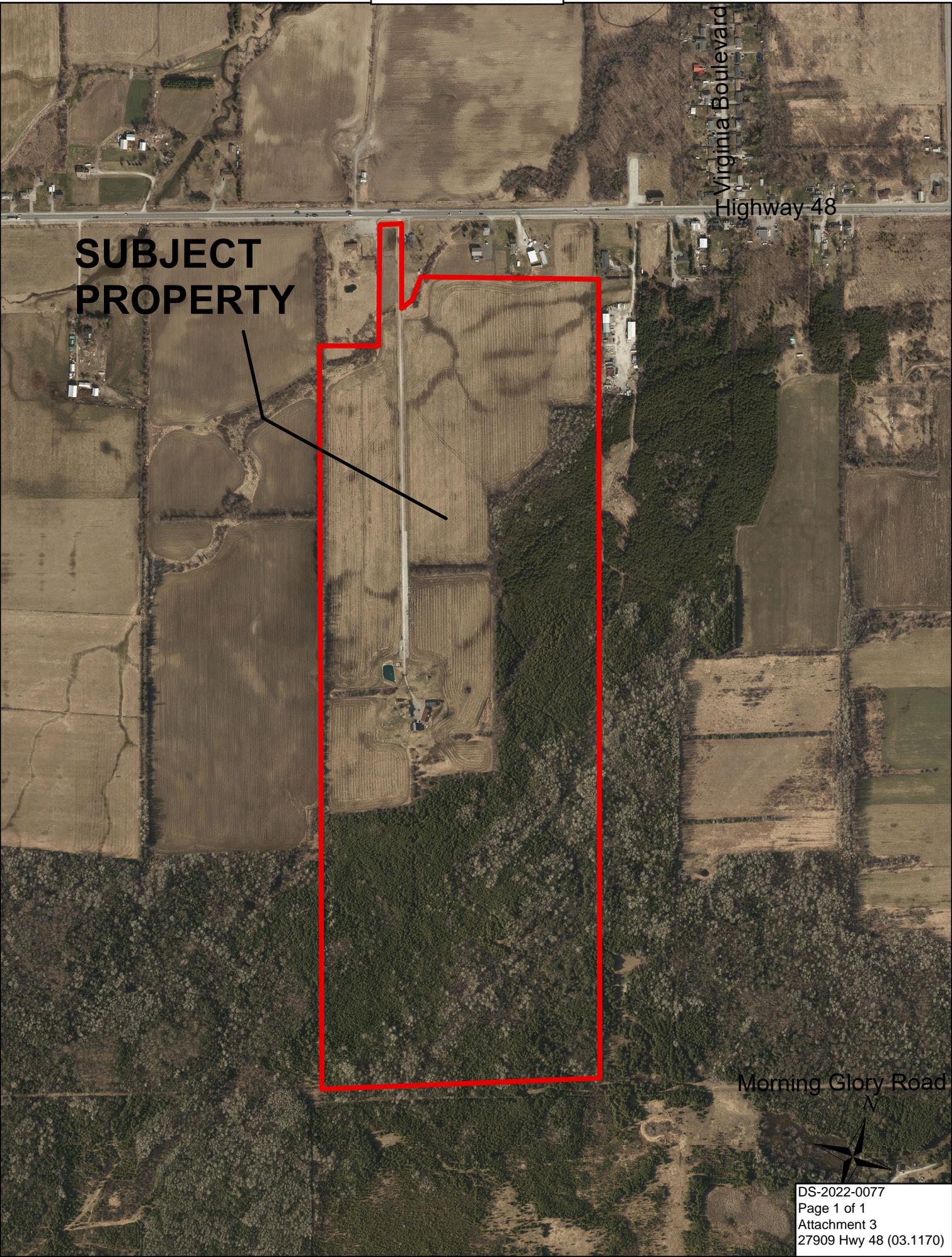
**KEY MAP**



**SUBJECT  
PROPERTY**

Lake  
Simcoe

**AERIAL MAP**

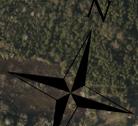


**SUBJECT  
PROPERTY**

Virginia Boulevard

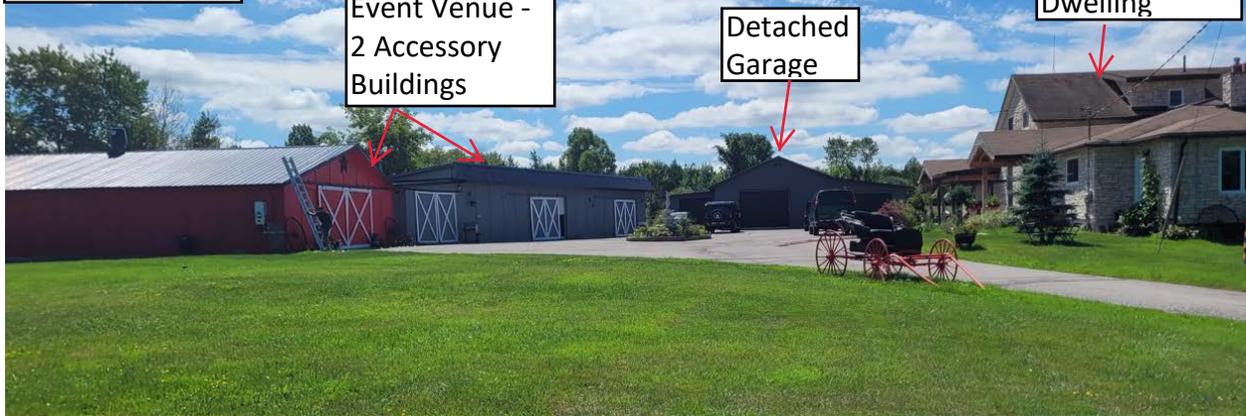
Highway 48

Morning Glory Road



# SITE PHOTOS

27909 Hwy 48  
Facing South



27909 Hwy 48  
Facing South East



27909 Hwy 48  
Facing South East



27909 Hwy 48  
Facing North East  
(Landscaped Outdoor  
Gathering Area)



27909 Hwy 48  
Facing North West  
(Landscape Outdoor  
Gathering Area)



27909 Hwy 48  
Inside Ballroom/Reception  
(Building #2 - Red Barn)



27909 Hwy 48  
Inside Ballroom/Reception  
(Building #2 - Red Barn)



# SURVEY

**HIGHWAY 48**

PIN 03529-0002

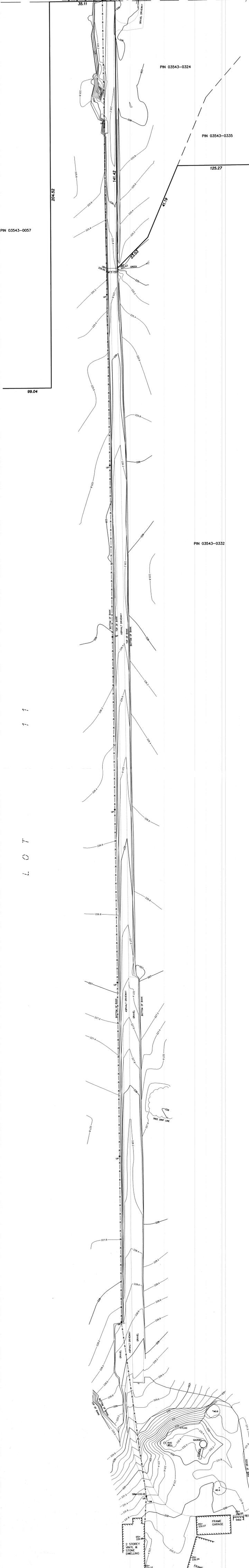
PART 12, PLAN 65R-492

TOPOGRAPHIC SKETCH

**PART OF LOT 11  
CONCESSION 6**  
GEOGRAPHIC TOWNSHIP OF GEORGINA  
BEND IN THE  
**TOWN OF GEORGINA**  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 500  
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
  - UP DENOTES UTILITY POLE
  - OH- DENOTES OVERHEAD WIRE
  - CSF DENOTES CORRUGATED STEEL PIPE
  - OBV DENOTES PIPE OBVERT ELEVATION
