



LOCATION MAP

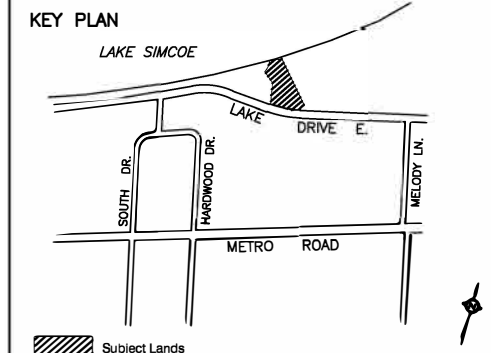
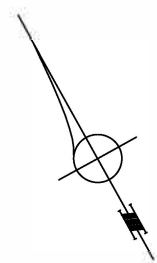


SUBJECT LAND

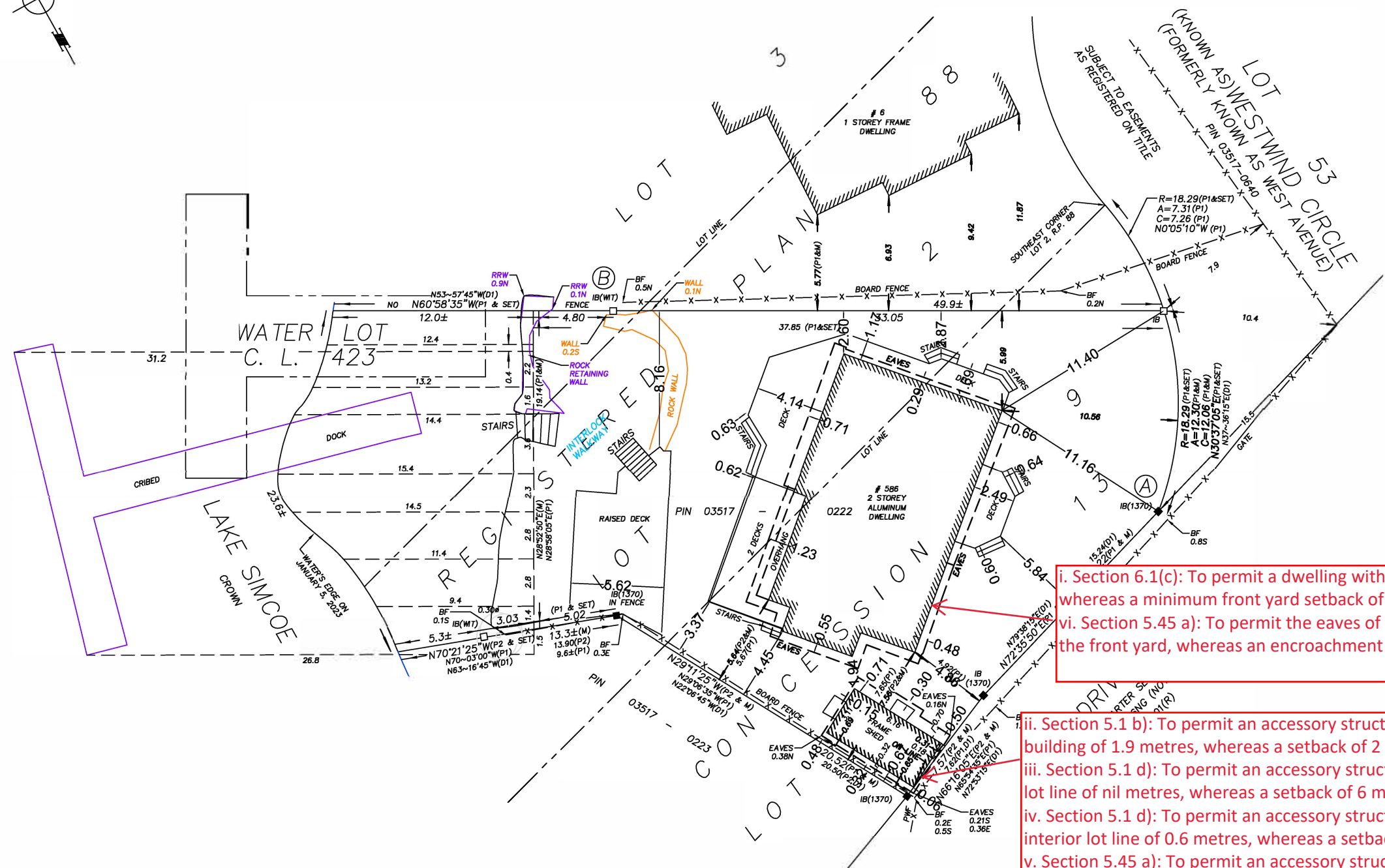
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Subject Lands - 1072m²



