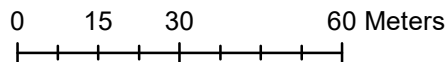




LOCATION MAP



SUBJECT LAND



Attachment 1
A22-23 (12 Second St)
Pg 1 of 1

SITE PLAN

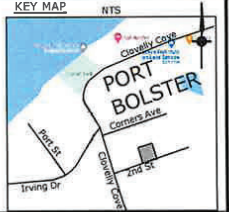
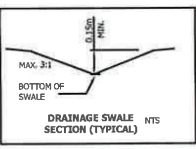
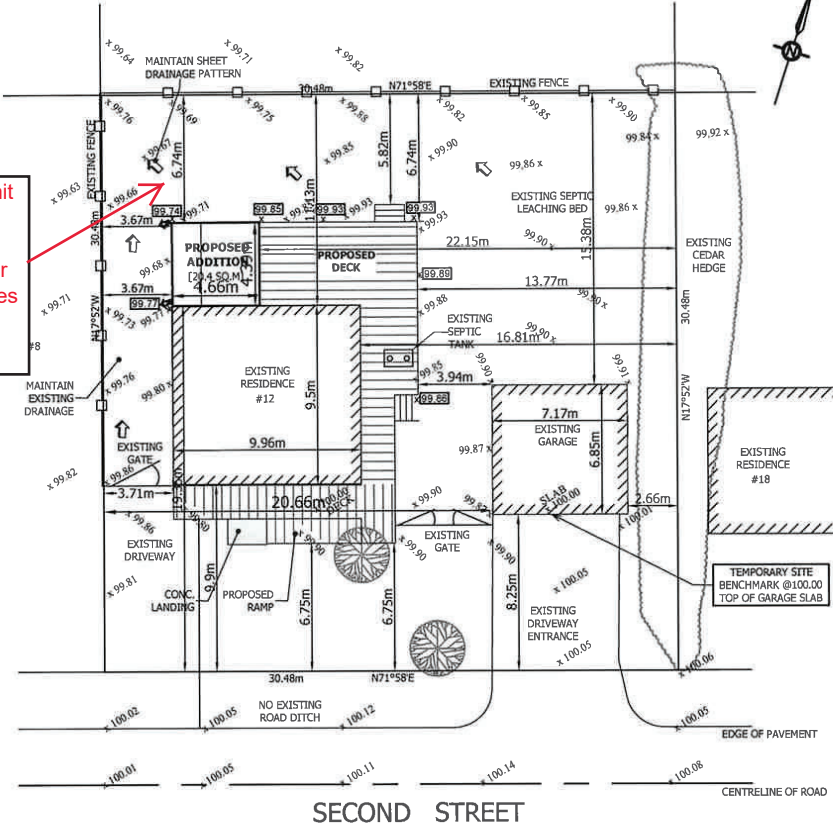
GENERAL NOTES:

1. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
3. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
4. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
5. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED TOWARDS THE ROAD DITCH;
6. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED (IF REQUESTED) TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE;
7. EXISTING DRAINAGE PATHS OF ADJOINING LANDS SHALL NOT BE ALTERED;
8. ALL EXCESS FILL MATERIALS SHALL BE REMOVED FROM THE SITE;
9. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE APPROVED PERMIT AND GRADING PLANS.

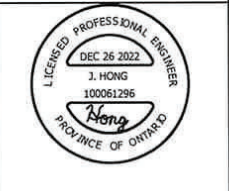
SITE GRADING PLAN
- BUILDING ADDITION
- DECK

LOT AREA:	929 sq.m
EX HSE:	94.8 sq.m
EX GARAGE:	49.0 sq.m
PROP ADDITION:	20.4 sq.m
TOTAL:	164.2 sq.m
LOT COVERAGE:	17.7%

Section 6(e): To permit a minimum rear yard setback of 6.74 metres, whereas a minimum rear yard setback of 12 metres is required.



- LEGEND**
- EXISTING ELEVATIONS
 - SWALE ELEVATIONS
 - PROPOSED ELEVATIONS
 - ROOF DOWNSPOUTS
 - SWALE DIRECTIONS
 - SURFACE DRAINAGE DIRECTIONS
 - UTILITY POLE
 - EXISTING TREE



JOHNSON RESIDENCE
LOT 21, R PLAN 140
#12 SECOND STREET
TOWN OF GEORGINA

SITE GRADING PLAN
- ADDITION & DECK

BJH Engineering Ltd.
#25944 WOODBINE AVENUE,
KESWICK, ONT. L4P 0L1
phone: 1.888.530.0699
email: bjhongconsulting@gmail.com
www.bjhengineering.ca

PROJECT NO.: **22-1835**
DRAWING NO.: **GP-1**
Date: DEC 2022
Scale: 1 : 200
Designed By: BH
Drawn By: BH

Attachment 2
A22-23 (12 Second St)
Pg 1 of 1

SITE PHOTOS

12 Second St
Facing West



Attachment 3
A22-23 (12 Second St)
Pg 1 of 5

12 Second St
Facing North



Attachment 3
A22-23 (12 Second St)
Pg 2 of 5

12 Second St
Facing West



Attachment 3
A22-23 (12 Second St)
Pg 3 of 5

12 Second St
Facing East



Attachment 3
A22-23 (12 Second St)
Pg 4 of 5

12 Second St
Facing North



Attachment 3
A22-23 (12 Second St)
Pg 5 of 5

Consolidated Comments for A22-23 - 12 Second Street

Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Building/Zoning Examiners		
Clerks Division		
Community Services		
Development Engineering	November 14, 2023	<p>The Development Engineering Division has no objection to Minor Variance Application No. A22-23, subject to the following condition(s) being fulfilled to the Engineering Development Division's satisfaction:</p> <p>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 2022-0038 (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.</p> <p>- A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.</p>
Economic Development	November 10, 2023	No Comments
Georgina Fire Department	November 16, 2023	No Comments
Municipal Law	November 10, 2023	No Comments
Operations & Infrastructure	November 10, 2023	No Comments
Policy Planning		
Tax & Revenue	November 10, 2023	No Comments
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	November 10, 2023	No comments
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers	November 10, 2023	No Comments
Southlake Regional Health Centre		
York Catholic District School Board		
York Region - Community Planning & Development Services	November 16, 2023	No Comments
York Region District School Board		
York Regional Police		