



LOCATION MAP

255 Lake Drive North

Legend

-  Subject Property
-  Parcel Fabric

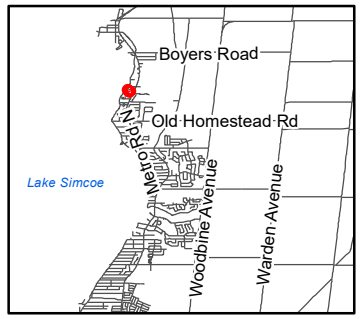


Subject Property

Lake Drive North

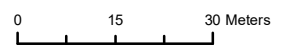
Elmtree Lane

Metro Road North



Town of Georgina
Created: April, 02, 2024

Attachment 1
Pg 1 of 1
Report No. DS-2024-0002
255 Lake Dr N (03.1121)



SITE PHOTOS

255 Lake Drive N
Facing East



255 Lake Drive N
Facing East



SITE PHOTOS

255 Lake Drive N
Facing West



255 Lake Drive N
Facing West



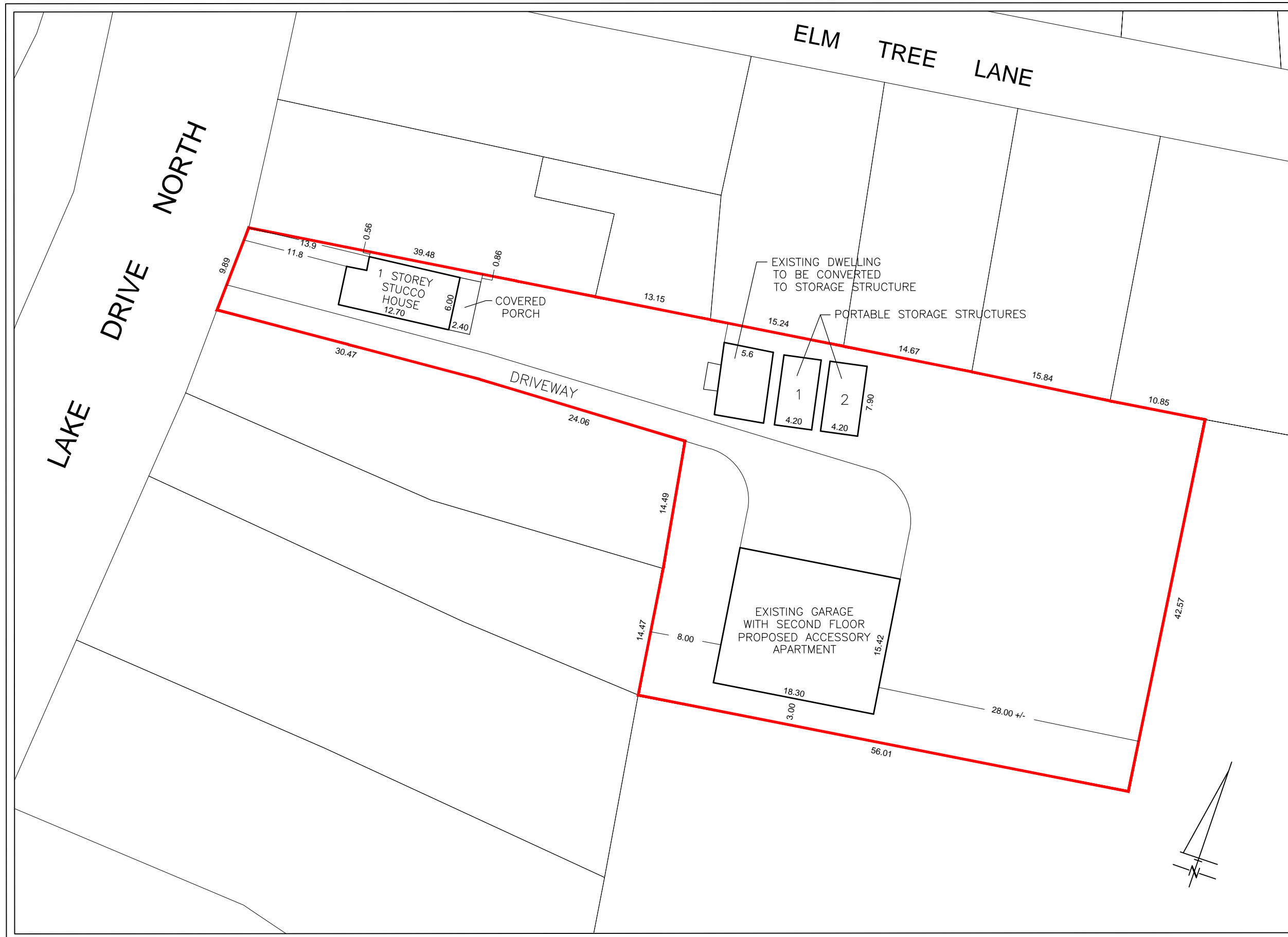
SITE PHOTOS

255 Lake Drive N
Facing South



255 Lake Drive N
Facing West





— Subject Lands - 3035m2

MAIN BUILDING	
1 Storey Stucco House	
Ground Floor Area (GFA)	73.51m2
Lot Coverage	2.4%
ACCESSORY BUILDINGS / STRUCTURES	
Covered Porch at Rear of 1 Storey Stucco House	
GFA	16.52m2
Existing Dwelling to be Converted to Storage Structure	
GFA	50.50m2
Portable Storage Structure #1	
GFA	36.34m2
Portable Storage Structure #2	
GFA	33.74m2
Existing Garage/Proposed Second Storey Accessory Apartment	
GFA	282.34m2
Total Ground Floor Area of all Accessory Buildings/Structures	
409.44m2	
Total GFA of all Accessory Buildings and Structures	
13.5%	

SITE PLAN
KEN CRAINE
255 LAKE DRIVE NORTH

LOT 16, REGISTERED PLAN No. 77
AND PART OF LOT 18, CONCESSION 2
FORMERLY TOWNSHIP OF NORTH GWILLIMBURY, COUNTY OF YORK
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

0m 20m 40m

METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE TO CENTERLINE UNLESS OTHERWISE NOTED

No.	Revisions	Date
1		
2		
3		
4		
5		
6		
7		

Michael Smith PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.

Drawn by: VT	Date: JAN 11, 2024	Drawing Number: 1144-00
Checked by: M.R.S.	Scale:	

Attachment 3
Pg 1 of 1
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

DATE October 13, 2017
 DRAWN BY CRB

CLIENT Ken Craine

PROJECT Apartment layout
 155 Lake Dr. N.
 PROJECT NO. 20170042
 REVISED:

Floor Plan 3D

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Registered unless design is exempt under 7.17.5.1. of the Ontario Building Code

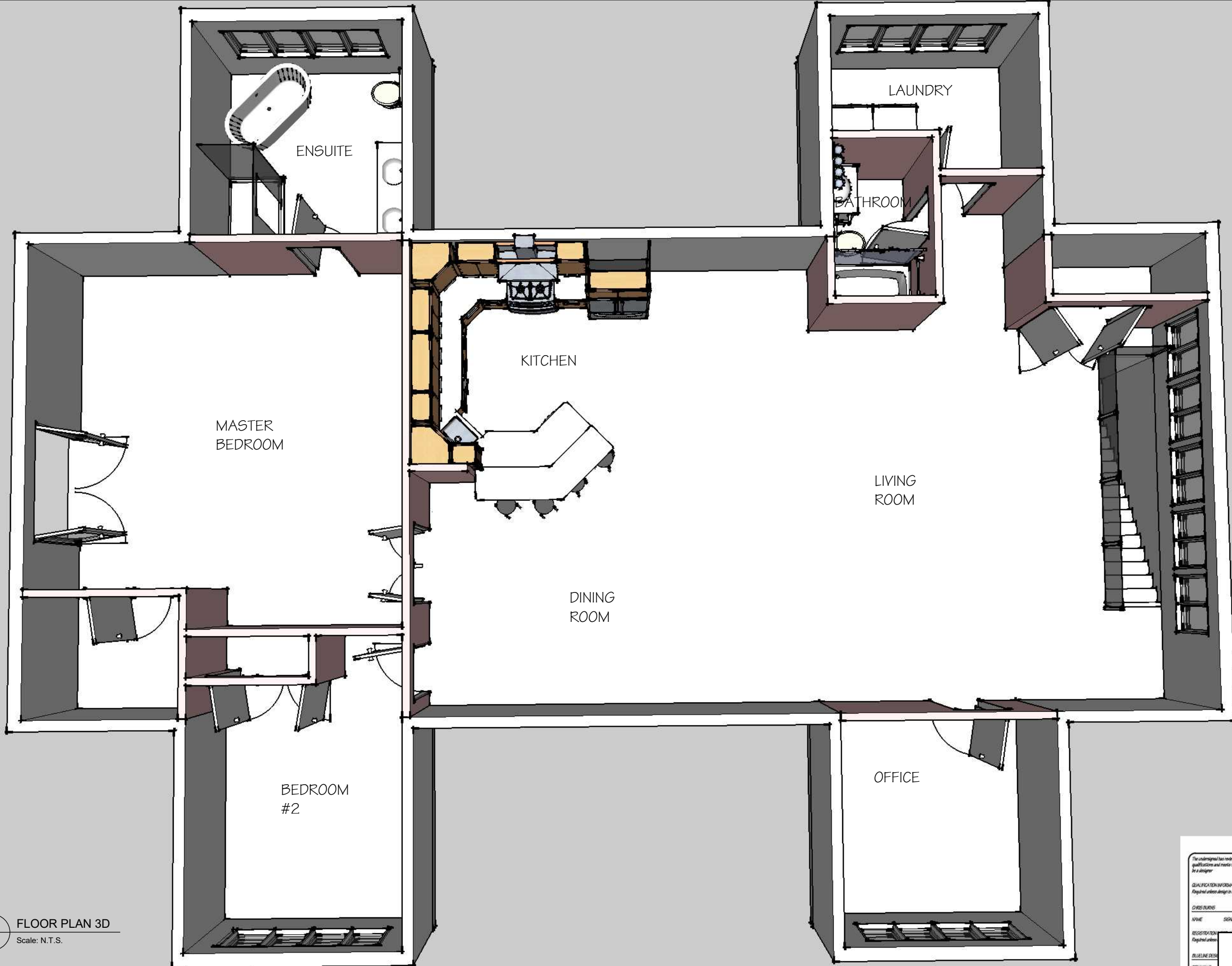
OSWB NUMBER 10004

NAME SIGNATURE
 [Signature]