i. Section 6.1(c): To permit a dwelling with a front yard setback of 4.8 metres, whereas a minimum front yard setback of 6 metres is required

vi. Section 5.45 a): To permit the eaves of a dwelling to encroach 0.7 metres into the front yard, whereas an encroachment of 0.5 metres is permitted

ii. Section 5.1 b): To permit an accessory structure with a setback from the main building of 1.9 metres, whereas a setback of 2 metres is required

iii. Section 5.1 d): To permit an accessory structure with a setback from the front lot line of nil metres, whereas a setback of 6 metres is required

iv. Section 5.1 d): To permit an accessory structure with a setback from the interior lot line of 0.6 metres, whereas a setback of 1 metre is required

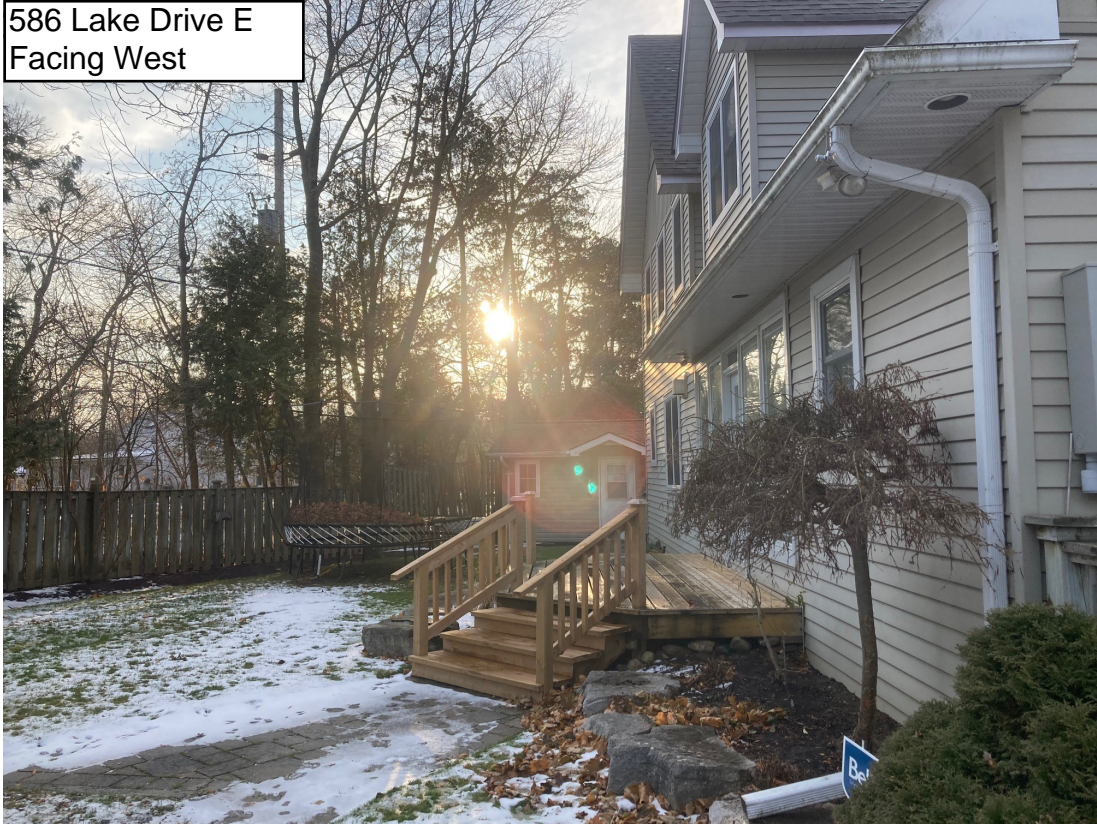
v. Section 5.45 a): To permit an accessory structure eaves encroach 0.6 metres into the interior lot line and project into the road allowance by 0.38 metres whereas an encroachment of 0.5 metres is permitted

CONCEPTUAL SITE PLAN

Michael Smith		PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.	
Drawn by: VT	Date: JULY 24, 2023	Drawing Number: 1402-00	
Checked by: M.R.E.S.	Scale:		
Approved by: M.R.E.S.			

