

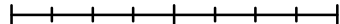


LOCATION MAP



SUBJECT LAND

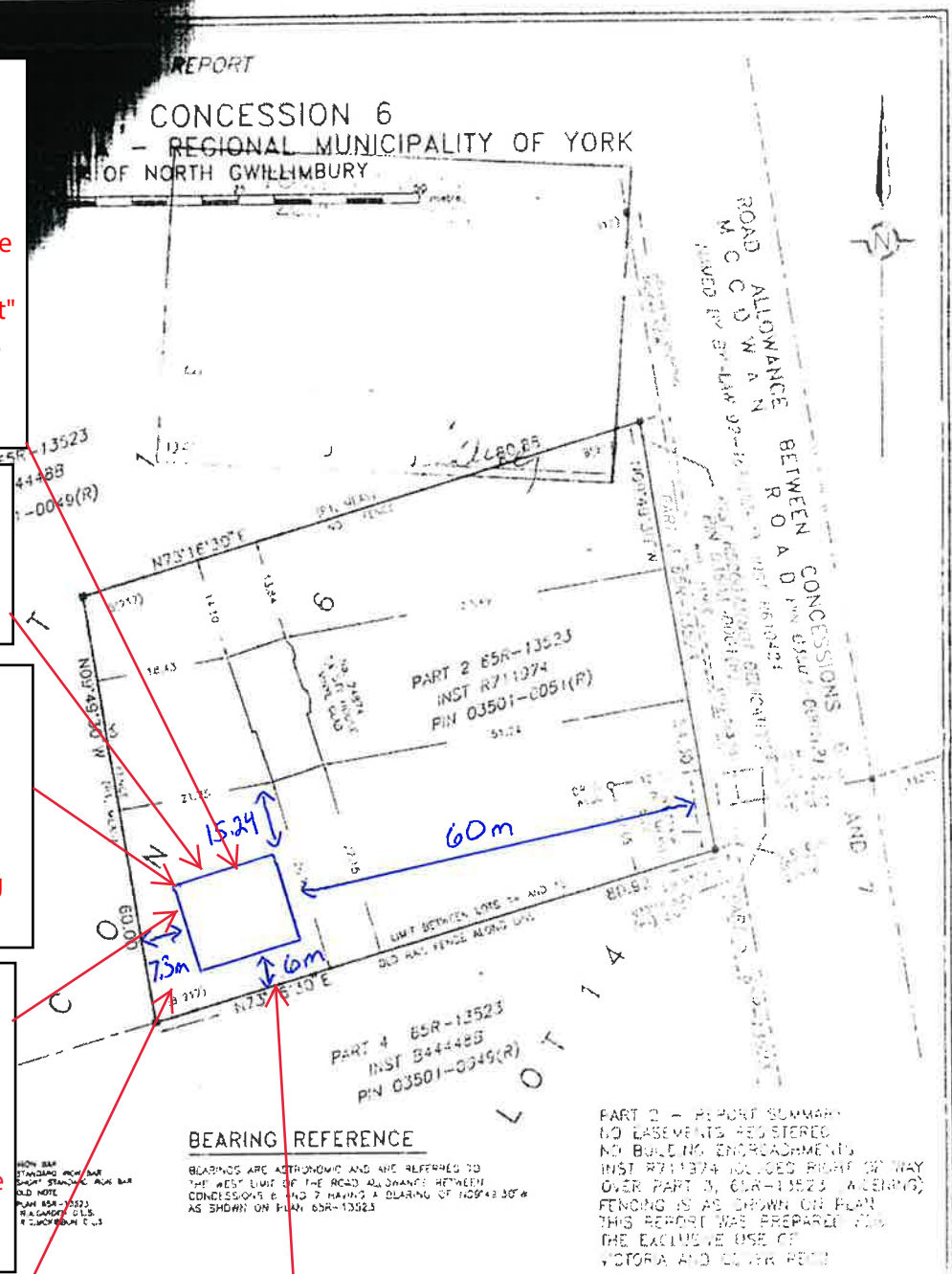
0 20 40 80 Meters



N



REPORT
CONCESSION 6
 - REGIONAL MUNICIPALITY OF YORK
 OF NORTH GWILLIMBURY



ZBL 500: Section 2.61: To amend the definition of 'accessory dwelling or dwelling unit' to 'A detached building containing a self-contained dwelling unit located on a lot containing a single detached dwelling' in order to permit an "accessory dwelling unit" in an accessory structure, whereas the current definition does not contemplate such use

ZBL 500: Section 28.1: To permit an additional dwelling unit in a detached building (accessory structure), whereas an additional dwelling unit is not permitted.

ZBL 600: Section 6.2(b) (iii): To permit the maximum height of a detached building containing an additional dwelling unit to be 10 metres, whereas 7.5 metres is required for a detached building containing an additional dwelling unit

ZBL 600: Section 4.6: To permit relief from the 30-metre setback to key natural heritage features and natural hydrological features and allow for the abutting zone category (agricultural protection) to apply in this area subject to the recommendations of an Environmental impact statement.