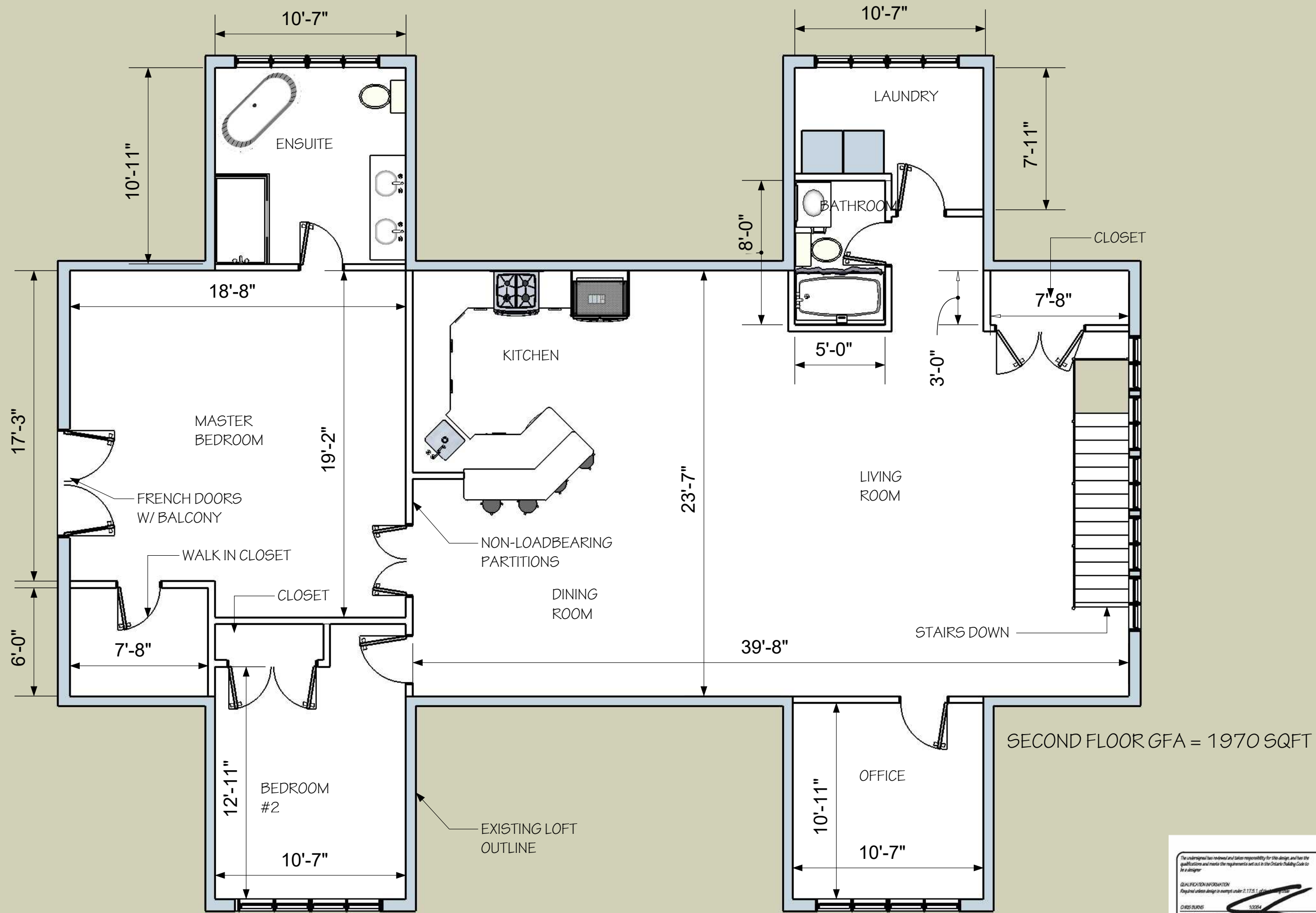
REGISTRATION
 Registered unless

BLUELINE DESIGN
 FIRM NAME

Attachment 4
 Pg 1 of 2
 Report No. DS-2024-0002
 255 Lake Dr N (03.1121)



1 FLOOR PLAN 3D
 A1 Scale: N.T.S.



1 FLOOR PLAN 2D
 A2 Scale: 3/16" = 1'-0"

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Registered unless design is exempt under 2.17.5.1 of the Ontario Building Code

DATE: 10/24/2017

NAME: [Signature] SIGNATURE: [Signature]

REGISTRATION INFORMATION
 Registered unless design is exempt under 2.17.5.1 of the Ontario Building Code

BLUELINE DESIGN
 FIRM NAME



THE CORPORATION OF THE
TOWN OF GEORGINA
COMMITTEE OF ADJUSTMENT

Civic Centre *Uewer*
26557 Civic Centre Road
Keswick, Ontario, L4P 3G1
Phone: (905) 476-4301
(705) 437-2210
Fax: (905) 476-1475

**NOTICE OF DECISION
MINOR VARIANCE**

HEARING DATE: NOVEMBER 16, 2009

APPLICATION NUMBER: **P410933**

APPLICATION MADE BY: KENNETH CRAINE & MARIANNE ELLIS

PROPERTY: **255 LAKE DRIVE NORTH
CONCESSION 2 (NG) PART LOT 18
PLAN 77, LOT 16
ROLL NO. 098-043**

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW NUMBER 500 AS AMENDED:

THAT MINOR VARIANCE APPLICATION P410933, TO REQUEST PERMISSION TO EXPAND THE LEGAL NON-CONFORMING RESIDENTIAL USE OF THE ABOVE NOTED PROPERTY WHICH WILL INCLUDE THE CONSTRUCTION OF A 2 STOREY DETACHED GARAGE, 10.67 METRES (35 FEET) IN HEIGHT WITH A GROUND FLOOR AREA OF 3000 SQUARE FEET IS HEREBY REFUSED

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

1. The variance is not desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the Zoning By-law and the Town of Georgina Official Plan are not maintained and the variance is not minor.
3. Additional reasons for the refusal of this application are contained within the Planner's Report No. 2009-0080 a copy of which is attached to this decision.

MOVED BY: *Karen Whitney* SECONDED BY: *[Signature]*

SIGNATURE OF CHAIR OF MEETING: *Stephen Pallett*

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION:

STEPHEN PALLETT, CHAIRPERSON DANNY WHEELER, MEMBER

Donald J. Rae *Karen Whitney* *Chris Burns*
DONALD J. RAE, MEMBER KAREN WHITNEY, MEMBER CHRIS BURNS, MEMBER

DATED NOVEMBER 17, 2009

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE ONTARIO MUNICIPAL BOARD WILL BE **DECEMBER 6, 2009**.

TOWN OF GEORGINA	
NOV 17 2009	
PLANNING & BUILDING DEPARTMENT PLANNING DIVISION	
REFER	NOTED
<i>AL</i>	<i>NR</i>
<i>a</i>	<i>IL-1011</i>
FILE #	

Attachment 5
Pg 1 of 8
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

MINOR VARIANCE APPLICATION NUMBER P410933

Only individuals, corporations and public bodies may appeal decisions to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

A NOTICE OF APPEAL CAN BE FILED BY COMPLETING THE REQUIRED ONTARIO MUNICIPAL BOARD FORM "APPELLANT FORM (A1)", ACCOMPANIED BY A CERTIFIED CHEQUE OR MONEY ORDER IN THE AMOUNT OF \$125.00 PAYABLE TO THE MINISTER OF FINANCE. FORMS CAN BE LOCATED ON THE BOARD'S WEBSITE www.omb.gov.on.ca. THE COMPLETED FORM AND PAYMENT MUST BE FILED WITH THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT.

I, KATHLEEN FOSTER, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



KATHLEEN FOSTER
SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

ISSUE DATE:

Apr. 26, 2010



PL091125

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Kenneth Craine
 Subject: Minor Variance
 Property Address/Description: 255 Lake Drive North / Concession 2 (NG), Part Lot 18, Plan 77 Lot 16 Roll No. 098-043
 Municipality: Town of Georgina
 Municipal File No. P410933
 OMB Case No. PL091125
 OMB File No. PL091125

APPEARANCES:

Parties

Kenneth Craine
 Town of Georgina
 Evelyn Dargie

Counsel/Agent*

Aaron Platt
 Harold Lenters*
 Scott Thibaudeau*

TOWN OF GEORGINA	
APR 28 2010	
PLANNING & BUILDING DEPARTMENT PLANNING DIVISION	
REFER	NOTED
VR	HWL
cc MG - P410933	
cc JL - Roll 098-043	
cc C. Lyons - CoA	
cc DB, RF, GD, MEB	-fyi
FILE # P410933	

DECISION DELIVERED BY A. CHRISTOU AND ORDER OF THE BOARD

This is an appeal by Kenneth Craine (Appellant, and also Applicant) from the decision of the Town of Georgina Committee of Adjustment (Committee) that refused to authorize a variance to expand a legal non-conforming residential use on the property at 255 Lake Drive North, which was to include the construction of a two-storey detached garage, 10.7 m (35 ft) in height, with a GFA of 279 m² (3,000 sq. ft).

