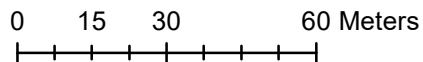




LOCATION MAP



SUBJECT LAND



N



Attachment 1
Report No. DS-2024-0030
9 Sina Street
Page 1 of 1

Site Photos

Subject Area (Facing East)



Subject Area (Facing West)

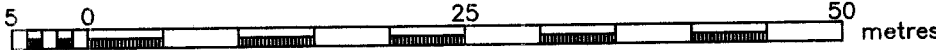


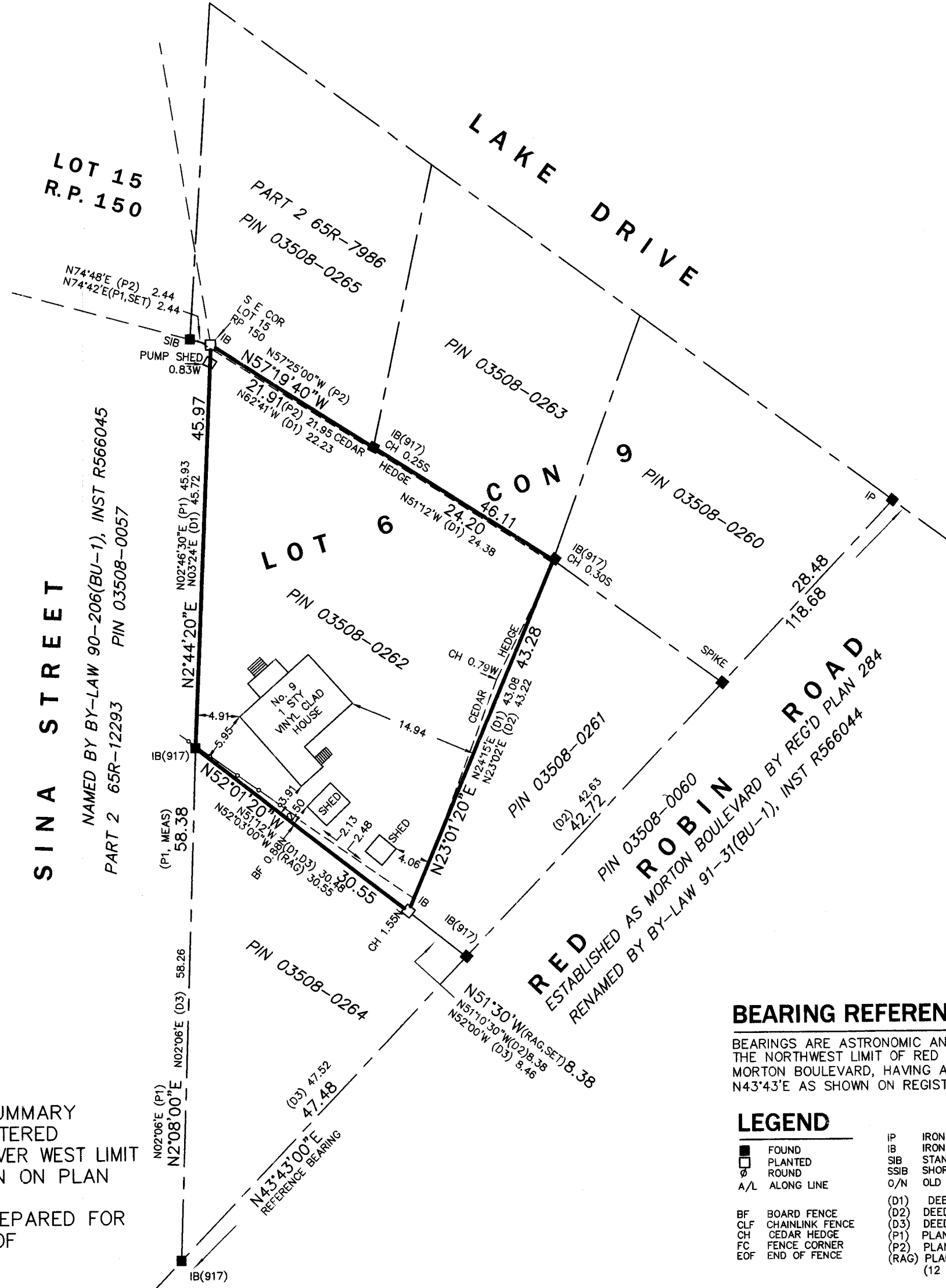
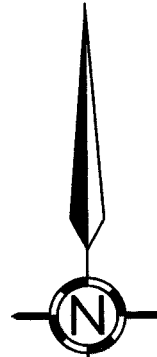
Subject Area (Facing South)



Subject Area (Facing North)



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF
PART OF LOT 6, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
TOWN OF GEORGINA - REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 500  metres
E.R.GARDEN LTD.



