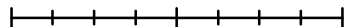


## LOCATION MAP



**SUBJECT LAND**

0 10 20 40 Meters

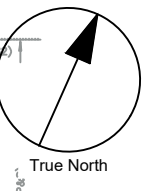


N



Attachment 1  
B05-23 & A27-23 (50 Pinery  
Lane)  
Pg 1 of 1

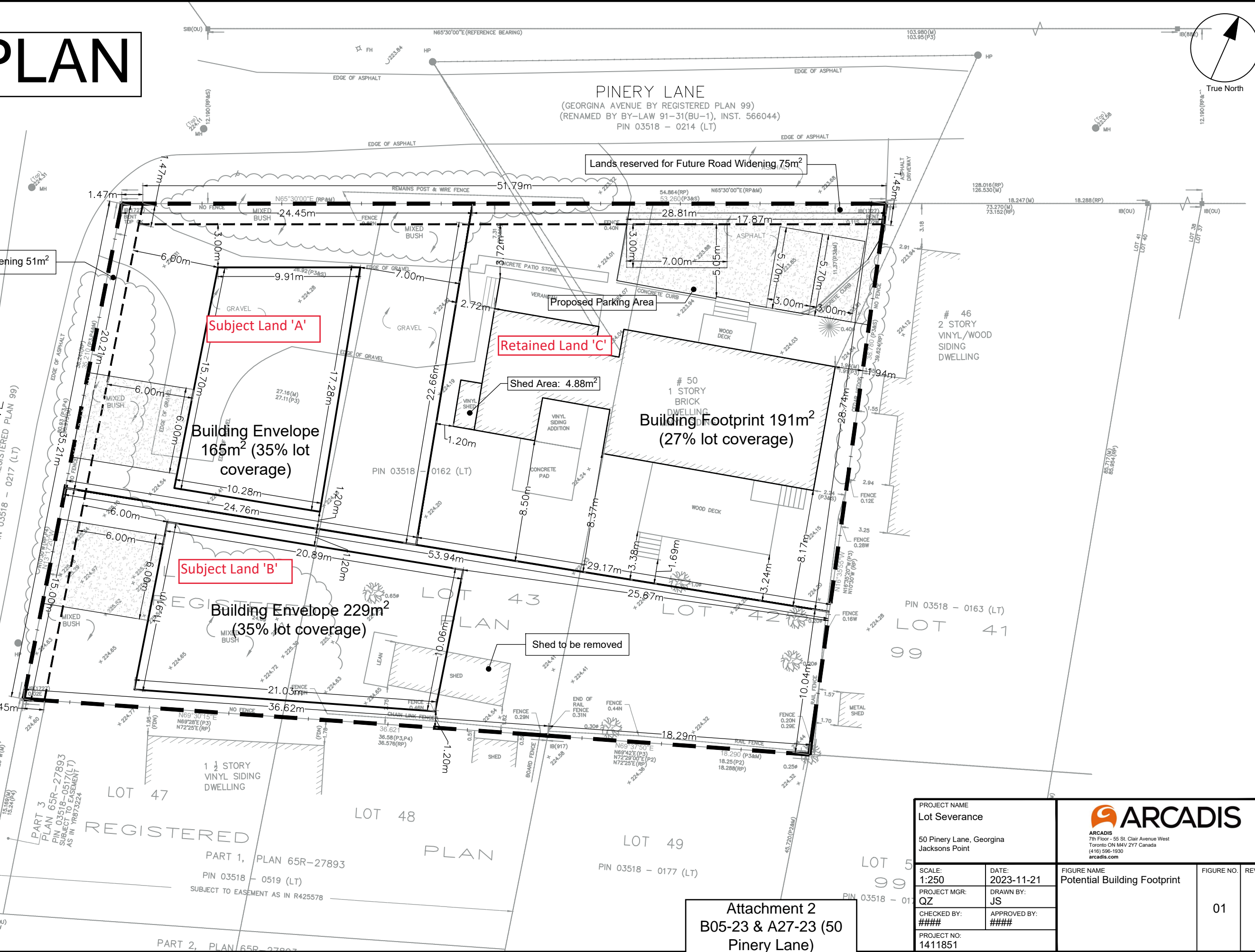
# SITE PLAN



Lands reserved for Future Road Widening 51m<sup>2</sup>

Lands reserved for Future Road Widening 75m<sup>2</sup>

(KNOWN AS) THOMPSON DRIVE  
(JACKSON POINT AVENUE BY REGISTERED PLAN 99)  
PIN 03518 - 0217 (LT)