The Appellant alleges that the construction and use of the garage will not change the use of the property from its current use as a residential dwelling; approval of the application will only result in the replacement of an older garage with a new garage; the garage will be constructed as an accessory structure to the principle residence located at the property and meant to house the owner's regular and recreational vehicles; there are other large, two-storey accessory structures in the property's immediate vicinity; the design of the garage conforms with the purpose and intent of the OP and ZBL; the construction and use of the garage is desirable for the appropriate development and

use of the property; there are no adverse impacts arising from the granting of the variance on the public realm generally or on any surrounding uses; and the application is consistent with the PPS, the Greenbelt Plan, and the Lake Simcoe Protection Plan.

MINUTES OF SETTLEMENT

At the start of the hearing, Mr. Platt, Counsel for the Appellant, advised the Board that there has been a settlement with the Town and Minutes of Settlement (Exhibit 6) were drafted which address performance standards for the development. These performance standards are to be registered on title. The Parties requested the Board to attach the Minutes of Settlement to its Order.

Mr. Platt also advised that they have discussed the concerns of the neighbour to the west, Evelyn Dargie, 257 Lake Drive North, and her concerns can be addressed at the building permit stage. Mr. Thibaudeau, agent for Ms Dargie, concurred with the proposed arrangements.

Michael Smith is a qualified land use planner for the Appellant. He provided an overview of the application and submitted Exhibit 2, which consists of a site plan and elevation plans for the proposed garage. By way of Exhibit 4, an aerial photograph of the subject site and vicinity, he advised the Board that the property is situated in an area with "normal" size lots and some very large lots and houses to the south.

The lot is "key" shaped with a small frontage (9.89 m) but has a very large rear area. The property has split zoning: the narrow part is zoned Residential and the rear is zoned Transitional, which is similar to a Holding type zone. There are two houses on the site, but they predate the By-law. The proposed two-storey garage would meet all the performance standards in the By-law and is proposed to be set back 8 m from the Dargie property line; have a height of 10.7 m; and a ground floor area of 280 m². Mr. Smith testified that it is common in this area to have rooms over the garage and the second floor is to be used for recreational purposes. There will be no residential use i.e. a kitchen or bathroom is not proposed. Mr. Craine owns several recreational vehicles, which he stores on the property, and it is desirable to contain them inside a building.

The neighbour's concerns pertain to storm drainage. Mr. Smith testified that the proposed site plan (Exhibit 2) shows the site grading to flow from the east toward the lake. A soak away pit is proposed to be constructed with granular fill to allow rain water

percolation and a 4 inch pipe is to take surface water from the west side of the proposed structure toward the north of the property, which drains naturally to the lake. A grading and drainage plan is to be submitted to the Town with the building permit application and drainage issues will satisfy the Town's requirements.

Mr. Smith opined that the variance to expand a legal non-conforming residential use on the property at the rear is appropriate development as the By-law permits two-storey garages. The garage would be compatible with other similar structures in the area, is appropriately located and the variance would be minor. It would therefore maintain the general intent and purpose of the Official Plan and the Zoning By-law. There were no objections raised by any neighbours. Therefore, it represents good planning.

The Board, having heard uncontradicted planning evidence, is satisfied that the proposed variance to expand a legal non-conforming residential use on the property by constructing a new two-storey garage, meets the criteria in s. 45 of the *Planning Act*. The proposed garage would be an accessory building to the residential use of the property and would be constructed in accordance with all zoning regulations. Therefore, the general intent of the OP and Zoning By-law would be maintained. The garage would be for vehicle storage and recreation purposes to meet the needs of the residents and represents appropriate development of the property. Because of its location at the rear of the lot and its similarity with other like buildings in the vicinity, it would have no adverse impacts to the neighbours and it is therefore considered minor.

THE BOARD ORDERS that the appeal is allowed and the variance to By-law Number 500 of the Town of Georgina is authorized subject to the conditions described in Article 1 of the Minutes of Settlement, dated the 23rd day of February, 2010, set out in Attachment "1" to this Order.

This is the Order of the Board.

"A. Christou"

A. CHRISTOU
MEMBER

ATTACHMENT "1"

MINUTES OF SETTLEMENT

THESE MINUTES made this 23rd day of February, 2010.

BETWEEN:

KENNETH CRAINE
(the "Applicant")

- and -

CORPORATION OF THE TOWN OF GEORGINA
(collectively, the "Town")

- A. **WHEREAS** the Applicant is the owner of Part of Lot 18, Keswick, lands municipally known as 255 Lake Drive North, Keswick (hereinafter the "Property");
- B. **AND WHEREAS** the Applicant brought an appeal (the "Appeal") pursuant subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, in respect of an application filed by the Applicant (Town File No. P410933) made pursuant to subsection 45(2)(a) of the Act to allow for the construction of a new garage at the Property (the "Garage");
- C. **AND WHEREAS** the Applicant and the Town met and have resolved any outstanding issues with respect to the Project and the Appeal;
- D. **AND WHEREAS** the Applicant and the Town agree to request that the Board grant the Appeal subject to the terms and conditions as described in these minutes of settlement.

NOW THEREFORE THESE MINUTES WITNESSETH that in consideration of the sum of Two Dollars (\$2.00) of lawful money of Canada, now paid by each Party to the other, the receipt and sufficiency of which is hereby acknowledged, and for other valuable consideration, the Parties agree to and with each other as follows:

ARTICLE 1
CONDITIONS OF SETTLEMENT

- 1.1 The Applicant agrees to construct the Garage a minimum of eight (8) metres from the interior western lot line of the Property. For greater certainty, the Garage shall be constructed in the location more particularly identified in the site plan contained in Schedule "A" to these Minutes (the "Site Plan").
- 1.2 The height of the Garage shall not exceed eleven (11) metres
- 1.3 The ground floor area of the Garage shall not exceed two hundred eighty (280) square metres.
- 1.4 The Garage shall not be used as a residential domicile or dwelling unit unless such use is permitted by law, including without limitation, ~~the~~ any requirements for a residential dwelling unit pursuant to the *Building Code Act*, 1992, S.O. 1992, c. 23, as it may be amended from time to time.
- 1.5 These Minutes shall be registered on the title to the Property at the Applicant's expense. The Applicant's solicitor shall prepare the necessary instrument for registration with the Land Registry and shall transmit a draft copy of such instrument to the Town for its approval which approval shall not be unreasonably withheld, delayed or conditioned.
- 1.6 In the event the Ontario Municipal Board allows the Appeal subject to the conditions of settlement outlined in Sections 1.1 to 1.5 above, the Parties hereto shall jointly request that these Minutes be included as an attachment to the Order of the Ontario Municipal Board granting the Appeal.

**ARTICLE 2
MISCELLANEOUS**

- 2.1 The Applicant and the Town agree to request that the Board grant the Appeal subject to the conditions as described in Article 1 of these Minutes.
- 2.2 The Parties covenant and agree that at all times and from time to time hereafter upon every reasonable written request so to do, they shall make, execute, deliver or cause to be made, done, executed and delivered, all such further acts, deeds, assurances and things as may be required for more effectively implementing and carrying out the true intent and meaning of these Minutes.
- 2.3 The Parties agree that the terms and provisions of these Minutes shall enure to the benefit of and be binding upon Parties, their successors and assigns.
- 2.4 These Minutes may be executed in one or more counterparts, including counterparts executed and transmitted by facsimile or electronic mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument.
- 2.5 Time shall be of the essence of these Minutes.
- 2.6 The Parties expressly acknowledge that the recitals to these Minutes are true.

IN WITNESS WHEREOF these Minutes has been duly executed by the Parties as of the date first written above.

**THE CORPORATION OF THE TOWN OF
GEORGINA**

Per:  _____

Name: Robert Grossi

Title: Mayor

Per:  _____

Name: Roland Chenier

Title: Town Clerk

I/we have the authority to bind the Municipality.

WITNESS: 

(Print witness name above)



KENNETH CRAINE

Notes:

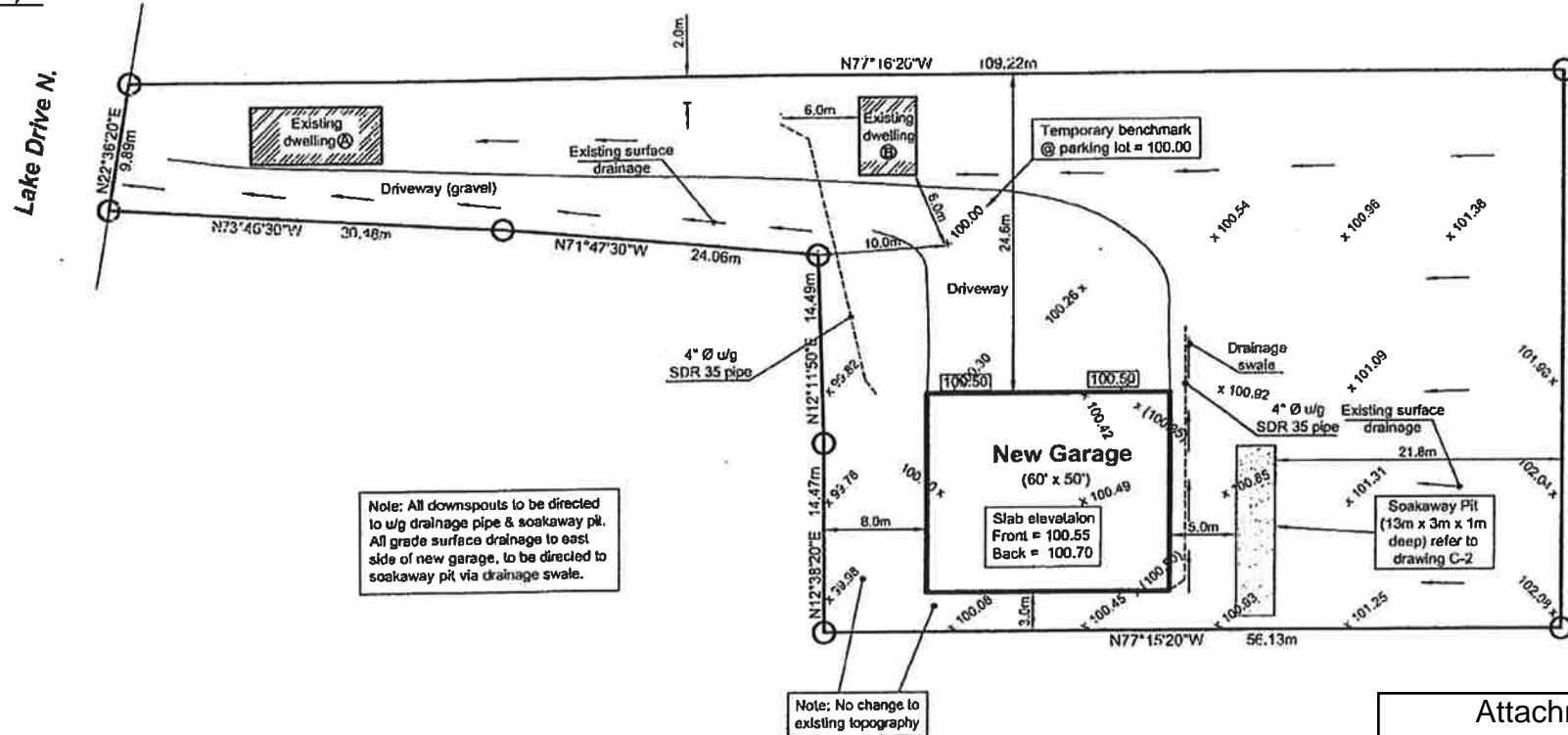
1. Set backs and elevation to be confirmed by O.L.S. prior to placing any concrete.
2. Lot grading certificate required upon completion.
3. All yard areas to be reinstated with 150mm top-soil and sod, or seed.
4. Existing elevations as noted, i.e. 221.84
5. Proposed swale elevations as noted, i.e. (221.95)
6. Proposed elevations as noted, i.e. 220.40
7. Existing slopes shown, i.e. (2.2%)
8. Maintain maximum slopes at 3 horizontal to 1 vertical
9. Provide new swales as detailed.
10. ●► D/S = Downspouts
11. All grading & site works to OBC & Town standards.

Lot Area = 3,035.6 sm
 Exist. dwelling (A) = 44.0 sm
 Exist. dwelling (B) = 26.4 sm
 New garage = 278.7 sm
 Total = 349.1 sm
 Lot coverage = 11.5 %

Gunnell Engineering Ltd.
 1110 Stellar Drive, Unit 106
 Newmarket, ON L3Y 7B7
 bus: 905-868-9400
 fax: 905-853-5734
 www.gunnellengineering.com



Lake Simcoe
beyond



Note: All downspouts to be directed to w/g drainage pipe & soakaway pit. All grade surface drainage to east side of new garage, to be directed to soakaway pit via drainage swale.

Note: No change to existing topography

Attachment 5
 Pg 8 of 8
 Report No. DS-2024-0002
 255 Lake Dr N (03.1121)

SCHEDULE "A"
 SITE PLAN

Craine Residence
 255 Lake Drive N.
 Part Lot 18
 Town of Georgina

Site & Part Grading Plan
 New Garage

Scale: 1:400	Designed By: B.H.
Date: Dec 11/08	Drawn By: J.K.
Project No.:	Checked By: E.G.
	Drawing No.:

D1450

C-1

Ingrid Fung

From: Phil.Boyle@HydroOne.com
Sent: Wednesday, February 28, 2018 1:32 PM
To: ifung@georgina.ca
Subject: RE: NMT - Notice of Public Meeting & Request for Comments - Town File # 03.1121 - Ken Craine and Marianne Ellis

Hi Ingrid,

Building B must maintain a horizontal clearance of 3.20m from center line of Hydro One Pole line. (3m+conductor swing). They have already raised this building and poured a foundation. I'm going to go out now and take measurements.

Thanks

Phil Boyle
Supervising Distribution Eng. Technician
Newmarket Operations (NM3)
Hydro One Inc.
Tel: 905-713-1215 ext 2215
Fax: 905-713-6927
Cell: 905-955-2494
Phil.boyle@hydroone.com

From: Ingrid Fung [mailto:ifung@georgina.ca]
Sent: Wednesday, February 28, 2018 1:15 PM
To: BOYLE Phil
Subject: RE: NMT - Notice of Public Meeting & Request for Comments - Town File # 03.1121 - Ken Craine and Marianne Ellis

Hi Phil,

Thanks for your comments. Does Hydro One have any objections to the application? Or are the comments more advisory?

Thanks,



Ingrid Fung
Planner | Development Services Department
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2244 | georgina.ca
Follow us on [Twitter](#) and [Instagram](#)
Like us on [Facebook](#)

From: Phil.Boyle@HydroOne.com [<mailto:Phil.Boyle@HydroOne.com>]

Sent: Wednesday, February 28, 2018 1:08 PM

To: Anna Geniole <ageniole@georgina.ca>; Ingrid Fung <ifung@georgina.ca>

Cc: Phil.Boyle@HydroOne.com

Subject: RE: NMT - Notice of Public Meeting & Request for Comments - Town File # 03.1121 - Ken Craine and Marianne Ellis

Hi Anna,

Hydro One has a single phase primary line that runs through the center of this property. It appears existing dwelling B is encroaching on our Easement for the pole line. I have attached a sketch.

Thanks

Phil Boyle

Supervising Distribution Eng. Technician

Newmarket Operations (NM3)

Hydro One Inc.

Tel: 905-713-1215 ext 2215

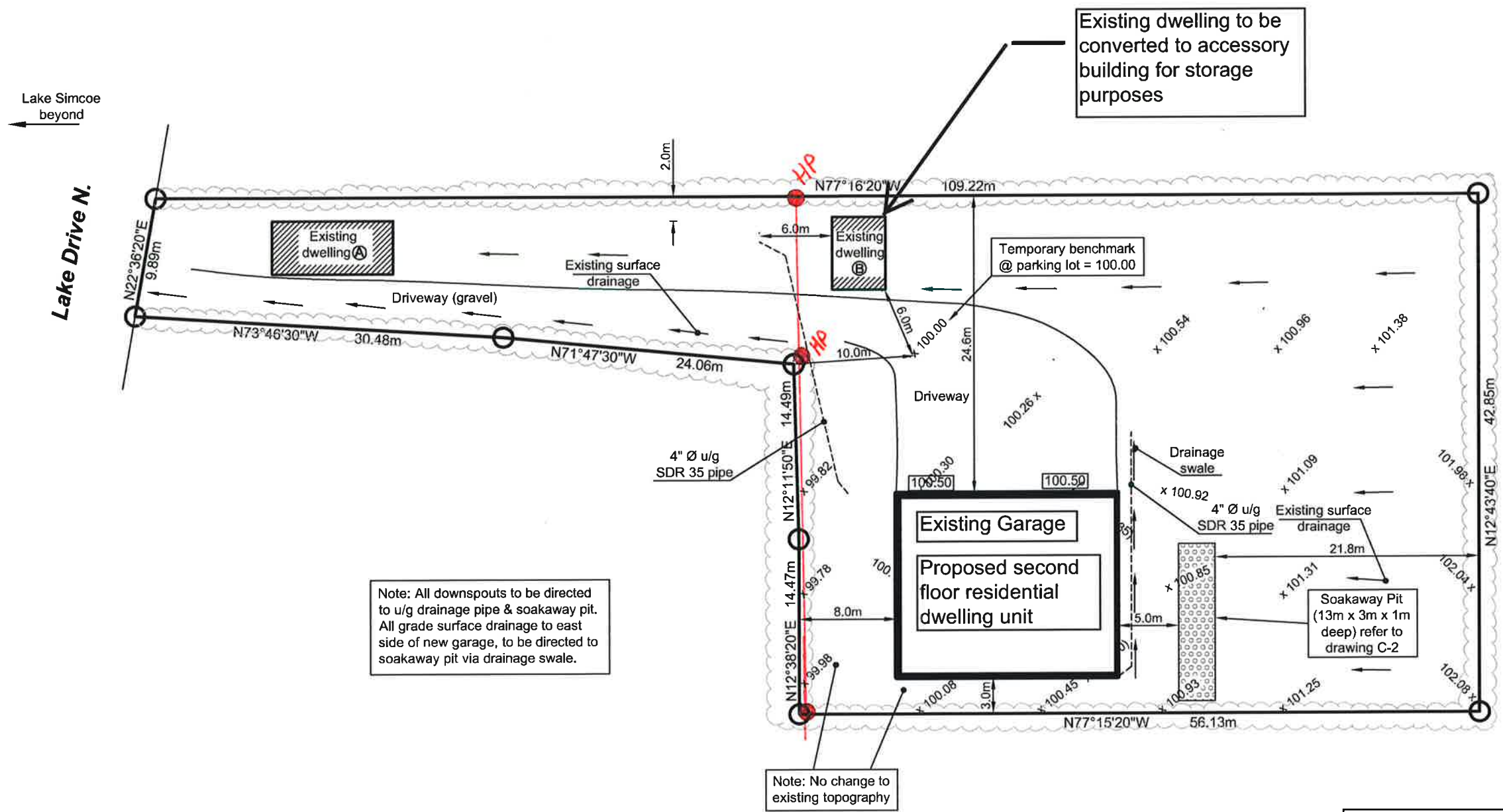
Cell: 905-955-2494

Phil.boyle@hydroone.com



- Notes:
1. Set backs and elevation to be confirmed by O.L.S. prior to placing any concrete.
 2. Lot grading certificate required upon completion.
 3. All yard areas to be reinstated with 150mm top-soil and sod, or seed.
 4. Existing elevations as noted, ie. 221.84
 5. Proposed swale elevations as noted, ie. (221.95)
 6. Proposed elevations as noted, ie. 220.40
 7. Existing slopes shown, ie. (2.2%)
 8. Maintain maximum slopes at 3 horizontal to 1 vertical
 9. Provide new swales as detailed.
 10. ●► D/S = Downspouts
 11. All grading & site works to OBC & Town standards.

