

# LOCATION MAP



**SUBJECT LAND**

0 20 40 80 Meters



N



Attachment 1  
A04-24 44 Edith Street  
Pg 1 of 1

**GENERAL NOTES:**

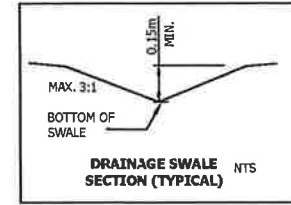
1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE;
2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS;
3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED (IF REQUESTED) TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

LOT AREA: 2,844.7 sq. m  
 HSE FOOTPRINT: 409.9 sq.m (INCL. PORCH)  
 LOT COVERAGE: 14.4%

HOUSE ELEVATIONS:  
 FFF = 102.07  
 TFW = 101.77  
 BS = 99.37  
 USF = 99.22

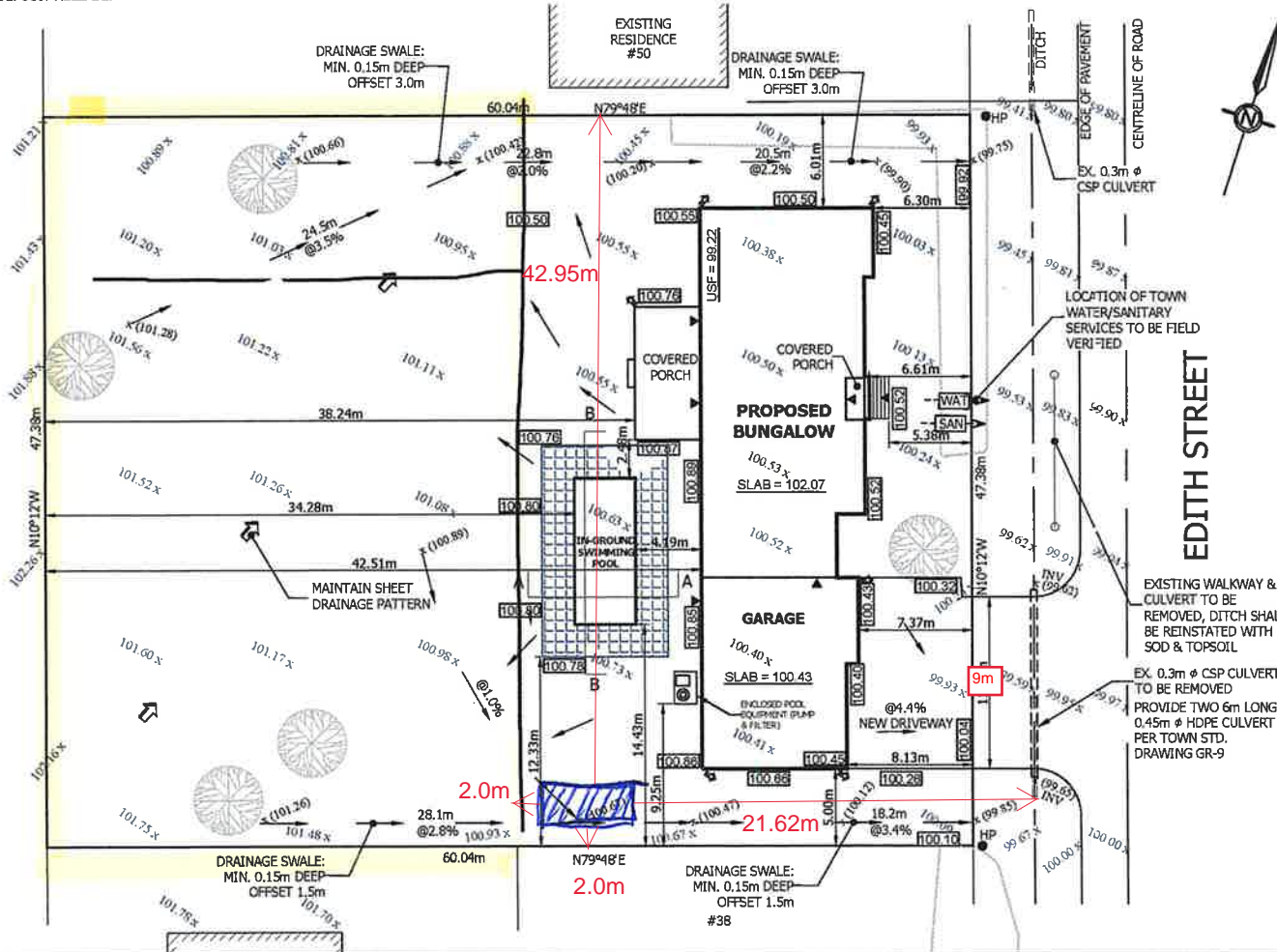
**ENTRANCE SPECIFICATIONS:**  
 - CULVERT MUST BE DUAL-WALL HDPE WITH SMOOTH INTERIOR  
 - 320kPa MIN. STIFFNESS  
 - 400mm DIA. MINIMUM UNLESS APPROVED BY TOWN DEVELOPMENT ENGINEERING  
 - CULVERT MUST BE 0.9M MIN. FROM PL  
 - INSTALLATION AS PER TOWN OF GEORGINA STANDARD DWG. GR-9