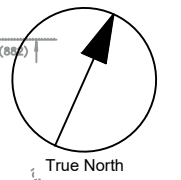


Attachment 2  
B05-23 & A27-23 (50  
Pinery Lane)  
Pg 1 of 1

PROJECT NAME Lot Severance		 ARCADIS 7th Floor - 55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada (416) 596-1930 arcadis.com		
50 Pinery Lane, Georgina Jacksons Point				
SCALE: 1:250	DATE: 2023-11-21	FIGURE NAME Potential Building Footprint	FIGURE NO. 01	REVISION 04
PROJECT MGR: QZ	DRAWN BY: JS			
CHECKED BY: ####	APPROVED BY: ####			
PROJECT NO: 1411851				

File Location: C:\Users\Justin Sharp\OneDrive - ARCADIS\Documents\141851\_Pinery Lane\CAD\1411851\_Pinery Lane\_Sev\_2023-10-11.dwg  
 Last Saved: November 21, 2023, by Justin Sharp  
 Plotted: Tuesday, November 21, 2023 2:36:35 PM by Justin Sharp  
 SCALE CHECK  
 10mm  
 1 in

# SITE PLAN



Section 5.45 (a): To permit a front yard encroachment of 2.33 meters for an unclosed verandah, whereas a maximum encroachment of 2 metres is permitted.

Section 5.28(i): To permit a maximum lot frontage for a parking area that is 62%, whereas a maximum parking area lot frontage of 55% is permitted.

Section 5.28(i): To permit a maximum parking area width that is 17.87 metres, whereas a parking area maximum width of 9 metres is required.

Section 5.28(b): To permit a detached dwelling with a minimum of 2 parking spaces, whereas a minimum of 3 parking spaces are required.

Section 5.45(a): To permit a rear yard encroachment of 5.31 metres for an unclosed wood deck and stairs, whereas a maximum encroachment of 3 metres is permitted.

Lands reserved for Future Road Widening 51m<sup>2</sup>

Lands reserved for Future Road Widening 75m<sup>2</sup>

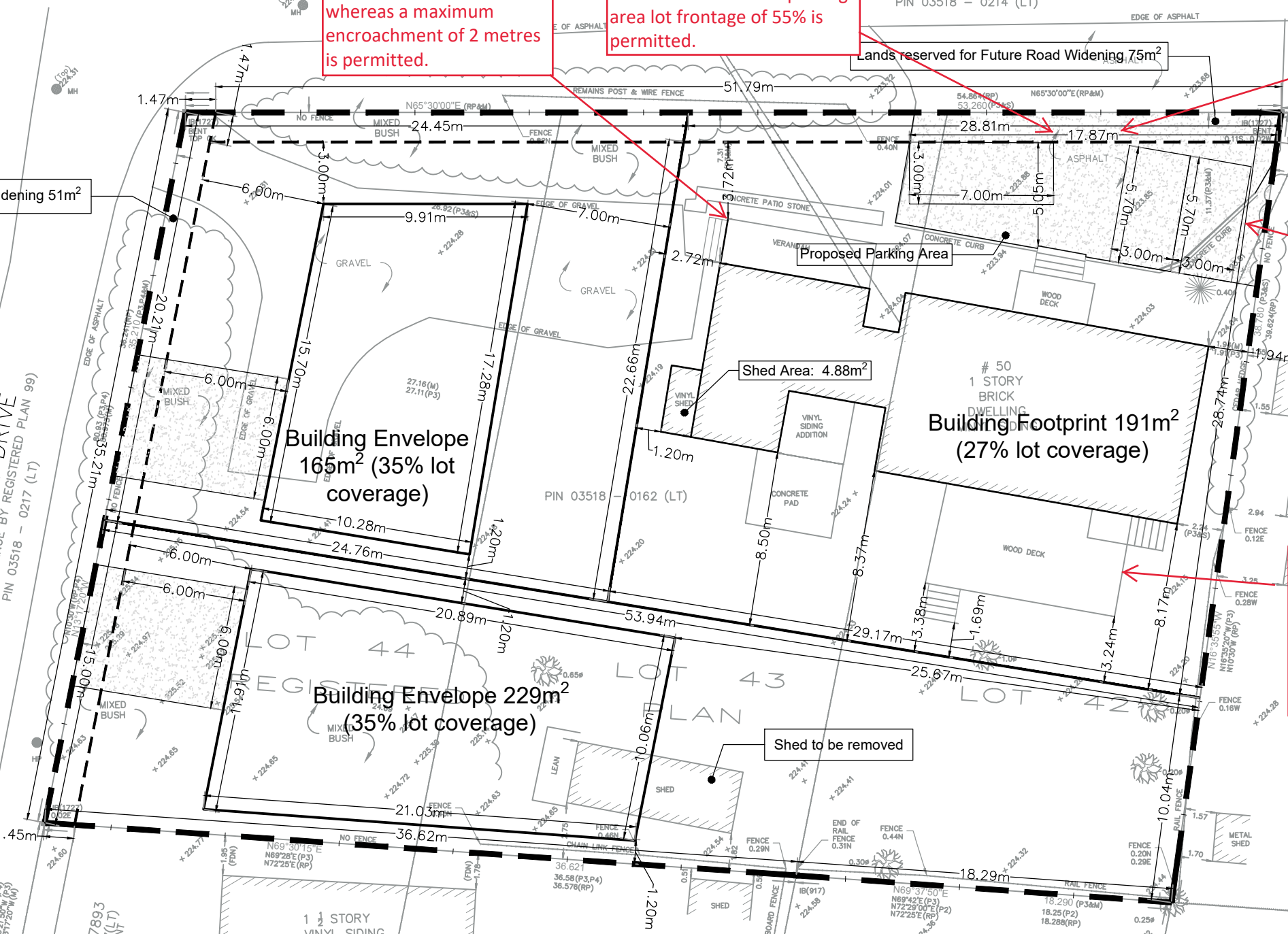
(KNOWN AS) THOMPSON DRIVE  
(JACKSON POINT AVENUE BY REGISTERED PLAN 99)  
PIN 03518 - 0217 (LT)