  - SBM DENOTES SITE BENCHMARK
  - OW DENOTES OBT WIRE
  - DS DENOTES DOOR SILL ELEVATION
  - GS DENOTES GARAGE SLAB ELEVATION
  - ( ) DENOTES DECIDUOUS TREE, TRUNK SIZE NOTED IN METRES



PIN 03543-0057

PIN 03543-0324

PIN 03543-0335

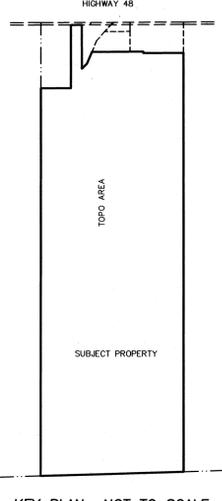
PIN 03543-0332

11

LOT 7

6

CONCESSION 6



KEY PLAN NOT TO SCALE

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

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CANSEL CAN-NET RTN BASE STATION 20120110036 (ORL). VALUES ARE RELATED TO CGVD28:1978 (GEOID MODEL HT2\_0)

SITE BENCHMARK - SPIKE IN NORTH FACE OF POLE ON SITE NEAR THE NORTHEAST CORNER OF THE DWELLING ON THE PROPERTY HAVING AN ELEVATION OF 232.05 METRES

THE FIELD MEASUREMENTS WERE COMPLETED MARCH 25 2022

MARCH 28, 2022 DATE  
E.R. GARDEN LTD. ONTARIO LAND SURVEYOR

**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:  
**22-7981**

DS-2022-0077  
Page 1 of 1  
Attachment 5  
27909 Hwy 48 (03.1170)

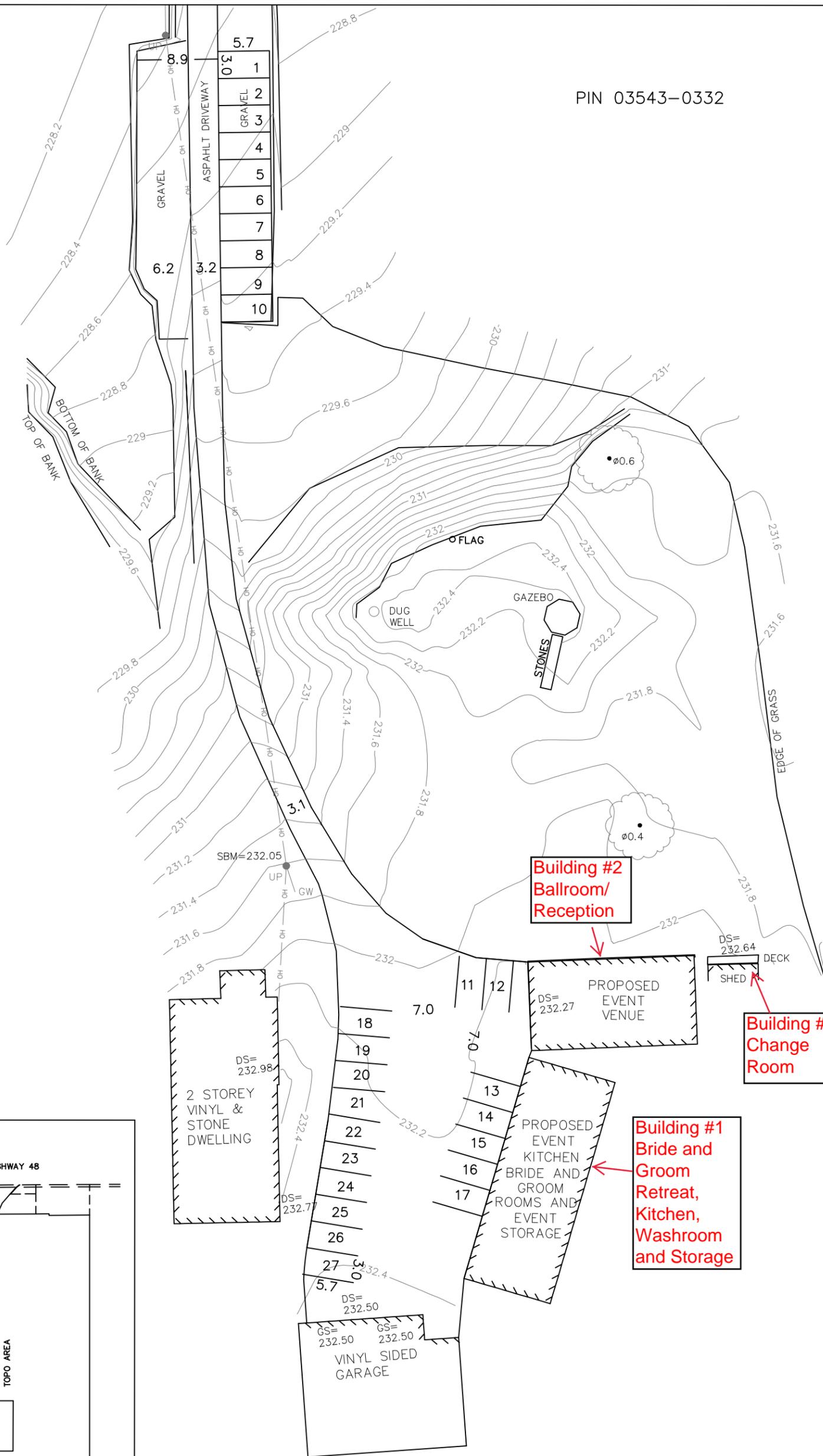
FILE NO. 22-7981

# SITE SKETCH

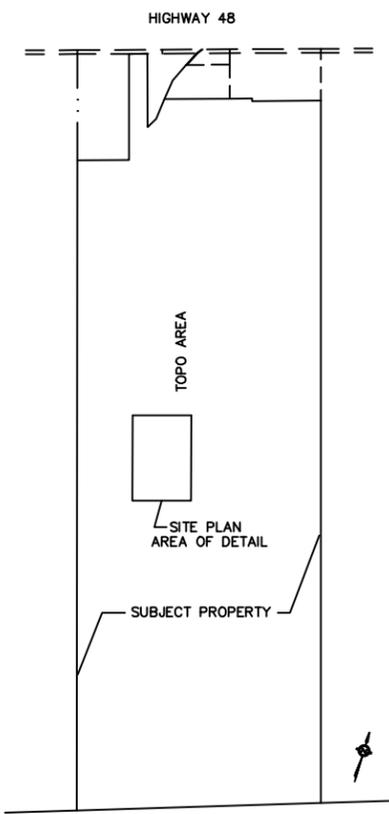
PIN 03543-0332

LOT 11

CONCESSION 6



## KEY MAP



NOT TO SCALE



SCALE:



## CONCEPTUAL SITE PLAN

VIVA SARA

27909 HIGHWAY 48  
PART OF LOT 11  
CONCESSION 6  
GEOGRAPHIC TOWNSHIP OF GEORGINA  
BEING IN THE  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

Scale: Apr 25, 2022	Approved By: MRES	Drawn by: VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
REVISIONS:	Drawing Number: 1274-00	

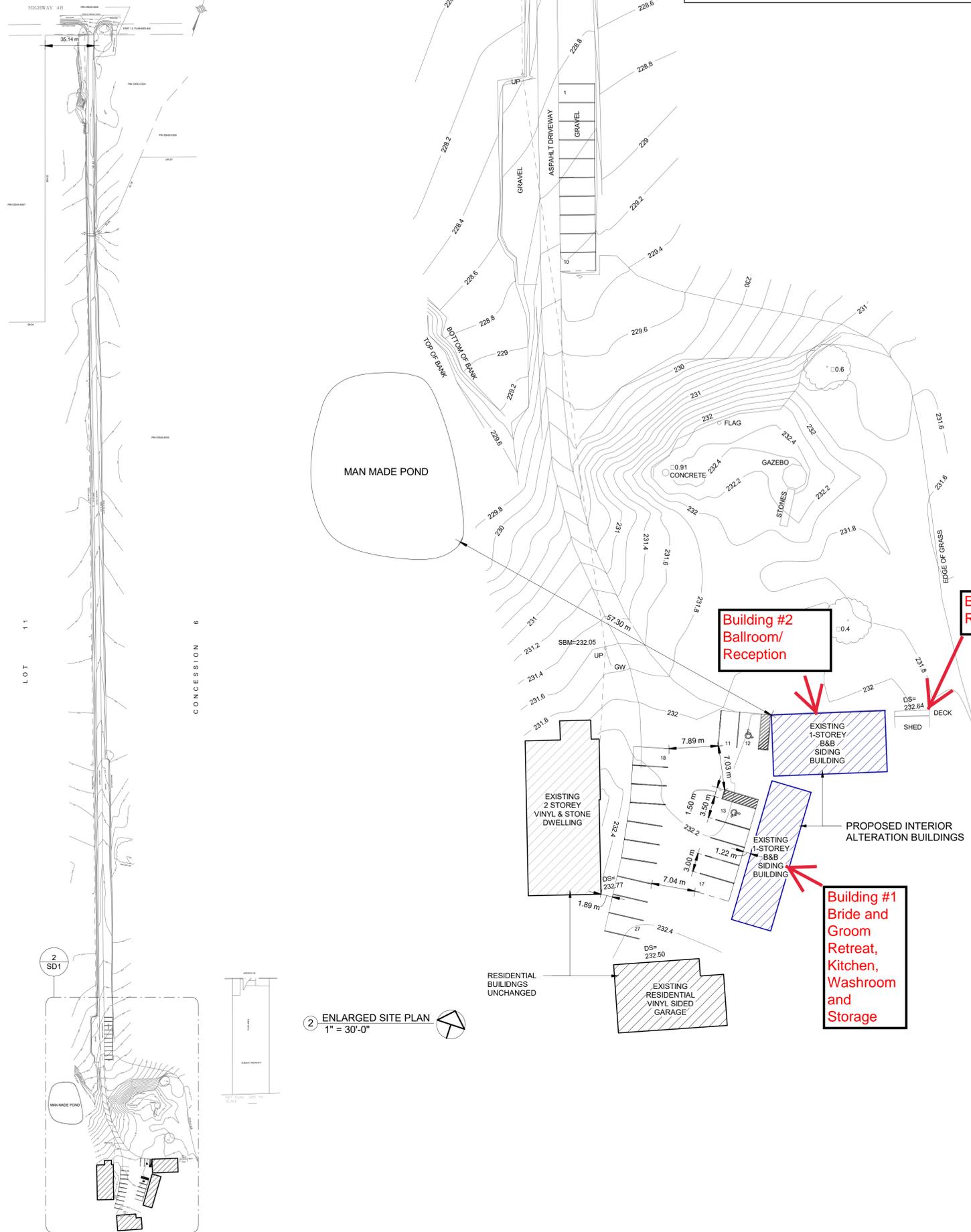
DS-2022-0077

Page 1 of 1

Attachment 6

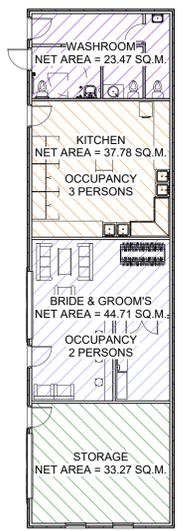
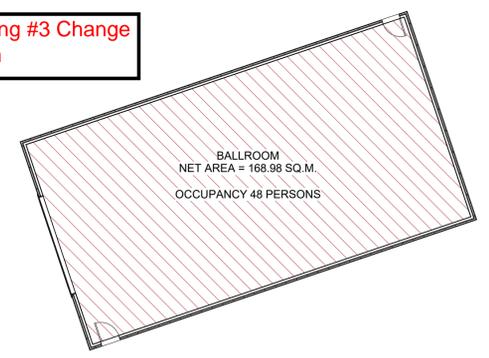
27909 Hwy 48 (03.1170)