NOTE: CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS.



ALL REQUIREMENTS SHALL CONFORM TO TOWN OF GEORGINA BY-LAW 2008-0079 (BU-1)

BRULE LAKEWAY



- LEGEND**
- x 100.02 EXISTING ELEVATIONS
  - x (99.95) SWALE ELEVATIONS
  - 100.02 PROPOSED ELEVATIONS
  - Roof DOWNSPOUTS
  - SWALE DIRECTIONS
  - SURFACE DRAINAGE DIRECTIONS
  - HP HYDRO POLE



LOTS 170 & 171  
 JUDGE'S PLAN  
 #44 EDITH STREET  
 TOWN OF GEORGINA

SITE GRADING DRAINAGE  
 PLAN - SWIMMING POOL

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

PROJECT NO.: **21-1599**  
 DRAWING NO.: **GP-1**  
 Date: OCT 2022  
 Scale: 1 : 300  
 Designed By: BH  
 Drawn By: BH

Attachment 2  
 A04-24 44 Edith St  
 Page 1 of 1

RECEIVED  
 OCT 29 2024

# Site Photos

44 Edith Street  
Facing West



44 Edith St  
Facing West



44 Edith Street  
Facing South



44 Edith St  
Facing East





**GEORGINA**

Development Services Department - Planning Division

**COMMITTEE OF ADJUSTMENT  
CONSENT  
NOTICE OF DECISION**

Hearing Date: **March 18, 2024**

Application Number: **B01-24**

Application Made By:  
**Michael Donald Rogers and Barbara Ann Rogers**

Subject Properties:  
**44 Edith Street  
Concession 9, Part Lot 18, Judges Plan 602, Lot 42  
Roll No.: 097-972**

<p>Attachment 4 A04-24 44 Edith St Page 1 of 5</p>
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In the matter of Section 53 of the *Planning Act*; Zoning By-Law No. 500, as amended:

1. That the Committee of Adjustment **Approve** Consent Application B01-24, as it pertains to the property municipally addressed as 44 Edith Street to sever and convey Subject Land 'A' from Remainder Land 'B', as shown in Attachment 1, to create one (1) new residential building lot.
2. That the approval of Consent application B14-23 be subject to the following **condition(s)**:
  - a. Submission to the Secretary-Treasurer of two (2) white prints of a deposited reference plan of survey to conform substantially with the application, as submitted;
  - b. Submission to the Secretary-Treasurer of a draft deed, in duplicate, conveying Subject Land 'A' from Remainder Land 'B', as shown on Attachment 1;
  - c. Submission to the Secretary-Treasurer of written confirmation from the **Town of Georgina Development Planning Division** that all matters identified in Attachment 4;
  - d. Submission to the Secretary-Treasurer of written confirmation from **Regional Municipality of York** that all matters identified in Attachment 2 have been addressed to the Region's satisfaction have been addressed to the Region's satisfaction; and,
  - e. That the above-noted conditions be fulfilled within two (2) years of the date of the Notice of Decision; and,