Lot Area =	3,035.6 sm
Exist. dwelling A =	44.0 sm
Exist. dwelling B =	26.4 sm
New garage =	278.7 sm
Total =	349.1 sm
Lot coverage =	11.5 %



Existing dwelling to be converted to accessory building for storage purposes

Note: All downspouts to be directed to u/g drainage pipe & soakaway pit. All grade surface drainage to east side of new garage, to be directed to soakaway pit via drainage swale.

Note: No change to existing topography

Attachment 6
 Pg 3 of 26
 Report No. DS-2024-0002
 255 Lake Dr N (03.1121)

**Craine Residence
 255 Lake Drive N.
 Part Lot 18
 Town of Georgina**

**Site & Part Grading Plan
 New Garage**

Scale: 1:400	Designed By: B.H.
Date: Dec 11/09	Drawn By: J.K.
Project No.:	Checked By: E.G.
	Drawing No.:

D1450 C-1

From: [Brittany Dobrindt](mailto:Brittany.Dobrindt@georgina.ca)
To: [Brittany Dobrindt](mailto:Brittany.Dobrindt@georgina.ca)
Subject: FW: 255 Lake Dr. N.
Date: April 4, 2024 12:24:18 PM
Attachments: [image004.png](#)

From: Cory Repath <crepath@georgina.ca>
Sent: January 11, 2024 10:20 AM
To: Michelle Gunn <mgunn@georgina.ca>
Cc: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: RE: 255 Lake Dr. N.

A final grading inspection was performed back on May 11 2023. At this point the grading was completed and the issues had been addressed and the SAP file closed out.



Cory Repath, C. Tech., CAN-CISEC
Senior Development Engineering Inspector
Development Engineering Division I Development Services
Department I Town of Georgina
26557 Civic Centre Road, Keswick, ON L4P 3G1
(905) 476-4301, 705-437-2210 Ext. 2227 | crepath@georgina.ca
Follow us on [Twitter](#) and [Instagram](#)
Like us on [Facebook](#)
[Confidentiality Notice](#)

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From: Michelle Gunn <mgunn@georgina.ca>
Sent: January 10, 2024 12:34 PM
To: Cory Repath <crepath@georgina.ca>
Cc: Brittany Dobrindt <bdobrindt@georgina.ca>
Subject: 255 Lake Dr. N.

Hi Cory,

I was speaking with Brittany today regarding the file for 255 lake Dr. N.

You may remember this one as it was a strangely shaped property on Lake Dr. N. with drainage issues.

From: [REDACTED]
To: [Ingrid Fung](#)
Cc: [Alan Drozd](#); [Carolyn Lance](#); [REDACTED]
Subject: Re: Town file: 03.1121
Date: March 23, 2018 11:30:04 AM
Attachments: [IMG_7679.jpg](#)
[image001.jpg](#)
[IMG_7682.jpg](#)

Hi-im having trouble sending photos as they are too large and keep bouncing back from your georgina accounts. I will send them in 2 separate emails to see if they go through- this being the first.

Photo 1: shows the downspout on the north-west side of the garage structure pointing west and not diverted to the pad at the rear of the property as indicated by the plan.



Photo 2: shows the downspouts on the south west corner of the building directing water west, instead of to the rear of the property as indicated by the plan.



On Thu, Mar 22, 2018 at 5:42 PM Ingrid Fung <ifung@georgina.ca> wrote:

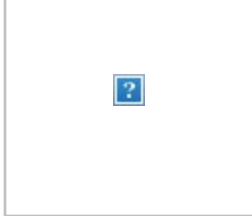
Hi [REDACTED],

Thank you for your response. The Town will ensure your comments are included in the discussion. You may also wish to attend the meeting to express your concerns on March 28 in the Council Chambers of the Civic Centre (address in my signature). The public meeting commences at approximately 7:30pm.

In addition to me and Alan, would you kindly also cc Carolyn Lance, Council Services Coordinator, to any other emails in relation to this application. She will ensure all your written submissions are provided to Council. I have included her in this email.

Regards,

200th Georgina-02



Ingrid Fung

Planner | Development Services Department

[26557 Civic Centre Road](#), Keswick, ON | L4P 3G1

905-476-4301 Ext. 2244 | [georgina.ca](#)

Follow us on [Twitter](#) and [Instagram](#)

Like us on [Facebook](#)

From: [REDACTED]

Sent: Thursday, March 22, 2018 5:19 PM

To: Ingrid Fung <ifung@georgina.ca>

Cc: Alan Drozd <adrozd@georgina.ca>; [REDACTED] Lillian Knaud
<lknaud@georgina.ca>

Subject: Re: Town file: 03.1121

Dear Ingrid

Thank you for the opportunity to provide the reasons for our opposition to the Zoning By-law Amendment application for 255 Lake Drive North. Our property is [REDACTED]

While we did not formally oppose the original application to build the garage, we did not support it as well.

For this application we strongly oppose on the grounds that there has been and will continue to be an adverse impact on our property:

Drainage

According to the OMB decision, and the attached appendix of the structure, all downspouts would be directed to a drainage pipe that would bring the water north and naturally to the lake. Further, all drainage to the east side of the bu

directed to a soakaway pit. It should also be noted that the same appendix indicates that there would be no change to existing topography from the edge of the structure to essentially the property line.

Since the garage was constructed, our home experiences flooding in the basement each spring. We have photos that reveal downspouts pointed directly at our property and not to a drainage pipe. It is also revealed that there is significant buildup of land at the structure, including significantly higher elevation than the land on our property and the natural topography – this is also supported with photos.

It is worth noting that prior to this large structure being built, Mr. Crane removed several large trees from the lot to accommodate the structure. These trees served not only to provide privacy to our property and a habitat for many birds and small animals, but additionally the trees were significant vegetation that supported the environment. The trees were a natural part of the local ecosystem that helped to reduce surface water runoff from storms.

Shading

The size of the structure creates shadows and shading that we did not experience before it was built. This shading is directly in our backyard during the early morning hours which has impacted our use and enjoyment in the summer when our family is occupying the space. Prior to the construction of the building, we had a large vegetable garden at the rear of our property. This portion of the property is no longer a viable option for growing plants as it is both too wet from pour drainage and there is no enough sunlight to reach the property as a result of the building to the rear of the property.

Privacy

The backyard is an area where our young family spends a significant amount of time during all four seasons. There is a children’s swing set where our three young children play regularly, a garden where we have grown vegetables and a barbeque and dining table where we have family meals during the summer. The windows of the structure on the west side look [REDACTED]

[REDACTED] Today and for the previous 45 years that our family has owned this home, we take solace in knowing our privacy is somewhat preserved since there is no one residing in the structure. Under this application, any privacy we have now would no longer exist.

Other issues

As you know, Mr. Crane originally applied to the Town of Georgina for a minor variance application which proposed to expand a legal non-conforming use in October 2009. This

variance was not supported by staff and it was also opposed by the [REDACTED] [REDACTED] for various reasons, including drainage and usage. The application was subject to hearing and was approved by the Ontario Municipal Board (OMB) on April 26, 2010.

In their decision, the OMB stated “The Appellant alleges that the construction and use of the garage will not change the use of the property from its current use as a residential dwelling; approval of the application will only result in the replacement of an older garage with a new garage; the garage will be constructed as an accessory structure to the principle residence located at the property and is meant to house the owner’s regular and recreational vehicle [...].”

In addition, Michael Smith who was and continues to be retained as the land use planner for this application provided an overview of the application to the OMB: “Mr. Smith testified that it is common in this area to have rooms over the garage and the second floor is to be used for recreational purposes. There will be no residential use i.e. a kitchen or bathroom is not proposed. Mr. Craine owns several recreational vehicles, which he stores on the property, and it is desirable to contain them inside a building.”

We find that the application for a Zoning By-Law amendment is not desirable for the appropriate use of the structure referred to in this application. The general intent and purpose of the Zoning By-Law and the Town of Georgina Official plan are not maintained. In addition, I would highly recommend that the Town of Georgina and the Lake Simcoe Conservation Authority closely investigate the impact that the said structure has had on drainage in the Lake Simcoe water basin.

I anticipate that this note is clear and provides sufficient information about our opposition to the application. If you have any further questions or wish further details or evidence, please do not hesitate to contact us.

I will send pictures in separate emails.

Respectfully yours,

[REDACTED]

On Thu, Mar 15, 2018 at 5:05 PM Ingrid Fung <ifung@georgina.ca> wrote:

[REDACTED]

I received your voicemail you left me earlier today, in which you indicated opposition to the subject Zoning By-law Amendment application for 255 Lake Drive North. You also indicated that

you would be providing me with further documentation as to why you oppose the application. As the email below does not include some of the concerns you had listed in the voicemail, I presume I will be receiving a follow up email with a more exhaustive explanation for your opposition.

Please note that while I was the planner who reviewed the application and wrote the report, I am away on vacation when the application is being heard before Council. Alan Drozd, Supervisor of Development Planning, will be presenting Staff's review of the application. Please include him in any of your correspondences relating to the application. I have cc'd him here to this email.