# FLOOR PLANS AND ELEVATIONS



SITE STATISTICS		
ZONING RU - RURAL ZONE		
LEGAL DESCRIPTION 27909 HWY 48, GEORGINA, ON.		
Areas	Required	Proposed / Existing
Lot Area	MIN. 8000.00 m <sup>2</sup>	633486.9 m <sup>2</sup>
Lot Frontage	MIN. 60 m	487.2 m
Floor Area Ratio	N/A MAX. %	
Lot Coverage		
Building Coverage	N/A % MAX.	823.64 sq.m. 0.13%
Landscaped/Paved Area	N/A sq.m. MIN.	632675.26 sq.m.
Gross Floor Areas		
Residential House 1FL	Floor Area	Proposed Floor Area
Residential House 2FL	95.82 sq.m.	0.00 sq.m.
Residential Garage	182.82 sq.m.	0.00 sq.m.
Ballroom	178.95 sq.m.	0.00 sq.m.
Service Building	152.56 sq.m.	0.00 sq.m.
Total 919.28 0.00 sq.m.		
GRAND TOTAL 919.28 sq.m.		
Setbacks		
Front Yard	15 m.	UNCHANGED
East Side Yard	9 m.	UNCHANGED
West Side Yard	9 m.	UNCHANGED
Rear Yard	9 m.	UNCHANGED
Building Height		
Height of Building	MAX. N/A m.	UNCHANGED
Parking		
No. of Loading Spaces	Required 27 Space	Proposed 27 Space

PARKING SPACE CALCULATION	
FIXED SEATING AREA (1 SPACE / 5 SEATS) = N/A	
NON-FIXED SEATING AREA (10 SPACES / 95 M2) = 254.52 M2	= 27
INCLUDING B.F. PARKING (4% OF TOTAL SPACES)	= 2
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>= 27</b>
<b>TOTAL PROPOSED PARKING SPACES</b>	<b>= 27</b>



Firm Name: Pro Vision Architecture Inc.	
1894 Yonge St. Unit B Aurora, Ontario M4G 1M5	
Certificate of Practice Number: 4682	
Name of Project: INTERIOR ALTERATION FOR 27909 HWY 48	
Location: 27909 HWY 48, GEORGINA, ON.	
The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's B.C.D.N.	
Ontario's 2006 Building Code OBC Reference	
Data Matrix Part 3 or 9	
Item	References are to Division B unless noted [A] for Division A or [C] for Division C.
1 Project Description:	<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration 11.1 to 11.4 1.1.2 [A] 1.1.2 [A] & 9.10.1.3
2 Major Occupancy GROUP "A-2" and "C"	
3 Building Area (m <sup>2</sup> )	EXISTING 823.64 m <sup>2</sup> NEW 0 m <sup>2</sup> TOTAL 823.64 m <sup>2</sup> 1.4.1.2 [A] 1.4.1.2 [A]
4 Gross Area	EXISTING 919.26 m <sup>2</sup> NEW 0 m <sup>2</sup> TOTAL 919.26 m <sup>2</sup> 1.4.1.2 [A] 1.4.1.2 [A]
5 Number of Storeys Above grade	"A-2" 1 (ONE) "C" 2 (TWO) 3.2.2.20 - 83 9.10.20
6 Number of Streets/Fire Fighter Access 1 (ONE)	2.2.10. & 3.2.5. 9.10.20
7 Building Classification GROUP "A-2" 1 STOREY (3.2.2.20) AND GROUP "C" (PART 9)	3.2.2.20 - 83 9.10.20
8 Sprinkler System Proposed	<input type="checkbox"/> entire building 3.2.2.20 - 83 9.10.8.2 <input type="checkbox"/> selected compartments 3.2.1.5. <input type="checkbox"/> selected floor areas 3.2.2.17. <input type="checkbox"/> basement in lieu of roof rating INDEX <input type="checkbox"/> not required
9 Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.9. N/A
10 Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.4. 9.10.18.
11 Water Service/Supply is Adequate	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.5.7. N/A
12 High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6. N/A
13 Construction Restrictions	<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both 3.2.2.20 - 83 9.10.6.
Actual Construction	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both
14 Mezzanine(s) Area m <sup>2</sup>	N/A 3.2.1.1.(3)(8) 9.10.41.
15 Occupant load based on	M <sup>2</sup> /Person design of building 3.1.17. 9.9.1.3.
GROUP A-2	OCCUPANT LOAD WATER CLOSET TABLE 3.7.4.3.D
BALLROOM	48 2 PER 70 PERSONS EACH SEX
BRIDE & GROOM	2 2 FEMALE / 2 MALE
KITCHEN	3 1 (UNIVERSAL INCLUDED)
TOTAL OCCUPANT LOAD = 48	
16 Barrier-free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) N/A 3.8.9.5.2
17 Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.3.1.2. & 3.3.1.19 9.10.1.3(4)
18 Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Listed Design No. or Description (SG-2) 3.2.2.20 - 83 & 3.2.1.4. 9.10.9.
Floors	FRR of Supporting Members Listed Design No. Or Description (SG-2)
Roof	N/A
Mezzanine	N/A
19 Spatial Separation - Construction of Exterior Walls 3.2.3. 9.10.14.	
Wall	Area of EBF (m <sup>2</sup> ) L.D. (m) L/H Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb Const Comb. Constr. Non-comb. Constr.
North	UNCHANGED UNCHANGED UNCHANGED UNCHANGED UNCHANGED YES YES
South	UNCHANGED UNCHANGED UNCHANGED UNCHANGED UNCHANGED YES YES
East	UNCHANGED UNCHANGED UNCHANGED UNCHANGED UNCHANGED YES YES
West	UNCHANGED UNCHANGED UNCHANGED UNCHANGED UNCHANGED YES YES
(Additional wall areas continued below)	
20 Other - Describe	



PRO VISION ARCHITECTURE INC.  
T: (416) 800-6347 F: (416) 800-9625  
Email: pva@provisionarch.com  
14961 Yonge St. Unit B, Aurora, ON L4G 1M5

REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:  
**INTERIOR ALTERATION FOR 27909 HWY 48**

PROJECT ADDRESS:  
27909 HWY 48, GEORGINA, ON

CLIENT'S NAME & ADDRESS:  
VIVI SARA  
27909 HWY 48, GEORGINA, ON

PROJECT STATUS:  
**SITE PLAN APPROVAL**

DRAWN BY: DE

CHECKED BY: DE

DATE: MAY 2022

SCALE: As indicated

COPYRIGHT: © 2020 PRO VISION ARCHITECTURE INC.