PART 3  
PLAN 65R-27893  
PIN 03518-0517(LT)  
SUBJECT TO EASEMENT  
AS IN YR87322+

REGISTERED  
PART 1, PLAN 65R-27893  
PIN 03518 - 0519 (LT)  
SUBJECT TO EASEMENT AS IN R425578

LOT 49  
PIN 03518 - 0177 (LT)

LOT 5  
PIN 03518 - 0178 (LT)



Attachment 3  
B05-23 & A27-23 (50  
Pinery Lane)  
Pg 1 of 1

PROJECT NAME Lot Severance				
50 Pinery Lane, Georgina Jacksons Point				
SCALE: 1:250	DATE: 2023-11-21	FIGURE NAME Potential Building Footprint	FIGURE NO. 01	REVISION 04
PROJECT MGR: QZ	DRAWN BY: JS			
CHECKED BY: ####	APPROVED BY: ####			
PROJECT NO: 1411851				

File Location: C:\Users\justin\_sharp\OneDrive - ARCADIS\Documents\1411851\_Pinery Lane\CAD\1411851\_Pinery Lane\_Sev\_2023-10-11.dwg  
 Last Saved: November 21, 2023, by Justin Sharp  
 Plotted: Tuesday, November 21, 2023 2:36:35 PM by Justin Sharp  
 SCALE CHECK  
 10mm  
 1 in

# Site Photos

50 Pinery Lane  
Facing South



50 Pinery Lane  
Facing East



50 Pinery Lane  
Facing West



50 Pinery Lane  
Facing North



50 Pinery Lane  
Facing East



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	<p>The Development Engineering Division has the following comments for Consent Application No. B05-23:</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 'A', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same.</li> <li>2. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'B', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same.</li> <li>3. The Owner shall convey 1.404m of land to the Town to facilitate a road widening across the full frontage of the site (fronting onto Pinery Lane). The road widening shall provide an ultimate road width of 15m as outlined in Sec 5 of Town of Georgina By-Law 500, , to the satisfaction of the Town's Development Engineering Division.</li> <li>4. The Owner shall convey 1.404m of land to the Town to facilitate a road widening across the full frontage of the site (fronting onto Thompson Drive). The road widening shall provide an ultimate road width of 15m as outlined in Sec 5 of Town of Georgina By-Law 500, , to the satisfaction of the Town's Development Engineering Division.</li> <li>5. 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, and sanitary</li> </ol>                             All to the satisfaction of the Town's Development Engineering Division.                         </li> </ol>
Economic Development	December 1, 2023	No Comments
Georgina Fire Department		
Municipal Law	November 24, 2023	No Comments
Operations & Infrastructure		
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	December 1, 2023	No Comments
Lake Simcoe Region Conservation Authority (LSRCA)	November 23, 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 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		
Development Planning Division	December 1, 2023	That the shed(s) on Subject Land 'B' be removed, to the satisfaction of the Town's Development Planning Division Adherence to the Town's Tree Preservation and Compensation Policy

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 Comments
Economic Development	December 1, 2023	No comments
Georgina Fire Department		
Municipal Law	November 24, 2023	No Comments
Operations & Infrastructure		
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 23, 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 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		