PART 2 - REPORT SUMMARY
 NO EASEMENTS REGISTERED
 PUMP SHED EXTENDS OVER WEST LIMIT
 FENCING IS AS SHOWN ON PLAN

THIS REPORT WAS PREPARED FOR
 THE EXCLUSIVE USE OF
FRANK BARONE

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWEST LIMIT OF RED ROBIN ROAD, FORMERLY MORTON BOULEVARD, HAVING A BEARING OF N43°43'E AS SHOWN ON REGISTERED PLAN 284

LEGEND

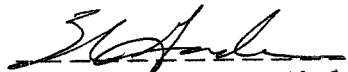
■	FOUND	IP	IRON PIPE
□	PLANTED	IB	IRON BAR
○	ROUND	SIB	STANDARD IRON BAR
A/L	ALONG LINE	SSIB	SHORT STANDARD IRON BAR
		O/N	OLD NOTE
		(D1)	DEED, INST R609418
BF	BOARD FENCE	(D2)	DEED, INST R706545
CLF	CHAINLINK FENCE	(D3)	DEED, INST A37354A
CH	CEDAR HEDGE	(P1)	PLAN 65R-12293
FC	FENCE CORNER	(P2)	PLAN 65R-7986
EOF	END OF FENCE	(RAG)	PLAN BY R.A.GARDEN O.L.S. (12 JULY 1991)

FILE 16-6562

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 27TH DAY OF JANUARY 2016

JANUARY 28, 2016
 DATE
 © E.R.GARDEN LTD.


 E.R.GARDEN 1727
 ONTARIO LAND SURVEYOR

**ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM**

1968956



THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3).