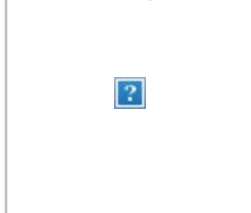
With respect to your request for more information, please find attached the following:

- Minor Variance P410933 Application
- Minor Variance P410933 Report
- Minor Variance P410933 Decision
- OMB Decision

With respect to the building permit for the garage, through this email, I am requesting Lillian Knaud, Administrative Assistant of the Building Division, to provide you with anything she can find.

Regards,

200th Georgina-02



Ingrid Fung

Planner | Development Services Department

[26557 Civic Centre Road](#), Keswick, ON | L4P 3G1

905-476-4301 Ext. 2244 | georgina.ca

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Like us on [Facebook](#)

Attachment 6
Pg 9 of 26
Report No. DS-2024-0002
255 Lake Dr N (03.1121)

From: [REDACTED]
Sent: Thursday, March 15, 2018 2:34 PM
To: Anna Geniole <ageniole@georgina.ca>; Ingrid Fung <ifung@georgina.ca>
Cc: [REDACTED]
Subject: Re: Town file: 03.1121

I am resending as i mistyped Ingrid's email address in my original email. Regards, [REDACTED]

On Thu, Mar 15, 2018 at 2:09 PM [REDACTED] wrote:

Good afternoon Anna and Ingrid,

I am writing to request a copy of the staff report when it is available next Thursday on file 03.1121 in respect of a zoning by-law amendment application as submitted by Michael Smith planning consultants on behalf of Ken Craine and Marianne Ellis.

In addition, I am also wondering if either of you know where I can get information on the original application to build the garage that this application is seeking to address. At the time that he constructed the garage, we did not oppose the construction of the building as we were told by the owner that he was simply rebuilding his existing garage. We were not aware the building would be significantly larger, that the land would be raised by several feet and that the new garage was contemplating future residential dwelling. If you can direct me to any information on the permits and application for building called "Existing Garage" on the diagram titled drawing C-1 that would be very helpful.

Thank you in advance for your time.

Sincerely,

[REDACTED]

Photo 1: shows the downspout on the north-west side of the garage structure pointing west and not divertint to the pad at the rear of the property as indicated by the plan.



Photo 2: shows the downspouts on the south west corner of the building directing water west, instead of to the rear of the property as indicated by the plan.



Photo 3: shows the culvert where the water from the rear of 255 Lake drive north east beyond Metro road used to be diverted. The water now flows predominantly in front of 253A and some to 253 Lake drive North



Photo 4: shows the elevation of land around the garage and change in topography. We believe this significant elevation, couple with downspout directing rain water to our property is the main cause of flooding in our basement.



From: [REDACTED]
To: [Carolyn Lance](#); [Alan Drozd](#)
Subject: Town File: 03.1121 -- Re Proposed Zoning By-law Amendment for 255 Lake Drive North, Keswick — Letter of Objection
Date: March 27, 2018 11:20:40 AM
Attachments: [MLS letter re 255 Lake Dr N. ZBLA Application - March 26, 2018.pdf](#)
[ATT00001.htm](#)
[image1.jpeg](#)
[ATT00002.htm](#)
[image2.jpeg](#)
[ATT00003.htm](#)

Dear Carolyn and Alan,

Please find below my letter of objection to the Application to Amend Zoning By-law, 255 Lake Drive North, Keswick (Town File: 03:1121). Please also find attached a letter from MLS Planning, Zoning Planners, in support of the objection. Please include these materials (and if possible the photos) as addendums for tomorrow evening's public meeting on the matter, which I plan to attend and speak to. (If the font of this letter is blue, my apologies! Please feel free to turn it to black for distribution.)

Many thanks,
[REDACTED]

—

To: Town of Georgina

From: [REDACTED]

Date: March 27, 2018

RE: Application to Amend Zoning By-law, 255 Lake Drive North, Keswick (Town File: 03:1121)

Letter of Objection

I strongly oppose the application for an amendment to the Zoning By-law which if effected would enable the establishment of a significantly larger second dwelling in the existing detached garage on the lot of 255 Lake Drive North, Part Lot 18, Concession 2 (NG), Keswick. I own [REDACTED] to the property in question. My properties are [REDACTED]

[REDACTED] I have retained Mark Stone of MLS Planning to

provide land use planning comments on the Zoning By-law Amendment Application (copy of March 26, 2018 letter attached) to assist in my submission to the Town.

My reasons for opposition are as follows:

1. First and most important, the proposed change runs counter to Town policy. The garage is currently a legal non-conforming structure. Changing the garage to a residence moves the property in a direction which is opposite to the policy of this Town and of this Council, which is to have one residence per lot. Often when there is a By-law change to a non-conforming property it is preferable to make adjustments which move the property closer to conforming. The proposed change moves in the opposite direction: even less conforming to the policies of Georgina and the Council. In addition, the proposed variance is not minor; it is a major increase in residential space (many multiples of the amount of residential space that currently exists). In addition, when the OMB approved the building of the garage, they did so based on the representation that it would not be used as a residence.

Some history is helpful here.

The original Minor Variance Application (in 2009) to build the garage was opposed by Georgina, by both staff and the Committee of Adjustment. The applicant, Mr. Craine, then appealed to the OMB in 2010. In front of the OMB, Mr. Michael Smith, who is representing Mr. Craine in this current application testified....
“There will be no residential use i.e. a kitchen or bathroom is not proposed. Mr. Craine owns several recreational vehicles, which he stores on the property, and it is desirable to contain them inside a building.”

I would note further that if the transition of the garage to a residence is approved Mr. Craine plans to rent out the other residence. Thus the second residence on the property would not be to accommodate family members. Further it would not be low income housing accommodation.

2. Second, the land is unsuitable for the proposed purpose. These are cottage lots, and the beauty of the Georgina waterfront is negatively affected by having a second residence on one lot. The building already casts shadows over existing cottages. Adding a

residence on the second floor means means incongruous density and an invasion of privacy that cottages are built to provide. Please see attached photo which shows how the building overlooks that cottage properties.

3. Third, there is inadequate vehicle access. Mr. Crain moves a lot of vehicles onto the lot and the driveway on his lot is already strained beyond its limits. This is even before, should the Amendment be approved, there would be additional dwellers and their vehicles on the property. Proof of the problem is how he has treated my property next door ([REDACTED]). I had a large cedar hedge on my property providing some privacy between my property and the property in question. This hedge was completely on my property. He asked if he could cut it down so that it would be easier for him to move his multiple vehicles, including a large RV, onto and off of his property. I said no. Nevertheless Mr. Craine cut down the entire hedge unilaterally. Now he drives his vehicles over my neighbouring property and where the hedge was in order to access his property. He has thereby caused damage to my front yard turning what was once lawn into mud. Please see attached photo as evidence. This is even before adding more proposed dwellers and their vehicles onto the property in question.

I recently spoke with Mr. Craine and asked him if he would consider not going ahead with this planned change and he stated that no, he plans to go ahead.

A question is whether we want to move the Town to one of the more beautiful and accommodating townships in Ontario. I know this Council is very thoughtful about doing that and I think it is making great progress. This proposed Amendment would not move us in a better direction: it is not beautiful, and as I have argued not accommodating either as the purpose is not low income housing, and it is not family member housing. There are many good ways in which our Town is achieving its goals. This proposed Amendment would not be one of them.

Respectfully submitted, [REDACTED]



March 26, 2018

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

RE: Comments regarding Town of Georgina Application to Amend Zoning By-law No. 500 by K.B. Craine and M. Ellis, 255 Lake Drive North, Part Lot 18, Concession 2 (NG), Plan 77, Lot 16, RS65R11736, Part 1

This is in response to your request for comments respecting the above referenced Application. I have reviewed a number of documents including the Notice of Public Meeting dated February 22, 2018, Staff Report No. DS-2018-0028, the Keswick Secondary Plan, Town Zoning By-law No. 500 and materials related to the 2009 Minor Variance Application.

It is my understanding that the proposed Zoning By-law Amendment would facilitate the relocation of an existing legal non-conforming residential use from Existing Dwelling B to the second storey of an existing garage, and allow for the conversion of Existing Dwelling B to an accessory building for storage purposes.

The following is a summary of my comments and concerns based on a review of the Application:

1. Applications to expand legal non-conforming uses are typically more modest in scale and relate directly to existing non-conforming buildings (e.g. minor addition to an existing single detached dwelling to provide additional living space). Based on the data provided in the Town's staff report, the floor area of Dwelling B is 26.4 m² (284 ft²) while the ground floor area of the garage is 280 m² (3,014 ft²). We were not able to determine the actual floor area of the second storey of the garage however, assuming that the floor area of the second storey is comparable to the ground floor area, the new residential space could be in excess of 10 times the size of the existing legal non-conforming floor area in Dwelling B. As a result, the proposal is not a simple "*relocation of the dwelling*". Instead,

the proposal entails the establishment of a relatively large dwelling unit through a significant expansion and relocation of a legal non-conforming use.