SITE PHOTOS

586 Lake Drive E
Facing West



586 Lake Drive E
Facing South



586 Lake Drive E
Facing West



586 Lake Drive E
Facing North



Department/Agency	Date Received	Response
Building Division	December 1, 2023	On municipal water and sewer, No Objections
Building/Zoning Examiners		
Clerks Division		
Community Services		
Development Engineering	December 1, 2023	No Objections
Economic Development	December 1, 2023	No Objections
Georgina Fire Department		
Municipal Law	November 24, 2023	No Comments
Operations & Infrastructure	November 30, 2023	Road Widening will be taken on the south side of Lake Drive to keep in line with the existing widening The Operations and Infrastructure Department will not be entering into an encroachment agreement for the existing encroachment
Policy Planning		
Tax & Revenue	November 23, 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 29, 2023	See attached
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 23, 2023	No Comments
Southlake Regional Health Centre		
York Catholic District School Board		
York Region - Community Planning & Development Services		
York Region District School Board	November 27, 2023	No Comments
Durham Region		
York Regional Police		



Sent via e-mail: mka@georgina.ca

November 29, 2023

Municipal File No.: A20-23
LSRCA File No.: VA-190712-112323

Matthew Ka
Secretary-Treasurer to the Committee of Adjustment
Town of Georgina
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Mr. Ka,

Re: Application for Minor Variance
586 Lake Drive East
Town of Georgina
Owner: R+H SOL INC. (c/o Harvey Solorsh)
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the applicant is proposing to legalize an existing detached dwelling and accessory structure (shed) on the subject land. The applicant is seeking relief from the following sections of the Town of Georgina's Zoning By-law No. 500, as amended:

- **Section 6.1(c)** of the By-law which requires a minimum front yard setback of 6 metres, whereas the proposal is requesting a front yard setback of 4.8 metres;
- **Section 5.1(b)** of the By-law which requires a setback from the main building of 2 metres, whereas the proposal is requesting a setback from the main building of 1.9 metres;
- **Section 5.1(d)** of the By-law which requires a setback of an accessory structure from the front lot line to be 6 metres, whereas the proposal is requesting a setback of 0 metres;
- **Section 5.1(d)** of the By-law which requires a setback of an accessory structure from the interior lot line to be 1 metre, whereas the proposal is requesting a setback of 0.6 metres;
- **Section 5.45(a)** of the By-law which restricts the eaves of an accessory structure to encroach into the interior lot line and project into the road allowance by 0.5 metres, whereas the proposal is requesting to encroach 0.6 metres into the interior lot line and 0.38 metres into the road allowance;
- **Section 5.45(a)** of the By-law which restricts the eaves of a dwelling to encroach into the front yard by 0.5 metres, whereas the proposal is requesting to encroach 0.7 metres into the front yard.

Documents Received and Reviewed by Staff

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

- Notice of Hearing Agency Circulation (dated November 22, 2023)

Staff have 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 (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 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 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*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is generally consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