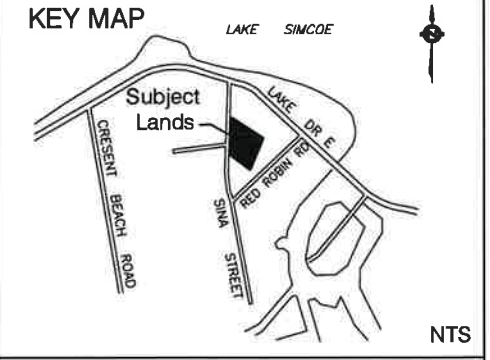
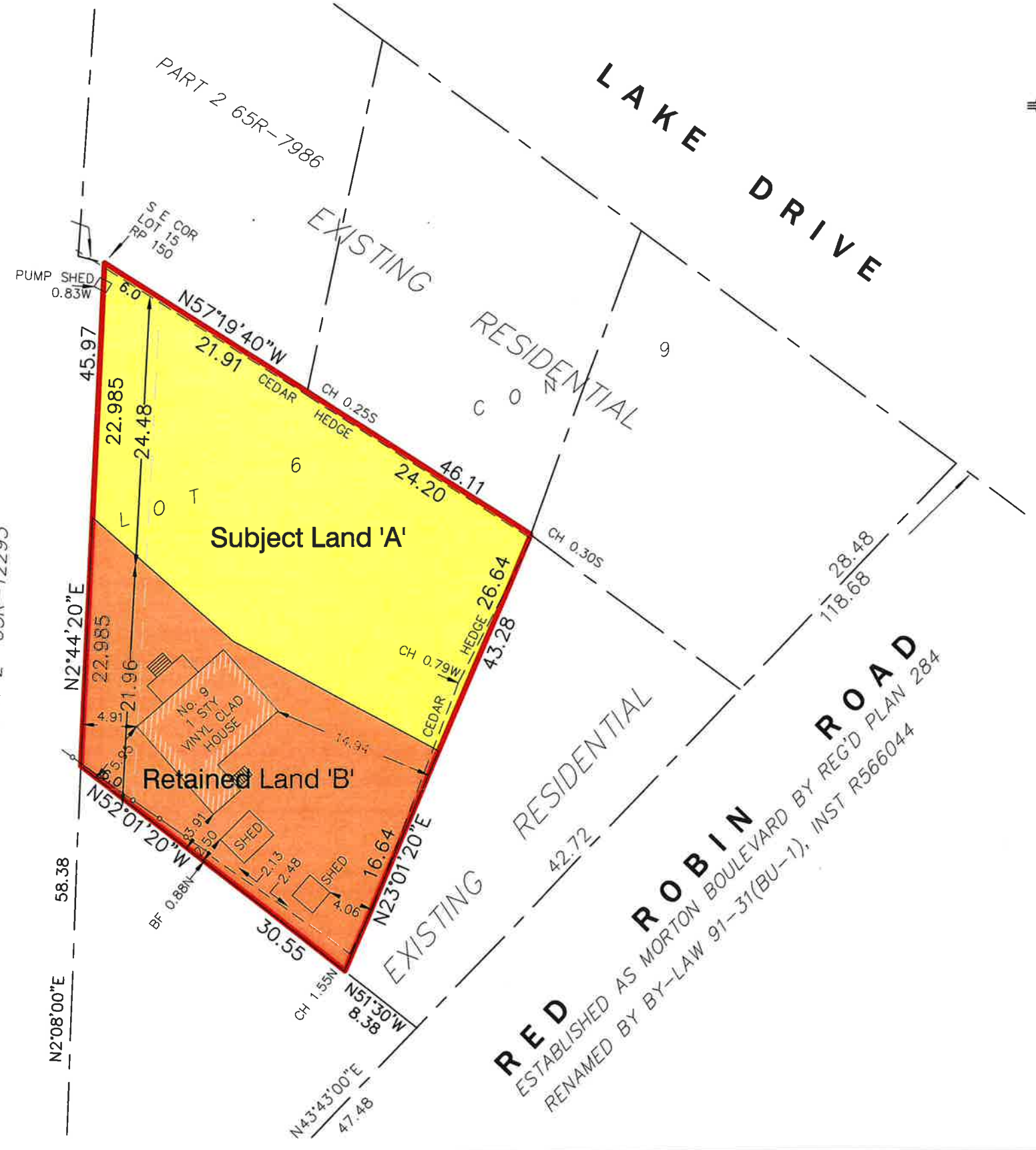
METRIC :
 IN METRE
 BY DIVISION