PROJECT NO:  
**2211422**

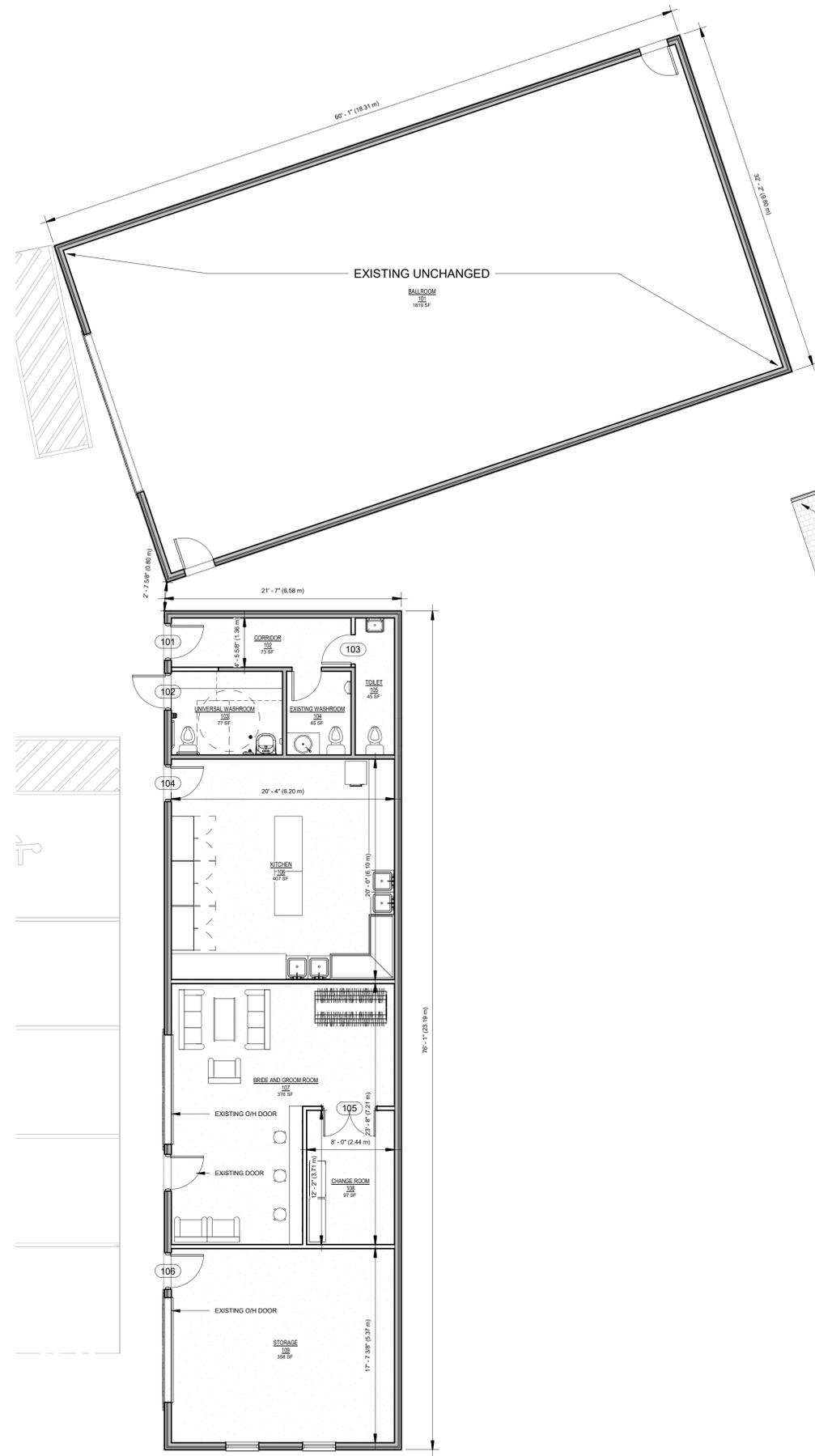
SHEET TITLE  
SITE PLAN / PROJECT DATA

DS-2022-0077  
Page 1 of 3  
Attachment 7  
27909 Hwy 48 (03.1170)

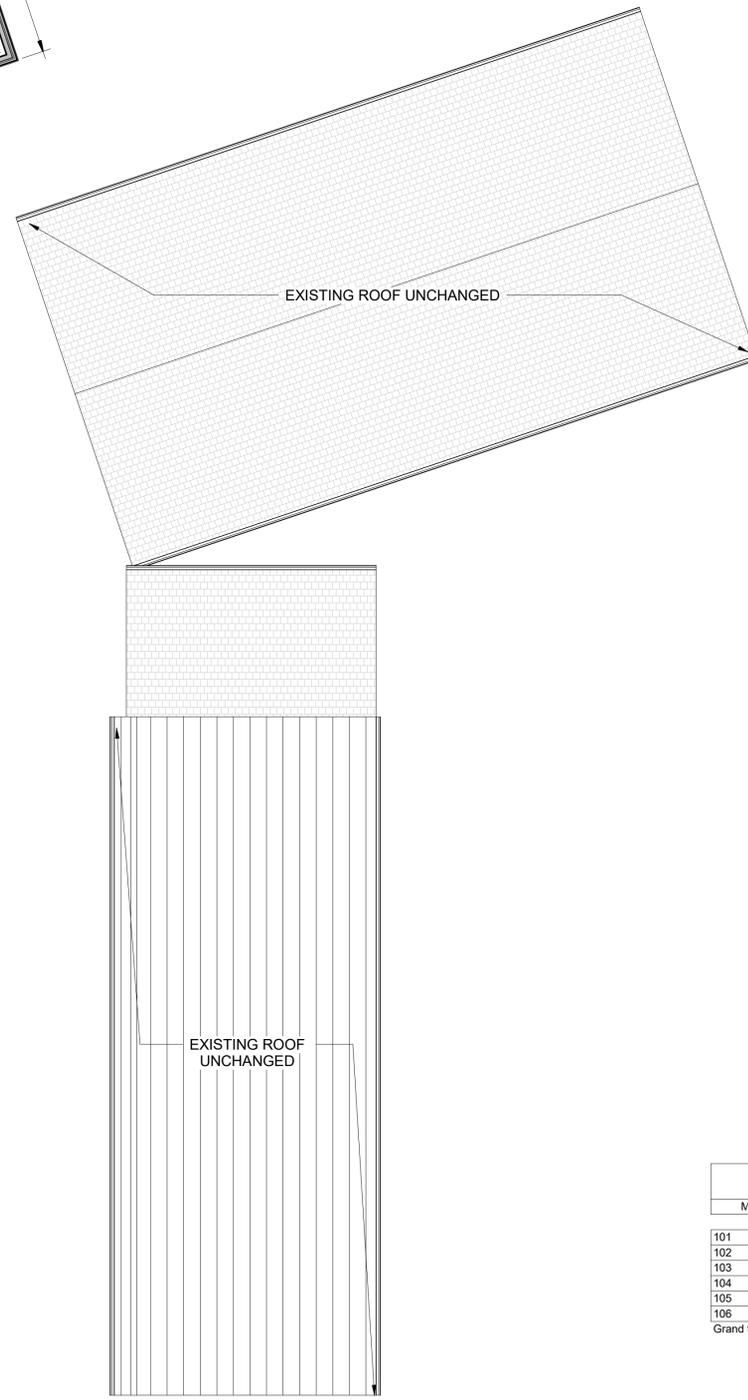
SD1

6/17/2022 9:55:38 AM Copyright: Pro Vision Architecture Inc., O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc., O.A.A. is a violation of Federal and international law. The information contained on this document is the intellectual property of Pro Vision Architecture Inc., O.A.A. and all rights thereto are Reserved.

6/17/2022 9:55:29 AM Copyright: Pro Vision Architecture Inc., O.A.A. Duplication or reproduction by any means without the express written consent of Pro Vision Architecture Inc., O.A.A. is a violation of Federal and international law. The information contained on this document are the intellectual property of Pro Vision Architecture Inc., O.A.A. and all rights thereto are Reserved.