REASONS: This Decision reflects that in the opinion of the Committee:


1. The dimensions and shape of the lot are adequate for the uses proposed.
2. The Consent to convey land will not adversely affect the established land uses.
3. A plan of subdivision is not necessary for the proper and orderly development of the land described in the application.

**TAKE NOTICE** that through the circulation and review of this Application, the Town received no written submission from the public, and no verbal submission(s) to the Committee of Adjustment at the public meeting held on March 18, 2024. Submissions received by Staff in advance of the public meeting, were addressed in staff Report No. DS-2024-0013.


**AND TAKE NOTICE** that any and all written submissions relating to this Application that

were made to the Committee of Adjustment before its meeting, and any and all submissions related to this Application that were made at the public meeting, held under the *Planning Act*, have been taken into consideration by the Committee, the effect of which helped the Committee to make an informed decision.


MOVED BY: Chris Burns SECONDED BY: Karen Whitney


SIGNATURE OF CHAIR OF MEETING: 

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION:

  
JOHN ROGERS, CHAIR

  
JOSEPH BONELLO, MEMBER

  
KAREN WHITNEY, MEMBER

  
CHRIS BURNS, MEMBER

  
LYNDA ROGERS, MEMBER

DATED: April 11, 2024

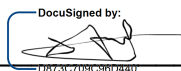
**Consent Application B01-24**

Notice is hereby given that the last day for appealing this decision to the Ontario Land Tribunal (OLT) will be May 1, 2024.

In accordance with Section 53(19) of the *Planning Act*, the Applicant, the Minister, a Specified Person as defined in Section 1(1) of the *Planning Act*, or Public Body who has an interest in appealing the Committee of Adjustment’s Decision regarding a Consent Application must do so within twenty (20) days of the making of the Decision. To file an Appeal with the OLT, please submit ‘Appellant Form (A1)’ setting out the objection to the Decision and the reasons in support of the objection accompanied by payment of the Appeal fee charged by the OLT to the Secretary-Treasurer. For more information regarding the Appeal process, please visit the OLT’s website <https://OLT.gov.on.ca/Appeals-process/>.

*Bill 23, More Homes Build Now Act* has amended section 53(19) to remove third parties appeal changing them to be defined as a ‘specified person’ or ‘public body’. Section 1(1) of the *Planning Act* provides definition to these terms.

I, Matthew Ka, Acting Secretary-Treasurer to the Committee of Adjustment certify that the foregoing is a correct copy of the Decision of the Committee with respect to the above Application.