2. The prior approval of the Minor Variance to permit the demolition and reconstruction of the larger two-storey garage, followed by the current Zoning By-law Amendment Application, would allow for incremental expansions of legal non-conforming uses through two different types of planning approvals and two different set of criteria. In considering the Zoning By-law Amendment Application, the Town should take into account the cumulative expansions of the original legal non-conforming residential uses. If the Zoning By-law Amendment is approved, along with the previously approved Minor Variance, the net effect is a substantial increase to the legal non-conforming uses in terms of the accessory garage and residential floor space.
3. Section 13.1.7.6 of the Keswick Secondary Plan states that the Town may, at its discretion, zone lands to permit the continuation, extension or enlargement of legally existing non-conforming uses, buildings and structures provided that the zoning shall have no adverse effect on the present or surrounding lands, apply to a use that has frontage on a public road, and not detrimentally affect the implementation of Secondary Plan policies and that the general intent and purpose of the Secondary Plan is maintained. 'Adverse effects' is defined in the Secondary Plan and includes loss of enjoyment of normal use of property. In addition, Section 13.1.3.1.1(f) Policies for Neighbourhood Residential states that "*residential development shall be compatible with existing adjacent residential areas in terms of orientation, privacy, landscaping, shadow casting and visual impact*". The significant expansion and relocation of a residential use and potential impacts such as reduced privacy due to the establishment of the residential use on the second storey, brings into question the compatibility of such as use with surrounding land uses.
4. It is stated in the March 28, 2018 staff report that "*at the time the OMB allowed the appeal of the Minor Variance application P410933, Condition 1.4 prohibited residential use within the garage (refer to Attachment 11). The intent was to discourage the potential of increasing the number of dwelling units on the property*". According to the April 26, 2010 Order respecting the Minor Variance appeal, the approval of the garage was based, in part, on the appellants submissions that "*the garage will be constructed as an accessory structure to the principle residence located at the property and meant to house the owner's regular and recreational vehicles*" and "*the construction and use of the garage is desirable for the appropriate development and use of the property*". The OMB's approval of the Minor Variance was based on a proposed accessory garage (and not a residential use) and has now set the stage for the Zoning By-law Amendment Application before the Town to convert part of the garage from an accessory use to one of two main residential uses on the property.

In summary, the proposed Zoning By-law Amendment Application is not in keeping with the general intent and purpose of the Secondary Plan when considering the form and scale of the proposed expansion to the legal non-conforming residential use, and also due to land use compatibility concerns.

Sincerely,



[Redacted], MCIP, RPP
Principal

Attachment 6
Pg 20 of 26
Report No. DS-2024-0002
255 Lake Dr N (03.1121)



From: [REDACTED]
To: [Alan Drozd](#)
Cc: [Anna Geniole](#)
Subject: 255 Lake Drive North - Letter of Opposition
Date: March 27, 2018 11:36:51 AM
Attachments: [DS-2018-0028 ZBA 03.1121 - Kenneth Craine & Marianne Ellis - 255 Lake Drive North \(Mar 28, 2018\).pdf](#)
[ATT00001.htm](#)

Good Morning,

I am opposing the application to Rezone the subject property from Residential and Transitional to site-specific Residential to permit the creation of a dwelling unit in the second storey of the existing detached garage and to convert one of the existing detached dwellings into an accessory building.

Can you please describe the meaning of an ACCESSORY BUILDING. (the existing structure building has been in existence since 1954, that date as I know it) It has also been rented out in the past 20 years off and on. This Accessory Building would be adjacent to our backyard and I hope this is not going to be a problem with Noise or any other Big Activity, not known at this time. I Hope Not. We go to our dwellings to relax and enjoy the beauty of this area that we have been going to, for 63 years.

There is plenty of space in the existing Two Storey detached garage which was approved in April 26,2010. Why is it necessary for this “type” of building?? Mr. Michael Smith , Planning Consultant , at that time(and present), noted that the Detached Garage would be compatible with other similar structures in the area, NOT REALLY, have you visited this site ? It was also noted it was good planning, no objections from neighbours. Would objections from neighbours really stop this ? I agree, as it was noted , it is appropriately located ,to the back but when completed , never thought that this to be so “high”, so well thought out future plan by the owner. BUT the variance is Major, **not** Minor (as it was noted).

Now, another amend zoning application, what next ! Rezoning for the Accessory Building ? I see all comments from Internal Departments, External Agencies and Town Department Comments are all ... No objections.

I assume from all the noted comments/approvals , when the time comes to do our “renovation” there will also, be No Objections.

I am in full agreement with the list below from our Neighbour [REDACTED]

Sincerely
[REDACTED]

[REDACTED]

Spoke with the Anna Geniole, Planning Secretary, Township of Georgina.
She sent an email with the attached Report # DS-2018-0028 pertaining to Applicant:
Kenneth Craine & Marianne Ellis of 255 Lake Drive South.

Please consider submitting a letter of opposition regarding the application. The letter of opposition can be emailed (today if possible). Please email comments and concerns to:

Alan Drozd, Supervisor of Development Planning, adrozd@georgina.ca
cc: Anna Geniole, Planning Secretary, ageniole@georgina.ca

The application by Ken Craine and Marianne Ellis is to rezone the above-noted property to permit a dwelling in the second story of an existing detached garage.
The Property currently contains two dwellings. One of the existing dwellings will be converted into an accessory building such that if the application is approved the site will continue to have two dwellings.

We are submitting a letter of opposition for several reasons:

- loss of privacy as the detached garage overlooks our backyard as it does your front window in late fall, winter and early spring
- single residence neighborhood
- fear the dwelling will become an Air Bnb
- **fear the old cottage (original rental cottage located behind Hollands) will become a future rental.** The application says it will become an accessory building. However the building is currently undergoing renovation with a new foundation, replacement of the rotten floor boards, updated electrical, sewer and water. **One would presume that if the old cottage is no longer needed as a rental, and you have a huge detached garage. why not tear it down instead of fixing it up!!!!**

Your support in opposing the application is important.

[REDACTED]

[REDACTED]

If you do not wish to receive future emails from us please email

[REDACTED]

From: [REDACTED]
To: [Alan Drozd](#)
Subject: Report #DS-2018-0028 Kenneth Craine/Marianne Ellis of 255 Lake Drive South
Date: March 27, 2018 8:14:08 PM

Good Afternoon Mr. Drozd,

I am the registered owner of a property on [REDACTED] and will be unable to attend the application hearing for the above mentioned property of Craine/Ellis. I have authorized [REDACTED] [REDACTED] to speak on my behalf.

I am submitting a letter of opposition for several reasons:

1. Loss of privacy as the detached garage will obstruct the view from my front window in late fall, winter and early spring.
2. It is a single residence neighborhood
3. Fear the dwelling will become an Air Bnb
4. Fear the old cottage will become a future rental. The applications says it will become an accessory building. However, the building is currently undergoing renovation with a new foundation, replacement of the rotten floor boards, updated electrical, sewer and water. One would presume that if the old cottage is no longer needed as a rental, and you have a huge detached garage why not tear it down instead of fixing it up.

I am opposed to the application for this permit and would like my concerns addressed.

Thank you,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Alan Drozd](#); [Anna Geniole](#)
Subject: Opposing the Application 255 Lake Drive North File 03.1121
Date: March 28, 2018 5:38:32 AM

Dear Mr. Drozd,

We wish to "oppose" the application to re-zone the above-noted property to permit a dwelling in the second story of an existing detached building - Town File 03-1121.

Our property fronts onto [REDACTED] and [REDACTED] onto the subject property in the application. We have owned the property since 1953 and are third generation cottage goers, soon to be four generations. As a family, we have spent many years enjoying the area. Our children camped in our backyard, swam for countless hours in the lake, walked daily to the Post Office store (corner of Post Office Road & Lake Drive N) for our 1 cent candies and ice cream, learned to golf at Orchard Beach Golf Club, took swimming lessons, Tadpoles to Bronze Medallion at the Government dock in Roches Point and the list goes on. We have seen many changes in the area in the last sixty-five years.

Since 2010 when we are in our backyard or screened back porch, one cannot help but notice the unusually large detached garage immediately behind our cottage. It is big at 10.67 meters tall with 280 square meters on the ground floor. It's larger than most homes along Lake Drive N at 473 square meters total area. .

When family or friends gather in the backyard, the conversation always includes talk about the monster garage, if and when someone will move in upstairs and how awful that would be with no privacy for us in the backyard.

From the very first day of seeing the detached garage, we knew it was only a matter of time before it would become a dwelling. The question was not "if" but "when".

We have many comments and concerns regarding the application. They are:

- loss of privacy as the detached garage overlooks our backyard
- the neighborhood is low density residential cottage lots. We have been here 1953, and three generations later....
- OMB allowed the appeal of Minor Variance application P410933. Condition 1.4 prohibited residential use within the detached garage. Why are we having this conversation, the OMB placed the condition on the property?
- Size and location of dwelling units are very different. The number of dwellings remains unchanged at two.
- Location of existing of Dwelling B does not affect us. The dwelling is west our property/backyard. Due to trees and foliage, it has always been out of sight from our backyard and sight lines for the past sixty years. Light / light pollution was never a problem. No noise issues in the past.
- Location of the detached garage is in our direct sight line - big and bold. We come to the cottage to enjoy outdoor spaces and the lack of light / light population. The detached garage dwelling has many windows overlooking our property. At night, we will have light coming from these windows.

- Size of dwellings are not of equal value. 'Dwelling B' is 26.4 square meters compared to the upper floor loft of the detached garage at 183 square meters. If the OMB condition 1.4 was to discourage the increase of the number of dwelling; then increasing the size of the dwelling would mean the potential for more occupants. Many more tenants can reside in 183 m2 than 26 m2.
- big fear the new dwelling will become an AIR BnB. What are the Town of Georgina policies on Air Bnb operations? The nature of Mr. Craine's businesses, he is rarely home on weekends and would not be there to look after his tenants.
- concerned about possible leakage from two large white tanks that are sitting on the ground - they are clearly visible on the aerial map Page 14 in the DS2018-0028 report.
- concerned regarding the amount and/or type of outdoor storage that is allowed on a property

Existing Dwelling B ("Old Cottage")

- fear the old cottage (existing dwelling B) now slated to be an accessory storage building will become a future rental.
- **old cottage is currently** undergoing renovations with a new cement poured foundation, replacement of rotting floor boards, updating electrical, sewer and water.
- why renovate the old cottage (\$\$) if it is just going to be an accessory storage building? Isn't the ground floor of the detached garage (3120 sq. ft. / 279 m2) enough storage?
- why not tear down the old cottage as it no longer needed as a rental (assuming application is successful).