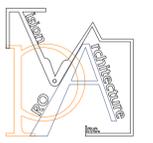
1 1ST FLOOR  
1:75



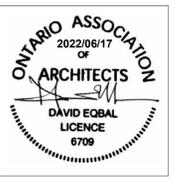
2 ROOF  
1/8" = 1'-0"

DOOR SCHEDULE			
Mark	Width	Height	Comments
101	3' - 0"	7' - 0"	
102	3' - 0"	7' - 0"	
103	2' - 8"	7' - 0"	
104	3' - 0"	7' - 0"	
105	5' - 0"	7' - 0"	
106	3' - 0"	7' - 0"	
Grand total: 6			

DS-2022-0077  
Page 2 of 3  
Attachment 7  
27909 Hwy 48 (03.1170)



PRO VISION ARCHITECTURE INC.  
T: (416) 800-6347 F: (416) 800-9625  
Email: pva@provisionarch.com  
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:  
**INTERIOR ALTERATION FOR  
27909 HWY 48**

PROJECT ADDRESS:  
27909 HWY 48, GEORGINA, ON

CLIENT'S NAME & ADDRESS:  
VIVI SARA  
27909 HWY 48, GEORGINA, ON

PROJECT STATUS:  
**SITE PLAN APPROVAL**

DRAWN BY: DE  
CHECKED BY: DE  
DATE: MAY 2022  
SCALE: As indicated  
COPYRIGHT: 2020 PRO VISION ARCHITECTURE INC.

PROJECT NO:  
**2211422**

SHEET TITLE  
**1ST FLOOR/ ROOF  
PLANS**

**A1.1**  
SHEET OF



Department/Agency	Date Received	Response:
Building Division	August 17, 2022	A building permit will be required to convert the two existing buildings, one being 140 sq.m and one being 170 sq.m, to Assembly Occupancies. An architect and an engineer should be retained to evaluate the condition of the buildings and to advise the owner of the Ontario Building Code requirements to convert a farm building to an Assembly Occupancy.
Clerks Department		
Community Services		
Economic Development	August 17, 2022	No objection
Engineering Division	August 30, 2022	<p>Engineering has indicated no objection and has the following comments:</p> <ul style="list-style-type: none"> <li>• The site is located on a rural property with no availability and requirements for municipal water, sanitary, and storm servicing.</li> <li>• There is no change in total impervious area (paved or built) therefore no SWM quantity or quality controls are required.</li> <li>• All post development flows (2, 5, 25 and 100 year) shall be controlled to the 2- year pre-development flows as per the Lake Simcoe Region Conservation Authority requirements (5-year pre-development as per Town of Georgina). Further review of Storm Water Management report to be completed at design stage.</li> <li>• Further review of Erosion and Sediment Controls to be completed at design stage.</li> <li>• Require snow storage locations to be shown. Use LSRCA Parking Lot Design Guidelines to Promote Salt Reduction for estimates of snow storage required.</li> <li>• Lighting plan will be required at design stage.</li> <li>• Site Plan Approval is required.</li> </ul>
Georgina Fire Department	August 12, 2022	<p>The Georgina Fire Department provides the following comments:</p> <ul style="list-style-type: none"> <li>• This would be a change of use and will require a building permit – therefore all construction shall be in conformance with the Ontario Building Code.</li> <li>• The fire access route for the assembly occupancy shall be a minimum of 6 meters in width and shall have a turnaround facility for any portion greater than 90 meters in length.</li> <li>• The fire access route shall be designed and constructed to support the weight of the heaviest responding apparatus to the property during an emergency which is 100,000lbs.</li> <li>• Adequate onsite water supply for firefighting shall be provided – Fire Underwriters Survey (FUS) fire flow calculation is requested.</li> <li>• Cooking suppression system may be required in accordance with section 2.6 of the Ontario Fire Code.</li> <li>• The owner shall create a fire safety plan for the property as per section 2.8 of the Ontario Fire Code.</li> </ul>
Municipal Law Enforcement Division	August 2, 2022	No comments

Consolidated Comments for 03.1170 - 27909 Hwy 48 - Viva Sara

Operations & Infrastructure Department	August 3, 2022	This project fronts Highway 48 (MTO) and does not have municipal services. No comment from O&I.
Policy Planning Division	August 18, 2022	No comments
Sewage Inspector	August 30, 2022	Further review of septic system is required. No comments at this time.
Tax & Revenue Division	August 10, 2022	This tax account currently has \$0.10 owing, and will have an installment payment due on Sept 27, 2022.
Zoning Inspector		
Bell Canada	July 29, 2022	No comments
Canada Post	August 17, 2022	Provisions are already in place with regard to mail delivery for the above noted vicinity to an existing Community Mailbox. As such, there will be no requirements of the developer/owner. However, I would appreciate being re-circulated for commenting on any changes to the application.
Enbridge Gas	August 19, 2022	Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.
Hydro One		
Infrastructure Ontario		
Lake Simcoe Region Conservation Authority	August 31, 2022	See attached letter from the LSRCA
Ministry of Environment		
Ministry of Transportation	August 30, 2022	<ul style="list-style-type: none"> <li>• No concerns with the ZBA for this site. We will have our engineering staff review the studies but this will likely take 4-8 weeks.</li> <li>• Please note that if there is any modification to the driveway proposed within 45m of the property line this will require MTO permits, and any work on MTO property will require MTO hold a letter of credit until the work is completed to MTO satisfaction and returned upon completion.</li> <li>• Any signs will require MTO sign permits. The buildings themselves do not require MTO permits if they are more than 45m from MTO property line.</li> <li>• The property does seem to have the Highway 404 extension going through the south end the property and they should note this on the key plan.</li> </ul>
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers	August 9, 2022	No comments or concerns at this time
Viamonde School Board		
York Catholic District School Board	August 3, 2022	No comments
York Region	August 17, 2022	Just wanted to respond to the email below and let you know we won't be able to provide comments on this today. As per our discussions, we are still reviewing the application to see if its in conformity with provincial, regional and locals plans.
York Region District School Board		
York Regional Police		



**Sent via E-mail: [jpeake@georgina.ca](mailto:jpeake@georgina.ca)**

August 31, 2022

**Municipal File No.: 03.1170**  
**LSRCA File No.: ZO-195763-112720**

Ms. Jessica Peake, MCIP, RPP  
Planner II  
Development Services Department  
Town of Georgina  
26557 Civic Centre Road  
Keswick, ON L4P 3G1

Dear Ms. Peake:

**Re: Proposed Application for Zoning By-law Amendment**  
**Applicant: Visvapriya Saravanamuttu**  
**Agent: Michael Smith Planning Consultants; Development Coordinators Ltd., c/o Gord Mahoney**  
**27909 Highway 48**  
**Town of Georgina, Regional Municipality of York**

Thank you for circulating the above captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. We understand that the purpose and effect of this application submitted for Zoning By-law Amendment under Section 34 of the *Planning Act* is to permit the conversion of two of the existing large accessory structures on the property into a wedding / special events venue. The existing driveway will also be upgraded in order to address safe access policies under Section 3.1 of the Provincial Policy Statement.