E.R. GA
 ONTARIO
 1260 JOURNE
 NEWMARKET
 PHONE 905-895
 TOLL FREE 1-87

Attachment 3
Report No. DS-2024-0030
9 Sina Street
Page 1 of 1

SINA STREET

NAMED BY BY-LAW 90-206(BU-1), INST R566045
PART 2 65R-12293



- Owner's Land - 1557m²
- Subject Lands 'A' - 907m²
- Retained Lands 'B' - 650m²

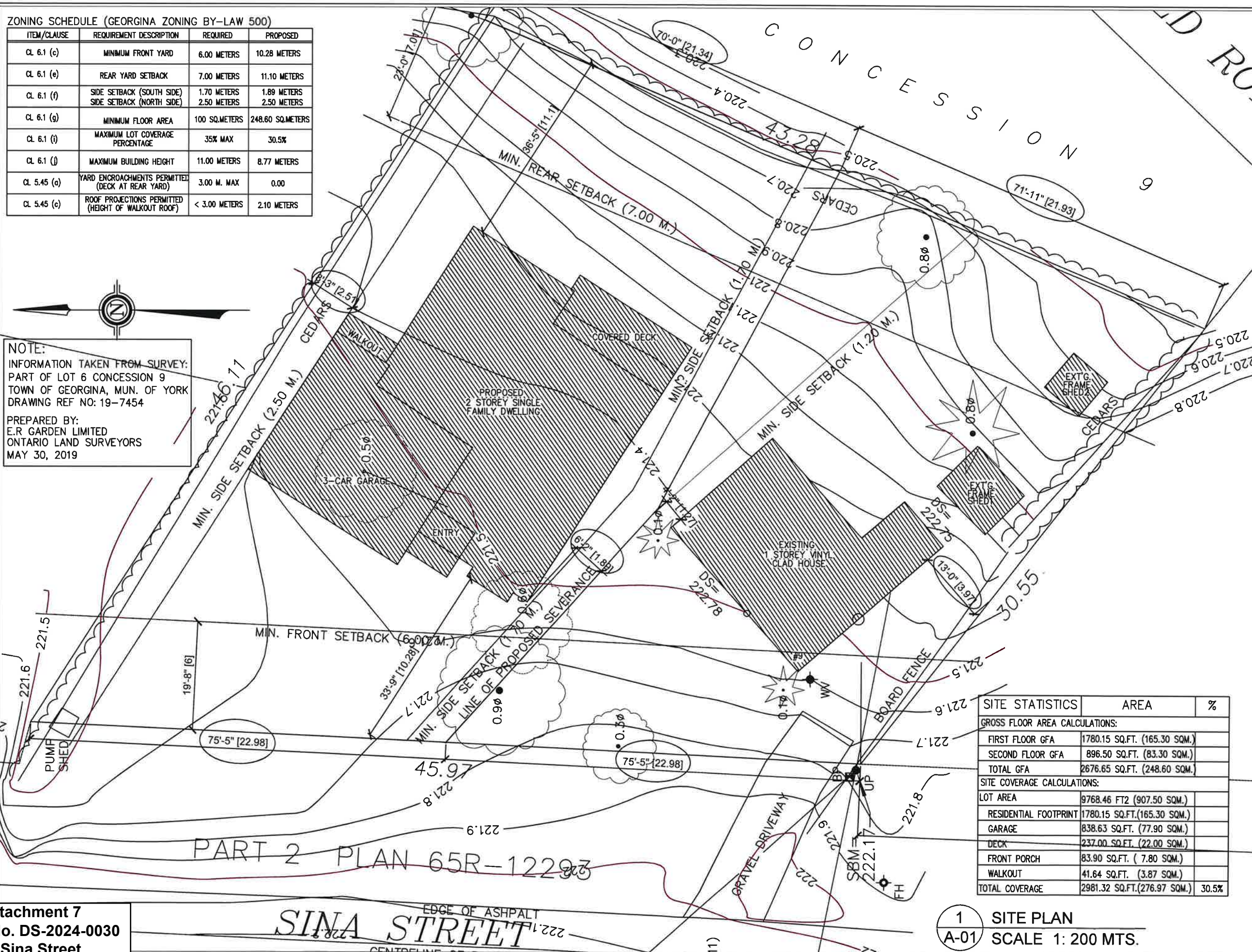
PROPOSED CONSENT PLAN		
FRANK BARONE		
9 SINA STREET PART OF LOT 6 CONCESSION 9 GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK		
Date	Reviewed by	Drawn by
JULY 13, 2023	MRS	VT
Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.		
REVISED	Drawing Number	
	1374-00	

RECEIVED
APR 16 2024

ZONING SCHEDULE (GEORGINA ZONING BY-LAW 500)

ITEM/CLAUSE	REQUIREMENT DESCRIPTION	REQUIRED	PROPOSED
CL 6.1 (c)	MINIMUM FRONT YARD	6.00 METERS	10.28 METERS
CL 6.1 (e)	REAR YARD SETBACK	7.00 METERS	11.10 METERS
CL 6.1 (f)	SIDE SETBACK (SOUTH SIDE) SIDE SETBACK (NORTH SIDE)	1.70 METERS 2.50 METERS	1.89 METERS 2.50 METERS
CL 6.1 (g)	MINIMUM FLOOR AREA	100 SQ.METERS	248.60 SQ.METERS
CL 6.1 (i)	MAXIMUM LOT COVERAGE PERCENTAGE	35% MAX	30.5%
CL 6.1 (j)	MAXIMUM BUILDING HEIGHT	11.00 METERS	8.77 METERS
CL 5.45 (a)	YARD ENCROACHMENTS PERMITTED (DECK AT REAR YARD)	3.00 M. MAX	0.00
CL 5.45 (c)	ROOF PROJECTIONS PERMITTED (HEIGHT OF WALKOUT ROOF)	< 3.00 METERS	2.10 METERS