Thank you for listening. We appreciate the opportunity to present our comments and concerns.

We also appreciate that the applicants (Craine & Ellis) have kept a small patch of tree/shrubs along the fence about 1/3 of our backyard length. It is somewhat helpful in partially hiding the detached garage from our view in the summertime. We would be grateful if they would consider removing the old Yamaha motor bike though. We apologize to Craine & Ellis for opposing their application.

Once again, at this time, we are opposing the application.

[REDACTED]

[REDACTED]

[REDACTED]

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

BYLAW NUMBER 2024- ()

BEING A BYLAW 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.

WHEREAS the Council of the Town of Georgina may, 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 3, Page 2 of Schedule 'A' to Zoning By-law Number 500, as amended, is hereby further amended by changing the zone symbol from "R" and 'T' to 'R-83' on lands described as Part of Lot 18, Concession 2 (N.G.), further described as Lot 16, Registered Plan 77 and Part 1 Plan 65R-11736, shown in heavy outline and designated 'R-83' in Schedule 'A' attached hereto.
2. That Section 10.5 **SPECIAL PROVISIONS** of Zoning By-law Number 500 as amended, is hereby amended by adding after Section 10.5.75, the following:

**"10.5.76 PART OF LOT 18, CONCESSION 2 (N.G.) 'R-83'
PART 1, PLAN 65R-11736
LOT 16, REGISTERED PLAN 77
255 LAKE DRIVE NORTH**

(Map 3, Page 2)

- a) Notwithstanding Section 5.1 f) **ACCESSORY USES, BUILDINGS OR STRUCTURES, HEIGHT**, in the area designated 'R-83' in Schedule 'A' hereto, the existing accessory structure with a ground floor area of 283 square metres at the south side of the property with a maximum height of 11 metres shall be permitted. Further, any additions to the existing building will be subject to the requirements of Section 5.1 f).

- b) Notwithstanding Section 5.1 e) **ACCESSORY USES, BUILDINGS OR STRUCTURES, LOT COVERAGE**, in the area designated 'R-83' in Schedule 'A' hereto, a total lot coverage of 13.5% for all accessory buildings shall be permitted.

READ AND ENACTED this day of , 2024.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

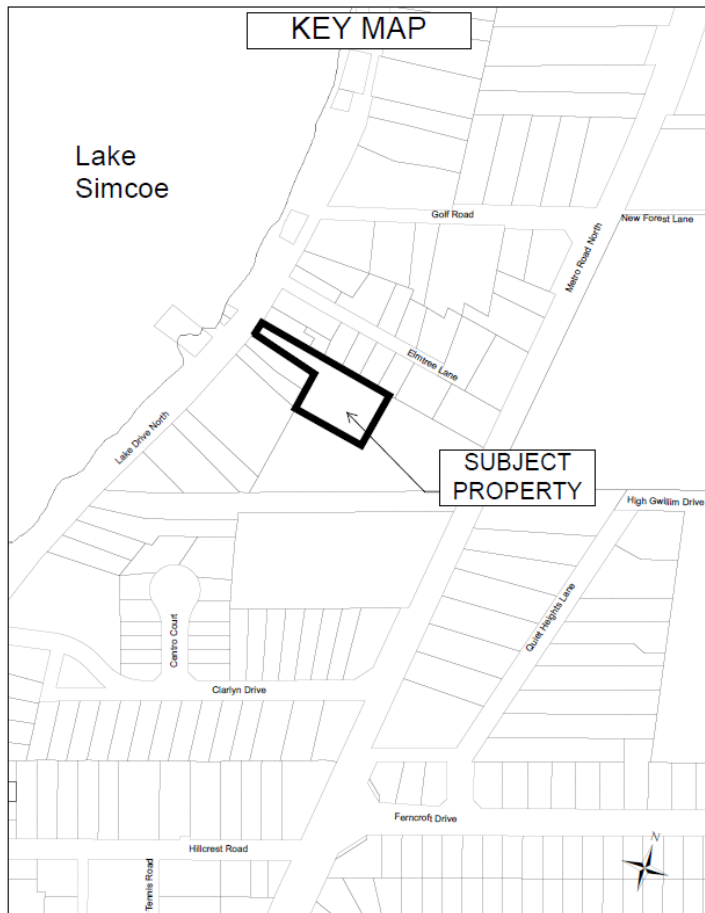
EXPLANATORY NOTE

**(KENNETH CRAINE)
(FILE NO. 03.1121)**

1. The purpose of Zoning By-law Number 500-2024-XXXX (PL-5), which amends Zoning By-law Number 500, is to rezone the subject lands from Residential (R) and Transitional (T) to site-specific Residential (R-83) to facilitate a dwelling unit in an accessory structure.

Attachment 7 Pg 2 of 4 Report No. DS-2024-0002 255 Lake Dr N (03.1121)

2. Zoning By-law Number 500-2024-XXXX (PL-5) permits an accessory structure with a dwelling unit to have a height of 10.67 metres.
3. Zoning By-law Number 500-2024-XXXX (PL-5) permits a lot area coverage of 13.5% for accessory structures.
4. Zoning By-law Number 500-2024-XXXX (PL-5) will conform to the Town of Georgina Official Plan, as amended.
5. A **Key Map** showing the location of the land to which By-law Number 500-2024-XXXX (PL-5) applies is shown below.

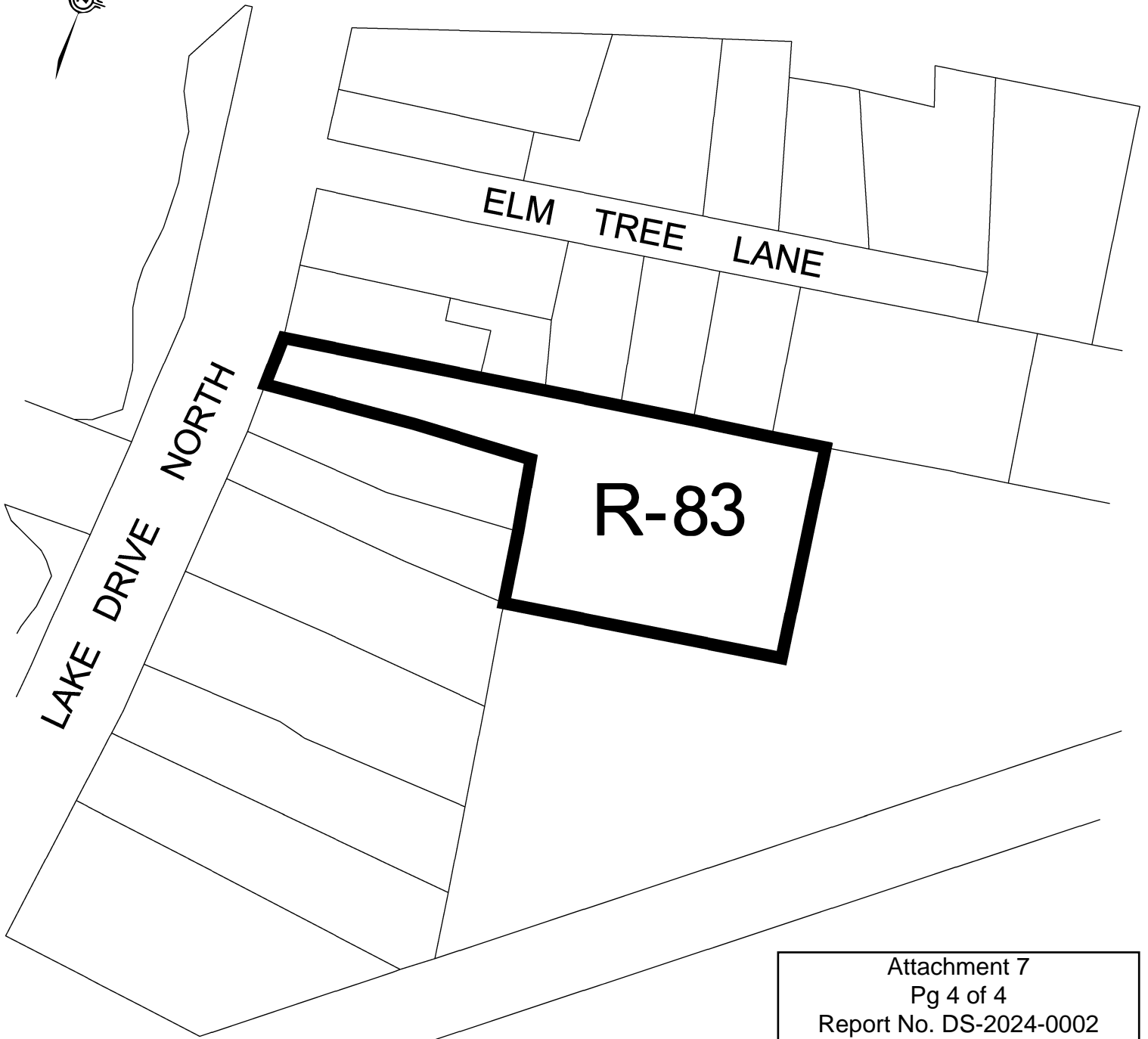


PART OF LOT 18, CONCESSION 2 (N.G.)
TOWN OF GEORGINA
THE REGIONAL MUNICIPALITY OF YORK
*FORMERLY IN THE TOWNSHIP OF GEORGINA
COUNTY OF YORK*

THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED THIS ___ DAY
OF _____ 2024

CLERK

MAYOR



Attachment 7
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Report No. DS-2024-0002
255 Lake Dr N (03.1121)