**Documents Received and Reviewed by Staff**

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

- Cover Letter, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd., dated June 29, 2022
- Floodplain Analysis, prepared by Greck and Associates, dated June 24, 2022
- Draft Zoning By-law and Schedule
- Conceptual Site plan, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd., dated April 25, 2022
- Topographic Survey, prepared by E.R. Garden Limited, dated March 28, 2022
- Planning Justification Report, prepared by Michael Smith Planning Consultants; Development Coordinators Ltd., dated June 2022
- Functional Servicing Report, prepared by Greck and Associates, dated June 27, 2022

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our MOU with Town of Georgina and the Regional Municipality of York. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

We note that LSRCA planning staff were involved in a pre-consultation and provided comments to the applicant/municipality dated December 3, 2020 in advance of the receipt of the application.

### **Recommendation**

Based upon our review of the submitted information in support of the application, 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 have no objection to the approval of this application for Zoning By-law Amendment.

### **Site Characteristics**

The subject property is approximately 64.47 hectares (159.31 acres) in size and is located south of Highway 48 and west of Stoney Batter Road within the Town of Georgina. The subject property currently contains an existing single detached dwelling and four (4) accessory buildings which are used for agriculture. The subject land is currently zoned 'Rural (RU)' per Map No. 1, of Schedule 'A' to Town of Georgina Comprehensive Zoning By-law 500, as amended.

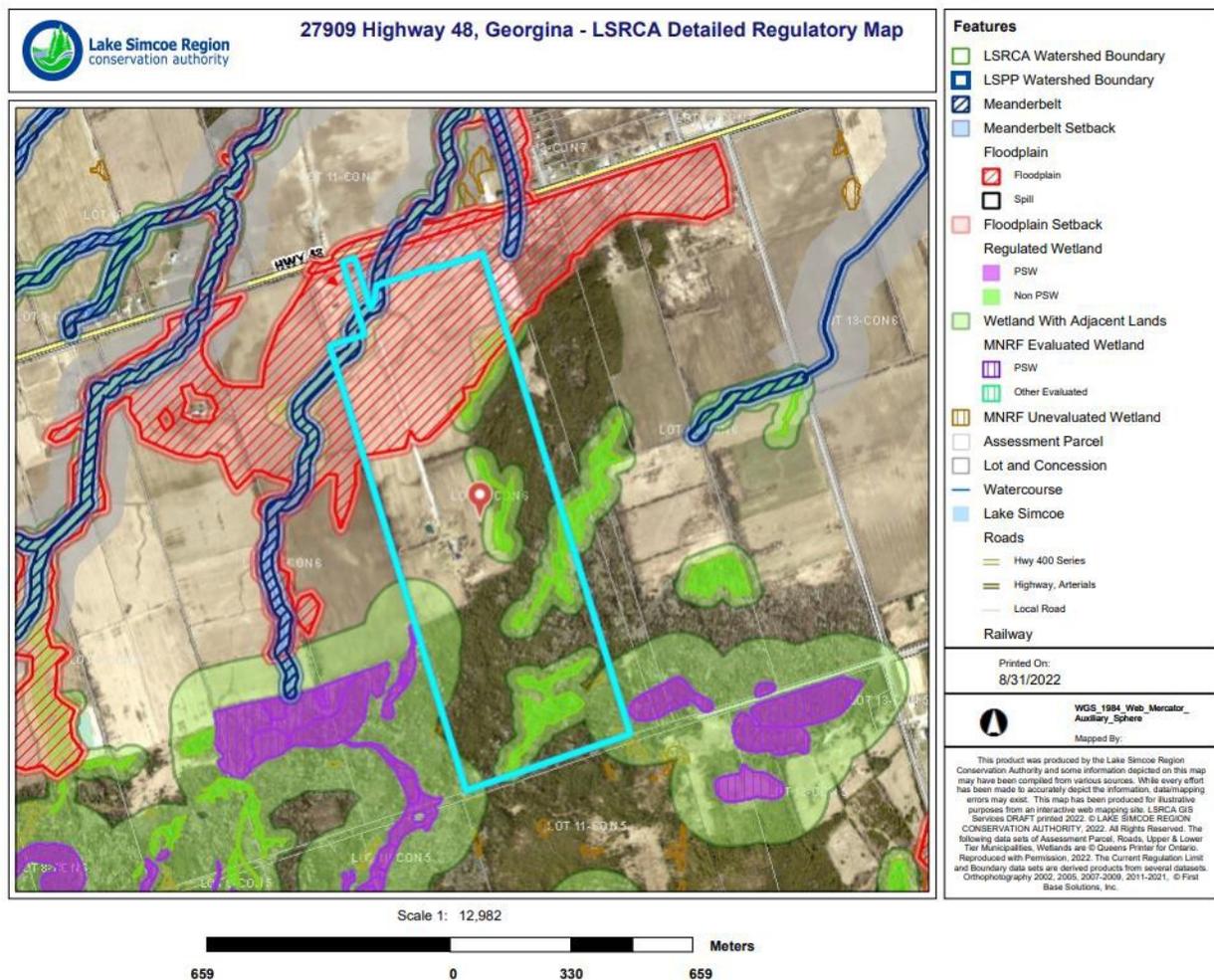
The Town of Georgina's Official Plan provides the following:

- Within the Greenlands System
- Within the Greenbelt Plan Area Boundary
- Within the Countryside Area
- Within the Agricultural Protection Area and Environmental Protection Area designations
- Identified as containing a Woodland, Wetland, Watercourse/Waterbody
- Identified within a River Valley Corridor
- Within a Highly Vulnerable Aquifer
- Within a Significant Groundwater Recharge Area and an Ecologically Significant Groundwater Recharge Area
- Within a Hazard Land\* (Floodplain, Meander belt, Steep Slope, Wave Uprush)

Current environmental mapping provides the the following for the subject property:

- Within the Protected Countryside designation of the Greenbelt Plan (note: the south portion of the site is within the Natural Heritage System of the Protected Countryside designation)
- Identified as containing key hydrologic features (i.e. wetland, permanent or intermittent stream), a key natural heritage feature (i.e. significant woodland, wetland) and their associated minimum vegetation protection zones

- A portion of the property is within an area governed by Ontario Regulation 179/06 as made by the *Conservation Authorities Act*. Please see a detailed regulatory map below. This is representative of:
  - An Unevaluated Wetland and its associated adjacent lands (please note that these wetlands may be complexed as a provincially significant wetland)
  - Riverine flooding during a Regional Storm Event associated with a tributary of Virginia Creek C
  - Meander belt erosion hazard associated with a tributary of Virginia Creek C



**Delegated Responsibility and Statutory Comments:**

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). Based on a review of the submitted materials and current environmental mapping, the application is consistent with Section 3.1 of the PPS. This is because the existing accessory buildings and single detached dwelling are located outside the floodplain hazard, and it has been demonstrated through a Floodplain Analysis (Greck and Associates, June 2022) that safe access standards to the buildings can be met by raising the existing driveway which will require a permit from the LSRCA.