NOTE:
INFORMATION TAKEN FROM SURVEY:
PART OF LOT 6 CONCESSION 9
TOWN OF GEORGINA, MUN. OF YORK
DRAWING REF NO: 19-7454
PREPARED BY:
E.R. GARDEN LIMITED
ONTARIO LAND SURVEYORS
MAY 30, 2019



SITE STATISTICS	AREA	%
GROSS FLOOR AREA CALCULATIONS:		
FIRST FLOOR GFA	1780.15 SQ.FT. (165.30 SQM.)	
SECOND FLOOR GFA	896.50 SQ.FT. (83.30 SQM.)	
TOTAL GFA	2676.65 SQ.FT. (248.60 SQM.)	
SITE COVERAGE CALCULATIONS:		
LOT AREA	9768.46 FT2 (907.50 SQM.)	
RESIDENTIAL FOOTPRINT	1780.15 SQ.FT.(165.30 SQM.)	
GARAGE	838.63 SQ.FT. (77.90 SQM.)	
DECK	237.00 SQ.FT. (22.00 SQM.)	
FRONT PORCH	83.90 SQ.FT. (7.80 SQM.)	
WALKOUT	41.64 SQ.FT. (3.87 SQM.)	
TOTAL COVERAGE	2981.32 SQ.FT.(276.97 SQM.)	30.5%

THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS AND MUST REPORT ANY INCONSISTENCIES TO THE OWNER/DESIGNER BEFORE PROCEEDING WITH WORK & BE RESPONSIBLE FOR THE SAME.
ALL DRAWINGS ARE THE PROPERTY OF FIAT PROJECTS INC. & SHALL NOT BE USED WITHOUT THEIR EXPRESSED AND WRITTEN CONSENT.

The undersigned has reviewed and takes responsibility for this design, and has the qualification to meet the requirements set out in Ontario Building Code to design the work shown on the attached documents.
NAME:
SCN #:
SIGNATURE:
FIRM NAME:

PERMIT DRAWINGS

71 TUNBRIDGE RD, BARRIE ON L4M 6S9
EMAIL: fiatprojectsinc@gmail.com
TEL: 647-673-8885

SHEET TITLE:
SITE PLAN
DATE:
07MARCH2024
SCALE:
1:200_METERS
DRAWN BY: FPI CHECKED BY: MG
CLIENT:
MR. FRANK BARONE

PROJECT:
PROPOSED ERECTION OF A 2-STOREY DWELLING
PROJECT: LOCATION:
9 SINA STREET
GEORGINA, ON

REVISIONS:

REV. DATE	REV.#	DESCRIPTION
2021/11/27	1	LOT SEVERANCE STUDY
2022/10/15	2	REVISED AS PER PLANNER'S RECOMMENDATION
2023/12/30	3	REVISED AS PER CLIENT'S REQUEST
2024/02/15	4	REVISED AS PER CLIENT'S REQUEST
2024/03/07	5	REVISED AS PER PLANNER'S ADVICE

1 SITE PLAN
A-01 SCALE 1: 200 MTS.



GEORGINA

NOTICE OF PASSING OF A BY-LAW TO ADOPT AMENDMENT NUMBER 150 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA

TAKE NOTICE that the Council of The Corporation of the Town of Georgina passed By-law Number 2023-0067 (PL-2) on the 28th day of September, 2023, which adopted Official Plan Amendment No. 150 pursuant to Sections 17(21), (22) and (23) of the Planning Act, RS.O. 1990, as amended.

AND TAKE NOTICE that through the circulation and review of the application to amend the Town Official Plan, the public provided one (1) written and one (1) verbal submission to the Town. Council considered Staff Report No. DS-2023-0059, the effect of which helped Council to make an informed decision.

The purpose of Amendment No. 150 is to implement site-specific provisions for the subject property to facilitate a proposed residential severance of the property to create one new building lot for one single detached dwelling.