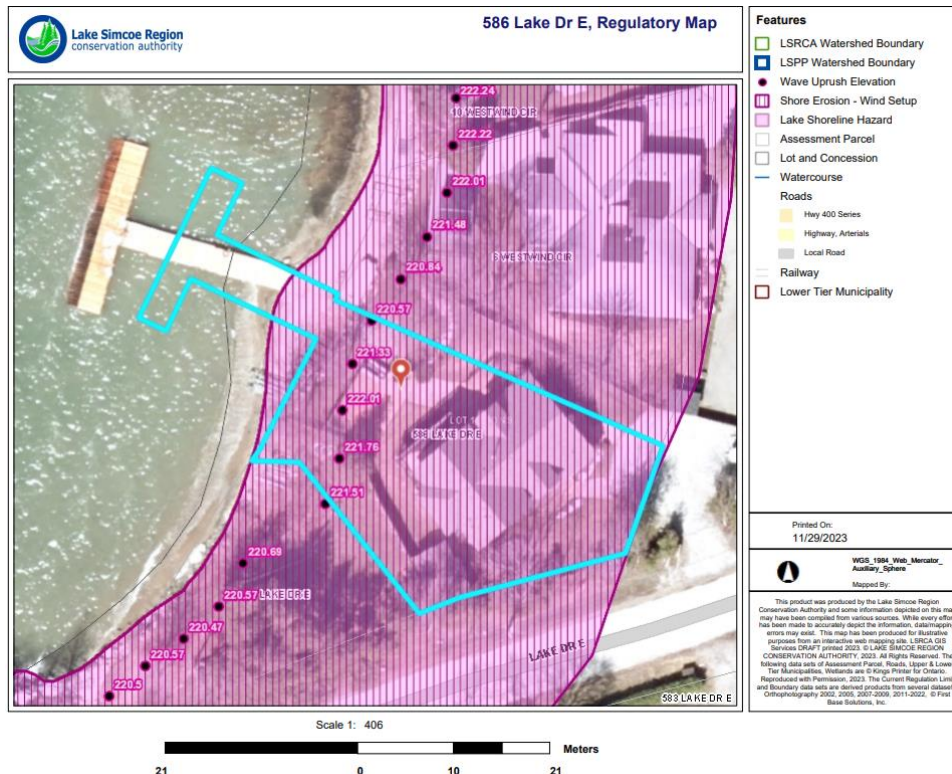
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
- That the Applicant/Owner shall prepare and complete a Planting Plan for the shoreline area, to the satisfaction of the LSRCA. Please contact the LSRCA to assist in scoping this requirement;
- That the Applicant/Owner successfully obtain a permit or written clearance from the LSRCA.

Site Characteristics

The subject land is approximately 0.11 hectares (0.26 acres) and is located north of Lake Drive East and west of Westwind Circle within the Town of Georgina. The subject land is within the “Serviced Lakeshore Residential Area” as per Schedule A2 of the Town of Georgina Official Plan. The subject land is zoned “Residential” (R) as per Map 5 of Schedule A of the Town of Georgina’s Zoning By-law No. 500, as amended.

Existing mapping indicates the following:

- The subject property is entirely regulated by the LSRCA under Ontario Regulation 179/06 for shoreline flooding and erosion hazards. Please see a detailed regulatory map below.



Please note: LSRCA staff have not attended any site meetings at this location related to the subject applications.

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). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). Based on the information submitted as part of this application, the proposal is generally consistent with 3.1 of the PPS.
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. Please contact LSRCA Regulations staff to obtain a retroactive permit or written clearance for the constructed dwelling and shed. Should any future development or site alteration be proposed on the subject land, a permit from the LSRCA will be required.

Advisory Comments

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

Lake Simcoe Protection Plan, 2009 (LSPP)

As per 6.2-DP of the LSPP, *“the minimum vegetation protection zone (MVPZ) in a shoreline built-up area is 30 metres from the Lake Simcoe shoreline.”*

As per 6.11-DP, *“a proposal for development or site alteration is permitted within 30 metres of the Lake Simcoe shoreline... the proposal for development or site alteration shall comply with the following where applicable:*

- a. Maintain, and where possible, increase or improve fish habitat in the Lake, stream or wetland, and any adjacent riparian areas;*
- b. To the extent possible, enhance the ecological features and functions associated with the Lake, stream or wetland;*
- c. Minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and*
- d. Integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both wildlife habitat and a movement corridor.”*

The structures were constructed within the MVPZ of Lake Simcoe, therefore a shoreline planting plan is required, to the satisfaction of the LSRCA. Plantings are required to be native and self-sustaining. Enclosed is a list of plants native to the Lake Simcoe watershed.

Summary

Based on our review of the submitted information in support of this application, the proposal is generally consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Minor Variance.

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. A Planting Plan prepared to the satisfaction of the LSRCA is required;
3. Ontario Regulation 179/06 applies to the subject site. A permit or written clearance from the LSRCA will be required.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,

A handwritten signature in blue ink that reads "J. Lim." with a period at the end. The signature is written in a cursive style.