DS-2022-0077  
Page 5 of 7  
Attachment 8  
27909 Hwy 48 (03.1170)

2. LSRCA has reviewed the application 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.

Ontario Regulation 179/06 applies to the subject property. A permit from the Lake Simcoe Region Conservation Authority will be required prior to any development or site alteration taking place within the LSRCA regulated area and prior to issuance of a municipal building permit. **This includes the area of the driveway works proposed to meet safe access requirements and therefore a permit from the LSRCA will be required.**

#### **Advisory Comments**

3. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina and Regional Municipality of York in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

LSRCA planning staff recommend that the natural heritage features as seen on Schedule B1 of the Town of Georgina Official Plan be re-zoned as 'Environmental Protection', 'Open Space' or similar, to ensure protection of the natural heritage features and their associated buffers in perpetuity. However, LSRCA staff acknowledge that the Town is updating Zoning By-law No. 500 to bring it into conformity with the policies, permitted uses and land use designations of the Town's Official Plan. The proposal included a proposed zoning by-law amendment (ZBA) that would delete the Countryside Area from Zoning By-law No. 500 and a zoning by-law that would establish a new Countryside Zoning By-law – comprehensive Zoning By-law for the Town's Countryside Area. We defer this comment to this Town-wide process accordingly.

#### **Summary**

Based upon our review of the submitted information in support of the application, 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 have no objection to the approval of this application for Zoning By-law Amendment.

Given the above comments, it is the opinion of the LSRCA that:

1. The application has demonstrated consistency with Section 3.1 of the Provincial Policy Statement.
2. Ontario Regulation 179/06 applies to the subject property. A permit from the Lake Simcoe Region Conservation Authority will be required prior to any development or site alteration taking place within the LSRCA regulated area.

3. The Owner has paid all outstanding LSRCA application fees associated with an application for Zoning By-law Amendment in accordance with the approved Fees Policy under the *Conservation Authorities Act*.

Should you have any questions concerning these comments, please contact the undersigned and reference the above file numbers in correspondence. Please advise our office of any decision made with regard to this matter.

Sincerely,



Laura Tafreshi  
Planner I  
Lake Simcoe Region Conservation Authority (LSRCA)

**THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK**

**BY-LAW NUMBER 500-2022-00XX**

A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to Sections 34 and 37 of the Planning Act, R.S.O., 1990, c.P.13, as amended, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 1, Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbols from 'RU' to 'RU-XXX' on lands described as Part of Lot 11, Concession 6 (G), shown in heavy outline and designated 'RU-XXX' on Schedule 'A' attached hereto.
  
2. That Section 28.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500, as amended, is hereby further amended by adding after Subsection 28.5.XXX the following:

<b>"28.5.XXX</b>	<b>Part Lot 11, Concession 6 (G)</b>	<b>'RU-XXX'</b>
	<b>27909 Highway 48</b>	<b>(Map 1)</b>

On lands shown in heavy outline and designated 'RU-XXX' on Schedule 'A' attached hereto the following provision shall apply:

- a) Notwithstanding Section 28.2, an Events Venue shall be a permitted use.
- b) For the purposes of this amendment an Events Venue shall mean *"a building or buildings used for the hosting of weddings, family reunions,*

*anniversary parties and other similar events. Such uses may include an area for catering preparation and storage, but may not contain a commercial kitchen for cooking or serving the travelling public. The use may also include the outdoor use of the property for wedding ceremonies.”*

- c) The maximum size of an event venue shall be 310m<sup>2</sup>.
- d) Notwithstanding 5.25, the minimum number of parking spaces shall be 27.

**READ** a first, second and third time and finally passed this    day of                    , 2022.

\_\_\_\_\_  
Margaret Quirk, Mayor

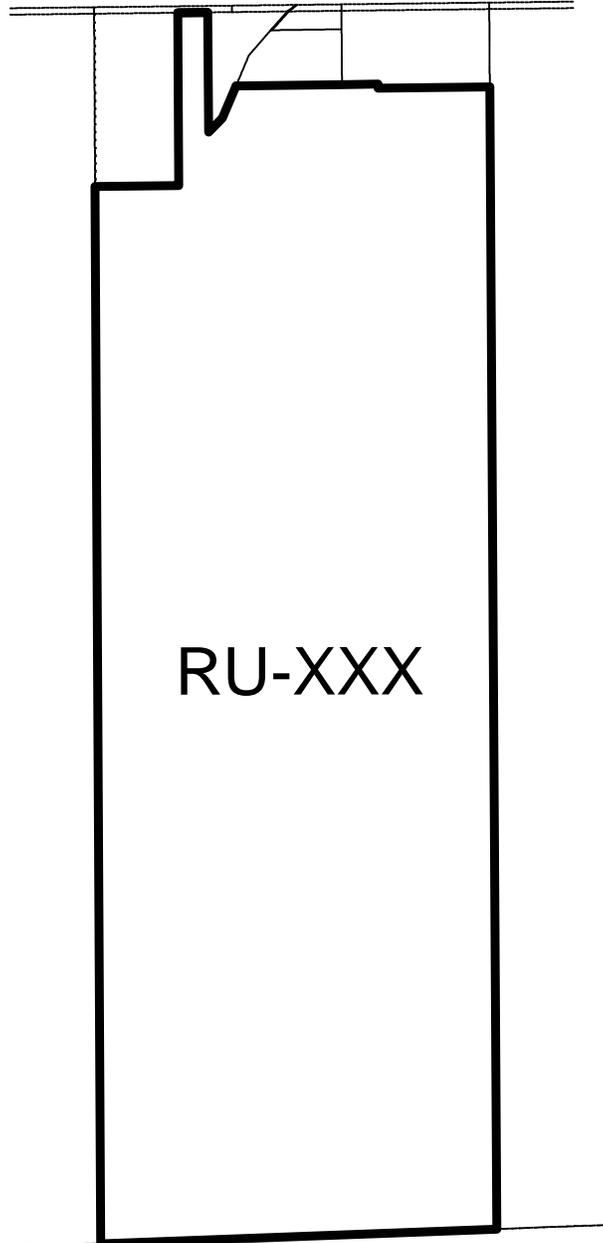
\_\_\_\_\_  
Rachel Dillabough, Clerk

PART OF LOT 11  
CONCESSION 6  
TOWN OF GEORGINA  
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE 'A' TO  
BY-LAW \_\_\_\_\_  
PASSED THIS \_\_\_ DAY OF  
\_\_\_\_\_ 2022

\_\_\_\_\_  
CLERK  
\_\_\_\_\_  
MAYOR

HIGHWAY 48



RU-XXX

SCHEDULE 'A' TO BY-LAW 500-2022

DS-2022-0077  
Page 3 of 3  
Attachment 9  
27909 Hwy 48 (03.1170)