Amendment No. 150 to the Official Plan of the Town of Georgina is exempt from approval by the Regional Municipality of York. The decision of Town Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

ANY APPEALS of the Official Plan Amendment must be filed to the Ontario Land Tribunal (OLT) in respect of Amendment No. 150 by filing with the Clerk of The Corporation of the Town of Georgina not later than 4:30 p.m. on the 18th day of October 2023. A notice of appeal must set out the reasons for the appeal and must be accompanied by a completed Ontario Land Tribunal form "Appellant Form (A1)", a certified cheque or money order (currently in the amount of \$1,100 or \$400 for a private citizen, registered charity or non-profit ratepayers' association) payable to the Minister of Finance, and payment of the Town's Administrative Fee of \$345.00. A copy of the appellant form is available on the Tribunal's website at <https://olt.gov.on.ca/>.

By-law No. 2023-0067 (PL-2) and the complete text of Amendment No.150 is attached for your reference. Clarification with respect to any portion of Official Plan Amendment No. 150 can be obtained by contacting the Planning Division.

Dated at the Town of Georgina this 28th day of September 2023.

Mamata Baykar, Deputy Clerk
The Corporation of the Town of Georgina

AGENT:	Michael Smith Planning Consultants; Development Coordinators Ltd
DESCRIPTION:	9 Sina Street, Willow Beach Part Lot 6, Concession 9 Roll No.: 130-685
FILE NUMBER:	02.203- Official Plan Amendment

NOTE: Only individuals, corporations and public bodies may appeal a decision of the Town to the Ontario Land Tribunal ('OLT'). 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 the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to Town Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.



Certificate of Approval

AMENDMENT NO. 150

TO THE

OFFICIAL PLAN OF THE

TOWN OF GEORGINA PLANNING AREA

This official plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on _____, 2023.

Date: _____

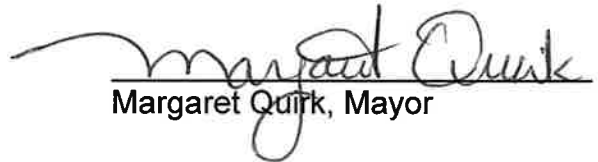
**Denis Beaulieu, MCIP, RPP
Director of Development Services
Corporation of the Town of Georgina**


AMENDMENT NO. 150
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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PART A - THE CERTIFICATION
AMENDMENT NO. 150
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 150 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by By-law No. 2023 – 0067 (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 13th day of September, 2023.


Margaret Quirk, Mayor


Rachel Dillabough, Town Clerk

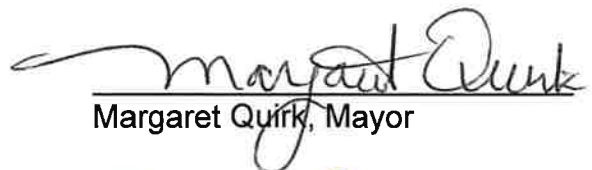
THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
BY-LAW NUMBER 2023 – 0067 (PL-2)

BEING A BY-LAW TO ADOPT AMENDMENT NO. 150 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA.

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. That Amendment No. 150 to the Official Plan of the Town of Georgina, constituting the attached explanatory text and location map, is hereby adopted.
2. That the Clerk of the Corporation of the Town of Georgina is hereby authorized and directed to make such application on behalf of the Corporation and to execute under the Corporate Seal such documents as may be required for the above purposes.

READ AND ENACTED this 13th day of September, 2023.


Margaret Quirk, Mayor


Rachel Dillabough, Town Clerk

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 150
to the Official Plan of the
Town of Georgina

Being an Amendment to the Official Plan of the Town of Georgina.

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text and Schedule 'A' – Location Map, constitute Amendment No. 150 to the Official Plan of the Town of Georgina.

3. PURPOSE

The purpose of Amendment No. 150 is to implement site-specific provisions for the subject property to facilitate a proposed residential severance of the property to create one new building lot for one single detached dwelling.

4. LOCATION

The subject property is described as Part of Lot 6, Concession 9 (NG), municipally known as 9 Sina Street, as shown in heavy outline on Schedule 'A' – Location Map attached hereto.

5. BASIS

The subject property is designated '*Serviced Lakeshore Residential Area*' on Schedule 'A2' of the Town of Georgina Official Plan. The policies of the Official Plan permit single detached dwellings and lot creation in the '*Serviced Lakeshore Residential Area* designation'.

Section 11.4.2.8(e) of the Official Plan contains minimum lot frontage and minimum lot area criteria which must be satisfied when considering a residential severance of lands which are designated *Serviced Lakeshore Residential Area*. The Owner is proposing to sever their property, the size of which would not fully satisfy the minimum lot frontage and lot area criteria in Section 11.4.2.8(e) of the Official Plan.