Jessica Lim
Planning Analyst
Lake Simcoe Region Conservation Authority (LSRCA)

lake simcoe native plants

PLANT HARDINESS ZONE The *Plant Hardiness Zones* are the specific areas where various types of trees, shrubs and flowers will most likely survive. It is based on the average climatic conditions of each area. Most of the Lake Simcoe watershed is located in Zone 5a. You can look up your plant hardiness zone on Agriculture and Agri-Food Canada's Website. <http://sis.agr.gc.ca/cansis/nsdb/climate/hardiness/intro.html>

The following is a sample of species that are native to the Lake Simcoe watershed:

TREES

Black Willow	<i>Salix nigra</i>
Large Toothed Aspen	<i>Populus grandidentata</i>
Red Maple	<i>Acer rubrum</i>
Red Oak	<i>Quercus rubra</i>
Silver Maple	<i>Acer saccharinum</i>
Sugar Maple	<i>Acer saccharum</i>
Tamarack	<i>Larix laricina</i>
White Ash	<i>Fraxinus americana</i>
White Birch	<i>Betula papyrifera</i>
White Cedar	<i>Thuja occidentalis</i>
White Pine	<i>Pinus strobus</i>
White Spruce	<i>Picea glauca</i>

VINES

Bittersweet	<i>Celastrus scandens</i>
Riverbank Grape	<i>Vitis riparia</i>
Virgin's Bower	<i>Clematis virginiana</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Wild Cucumber	<i>Echinocystis lobata</i>

SHRUBS

Bush Honeysuckle	<i>Diervilla lonicera</i>
Chokecherry	<i>Prunus virginiana</i>
Elderberry	<i>Sambucus canadensis</i>
Highbush Cranberry	<i>Viburnum trilobum</i>
Hobblebush	<i>Viburnum lantanoides</i>
Meadow Sweet	<i>Spirea alba</i>
Nannyberry	<i>Viburnum lentago</i>
Ninebark	<i>Physoparbus opulifolius</i>
Pussy Willow	<i>Salix discolor</i>
Red Osier Dogwood	<i>Cornus sericea</i>
Serviceberry	<i>Amelanchier Spp</i>
Snowberry	<i>Symphoricarpos albus</i>
Staghorn Sumac	<i>Rhus typhina</i>
Swamp Rose	<i>Rosa palustris</i>
Wild Black Current	<i>Ribes americanum</i>
Winterberry	<i>Ilex verticillata</i>
Yew	<i>Taxus canadensis</i>



SUN PLANTS

Black-eyed Susan	<i>Rudbeckia hirta</i>
Butterfly Milkweed	<i>Asclepias tuberosa</i>
Cylindric Blazing Star	<i>Liatris cylindracea</i>
Evening Primrose	<i>Oenothera biennis</i>
False Sunflower	<i>Heliopsis helianthoides</i>
Foxglove Beardtongue	<i>Penstemon digitalis</i>
Giant Hyssop	<i>Agastache foeniculum</i>
Hairy Beardtongue	<i>Penstemon hirsutus</i>
Heath Aster	<i>Aster ericoides</i>
Hoary Vervain	<i>Verbena stricta</i>
Lance-leaved Coreopsis	<i>Coreopsis lanceolata</i>
New England Aster	<i>Aster novae-angliae</i>
Prarie Smoke	<i>Geum triflorum</i>
Silverrod	<i>Solidago bicolor</i>
Wild Bergamont	<i>Monarda fistulosa</i>
Wild Columbine	<i>Aquilegia canadensis</i>
Wild Geranium	<i>Geranium maculatum</i>
Wild Lupine	<i>Lupinus perennis</i>

SHADE PLANTS

Solomon's Seal	<i>Polygonatum biflorum</i>
Wild Ginger	<i>Asarum canadense</i>
Woodland Sunflower	<i>Helianthus divaricatus</i>
Zig Zag Goldenrod	<i>Solidago flexicaulis</i>

GRASSES

Big Bluestem	<i>Andropogon gerardii</i>
Bottlebrush Grass	<i>Hystrix patula</i>
Canada Wild Rye	<i>Elymus canadensis</i>
Indian Grass	<i>Sorghastrum nutans</i>
Sideoats Gramma	<i>Bouteloua curtipendula</i>

GROUND COVER

Barren Strawberry	<i>Waldsteina fragaroides</i>
Bearberry	<i>Arctostaphylos uva-ursi</i>
False Salomon's Seal	<i>Smilacina racemosa</i>
Polypoda Fern	<i>Polypodium virginianum</i>
Wild Strawberry	<i>Fragaria virginiana</i>
Woodland Strawberry	