  
Matthew Ka  
Acting Secretary-Treasurer  
Committee of Adjustment

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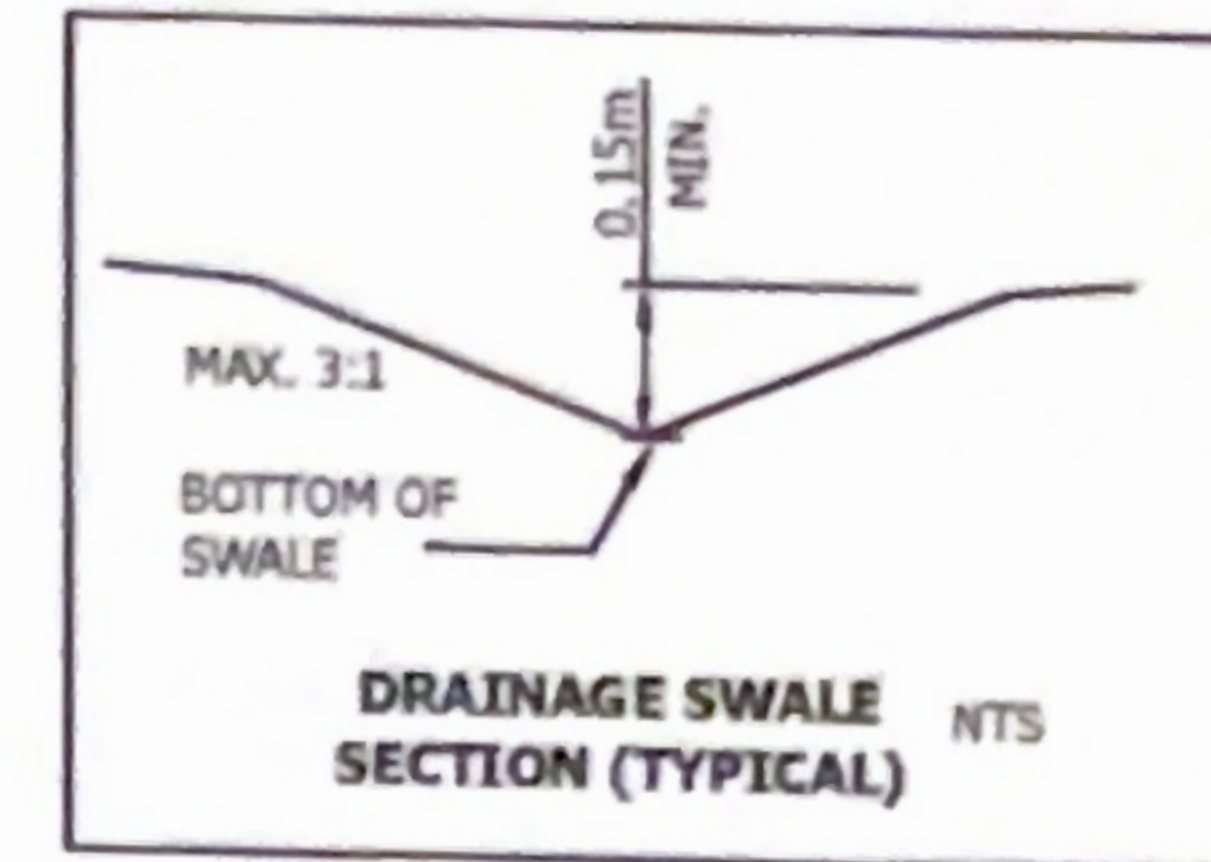
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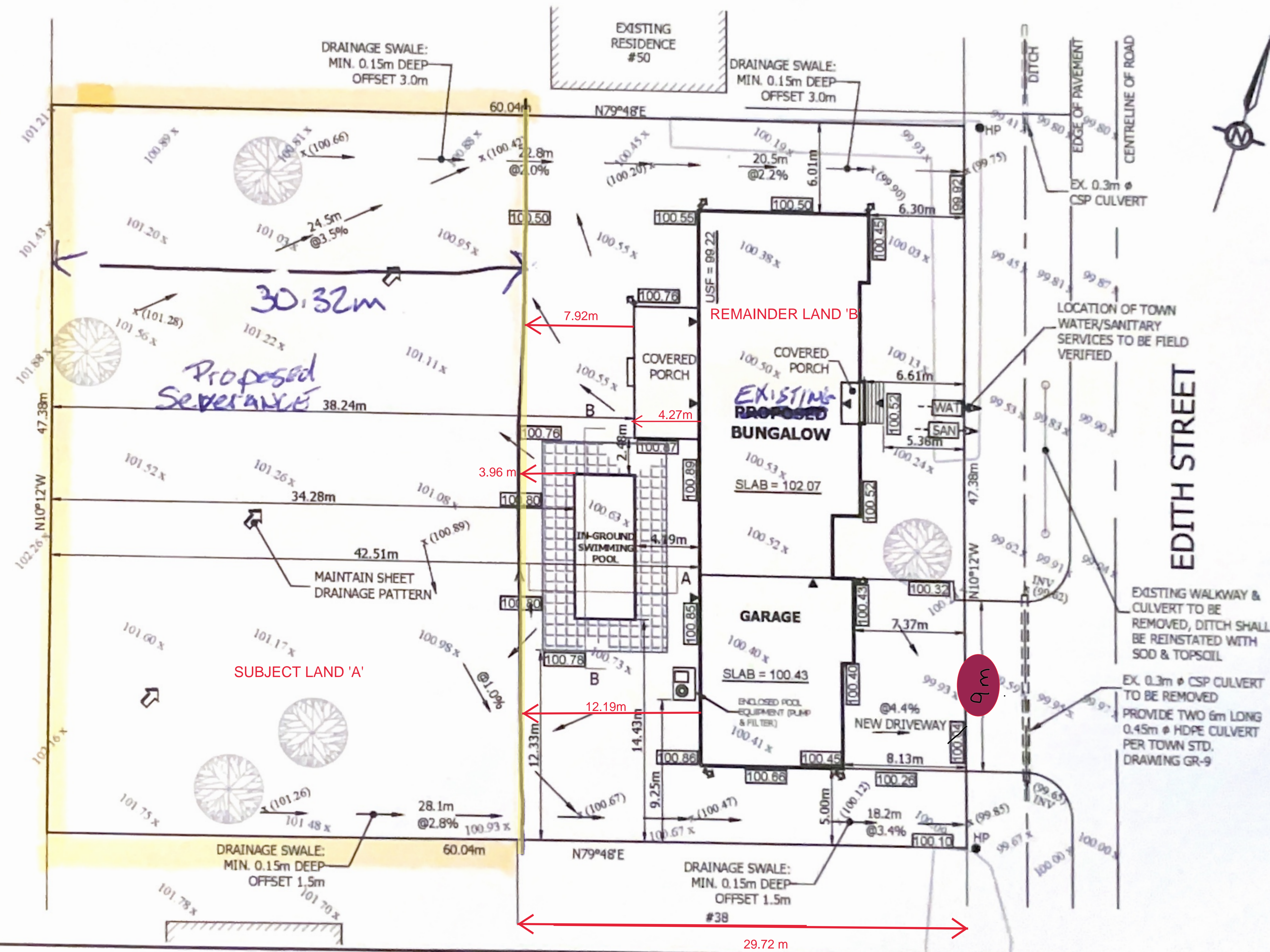
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BRULE LAKEWAY