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 150
to the Official Plan of the
Town of Georgina

Being an Amendment to the Official Plan of the Town of Georgina.

2. COMPONENTS OF AMENDMENT

Only that part of this document entitled “Part C - The Amendment”, comprising the attached explanatory text and Schedule ‘A’ – Location Map, constitute Amendment No. 150 to the Official Plan of the Town of Georgina.

3. PURPOSE

The purpose of Amendment No. 150 is to implement site-specific provisions for the subject property to facilitate a proposed residential severance of the property to create one new building lot for one single detached dwelling.

4. LOCATION

The subject property is described as Part of Lot 6, Concession 9 (NG), municipally known as 9 Sina Street, as shown in heavy outline on Schedule ‘A’ – Location Map attached hereto.

5. BASIS

The subject property is designated ‘*Serviced Lakeshore Residential Area*’ on Schedule ‘A2’ of the Town of Georgina Official Plan. The policies of the Official Plan permit single detached dwellings and lot creation in the ‘*Serviced Lakeshore Residential Area* designation’.

Section 11.4.2.8(e) of the Official Plan contains minimum lot frontage and minimum lot area criteria which must be satisfied when considering a residential severance of lands which are designated *Serviced Lakeshore Residential Area*. The Owner is proposing to sever their property, the size of which would not fully satisfy the minimum lot frontage and lot area criteria in Section 11.4.2.8(e) of the Official Plan.

Through the future land severance to be completed by consent, Subject Land 'A' (severed lot) complies with the aforementioned lot frontage and lot area requirements with a proposed lot frontage of 24.48 metres and lot area of 907 square metres.

Retained Land 'B' (retained lot) has a smaller lot frontage and lot area than that of the average neighbouring lots within the study area as set forth in Section 11.4.2.8(e) of the Official Plan, with a proposed lot frontage of 21.96 metres and lot area of 650 square metres, thereby requiring an amendment to the Official Plan.

Although Retained Land 'B' (retained lot) is smaller than the neighbouring lots within the study area, it still maintains the general lot character of the area. In terms of compatibility, the comparative lot areas and lot frontages are taken into consideration. The severance as proposed is compatible with the surrounding area and will not result in any negative impacts on adjacent properties.

Finally, the existing dwelling on Retained Land 'B' (retained lot) through the future consent application to accommodate the required land severance will meet the Zoning By-law standards, except for the front yard setback, of the *Residential (R)* zone. This demonstrates that the lot frontage and lot area are sufficient to accommodate a single detached dwelling.

In this regard, the proposed Official Plan Amendment maintains the intent and purpose of the applicable goals, objectives, and policies of the Official Plan. The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 150 to be appropriate.

PART C - THE AMENDMENT

1. INTRODUCTION

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and Schedule 'A' – Location Map, constitute Amendment No. 150 to the Town of Georgina Official Plan.

2. ACTUAL AMENDMENT

- a) That Section 11.4.2.12 **SPECIAL PROVISIONS** of the Official Plan is hereby amended by adding after Subsection 11.4.2.12.4 the following:

"11.4.2.12.5 Part of Lot 6, Concession 9 (NG) OPA 150
9 Sina Street

Notwithstanding Section 11.4.2.8 (e), on lands described as Part of Lot 6, Concession 9 (NG), a severance for the creation of one (1) new residential lot may be permitted, resulting in the retained lot having a minimum lot frontage of 21.9 metres and a minimum lot area of 650 square metres. With respect to this policy, Section 12.3.1 of this Plan shall apply."

- b) That Schedule 'I' **SPECIAL PROVISIONS** of the Official Plan is amended by adding Special Provision 24 to those lands described as Part of Lot 6, Concession 9 (NG).
- c) That Schedule 'I' **SPECIAL PROVISIONS** of the Official Plan is amended by identifying the subject property, as shown on Schedule 'A' – Location Map attached hereto, so as to be subject to Special Provision 24.