EDITH STREET



Department/Agency	Date Received	Response:
Building Division		
Building/Plumbing Inspector	March 7, 2024	No Objection. Water and sewers
Clerks Division		
Community Services		
Development Engineering	March 8, 2024	<p>The Development Engineering Division has the following comments for Consent Application No. B01-24:</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 depending on the proposal at the building/engineering permit stage, the portion of swale currently shown on Subject Land 'A' on the north and south sides of the property may have to be reconfigured to ensure proper drainage is maintained.</li> </ol>
Development Planning	March 11, 2024	The Owner submits and obtain approval for a minor variance application to permit the shipping container for storage on the remainder lands.
Economic Development	March 4, 2024	No Objections
Georgina Fire Department	March 6, 2024	No comments
Municipal Law		
Operations & Infrastructure		
Development Planning		
Tax & Revenue	March 1, 2024	No tax concerns
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)	March 8, 2024	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		
Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	March 4, 2024	The Regional Municipality of York has completed its review of consent application B01-24 and has the following comment:  1. Prior to the approval of the Consent application, the Town of Georgina shall confirm that adequate water supply and sewage capacity have been allocated for the proposed new lot.
York Region District School Board	March 5, 2024	No comments
York Regional Police		

Attachment 2  
B01-24 44 Edith Street  
Pg 2 of 2

Attachment 4  
A04-24 44 Edith St  
Page 5 of 5