3. IMPLEMENTATION

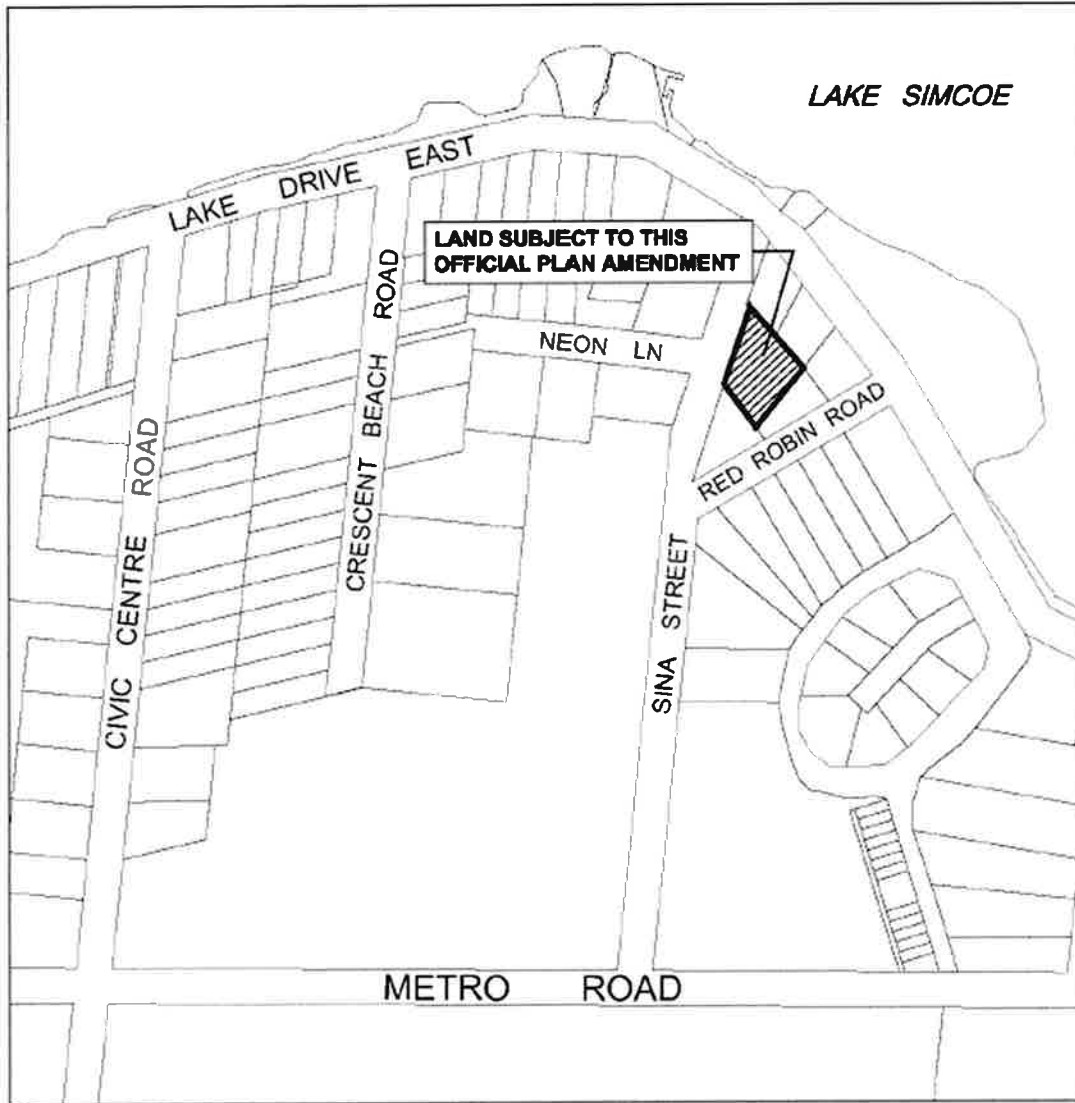
The Official Plan Amendment will be implemented by Zoning By-law 500 and a Consent to Sever application, pursuant to the *Planning Act* of Ontario.

4. INTERPRETATION

The provisions set forth in the Town of Georgina Official Plan, as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.

SCHEDULE 'A' - LOCATION MAP

AMENDMENT NO. 150



PROPERTY DESCRIPTION Part of Lot 6, Concession 9 (NG)

LAND USE DESIGNATION Serviced Lakeshore Residential Area