ZBL 500: Section 28.4 (e): To permit a rear yard setback of 7.3 metres for an accessory structure, whereas a rear yard setback of 9 metres is required for an accessory structure

ZBL 600: Section 9.4 (e): To permit a rear yard setback of 7.3 metres for an accessory structure, whereas a rear yard setback of 9 metres is required for an accessory structure

ZBL 500: Section 28.4 (f): To permit an interior side yard setback on the south side of the property of 6 m, whereas an interior side yard setback of 9 metres is required for an accessory structure.

ZBL 600: Section 9.4 (f): To permit an interior side yard setback on the south side of the property of 6 m, whereas an interior side yard setback of 9 metres is required for an accessory structure.

BEARING REFERENCE

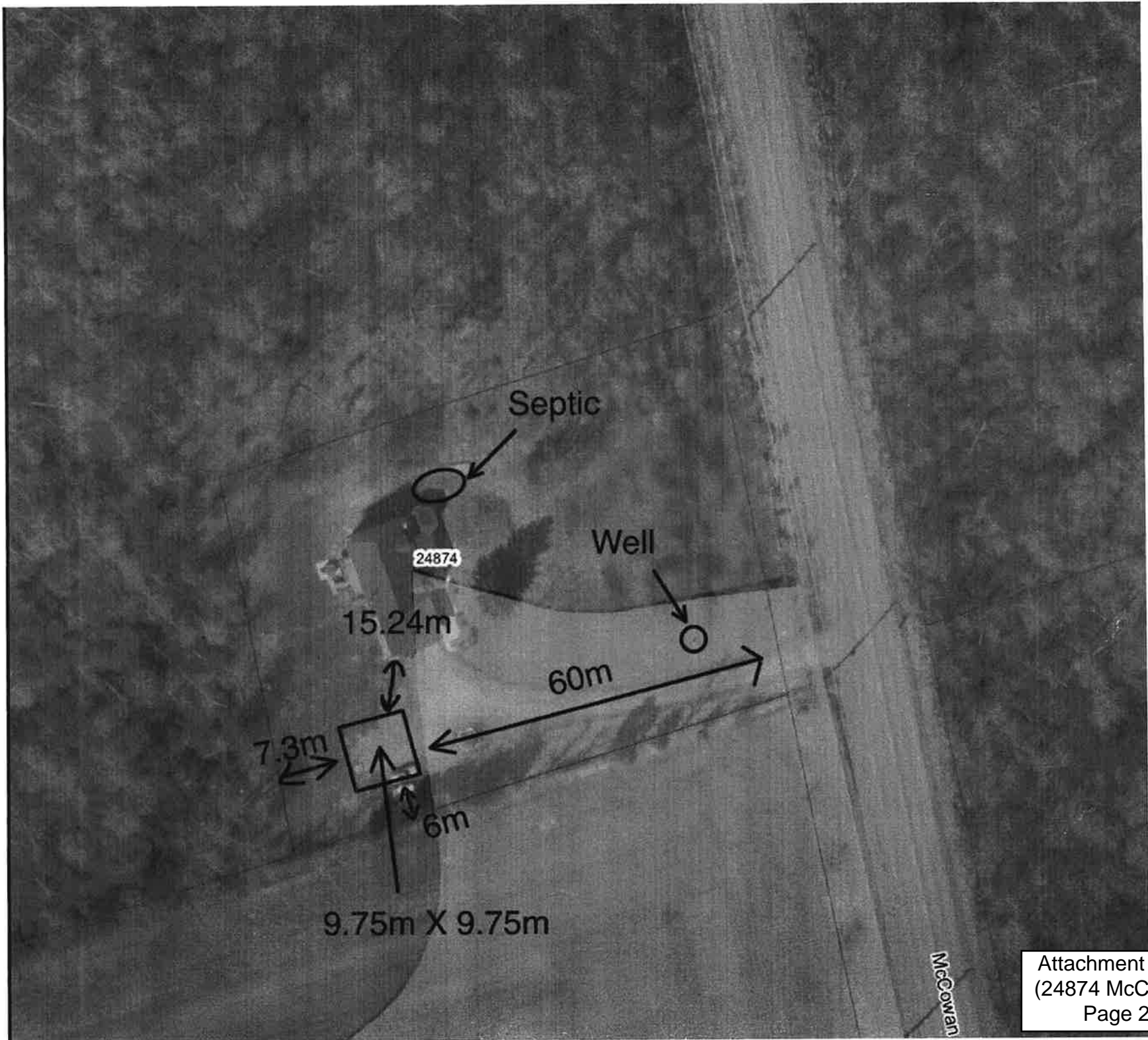
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7 HAVING A BEARING OF $N09^{\circ}43'30''E$ AS SHOWN ON PLAN BSR-13523

PART 2 - REPORT SUMMARY
 NO EASEMENTS REGISTERED
 NO BUILDING ENCROACHMENTS
 INST R711974 INCLUDES RIGHT OF WAY OVER PART 3, 6SR-13523 (ACERRING)
 FENCING IS AS SHOWN ON PLAN
 THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF VICTORIA AND COLLEGE POND

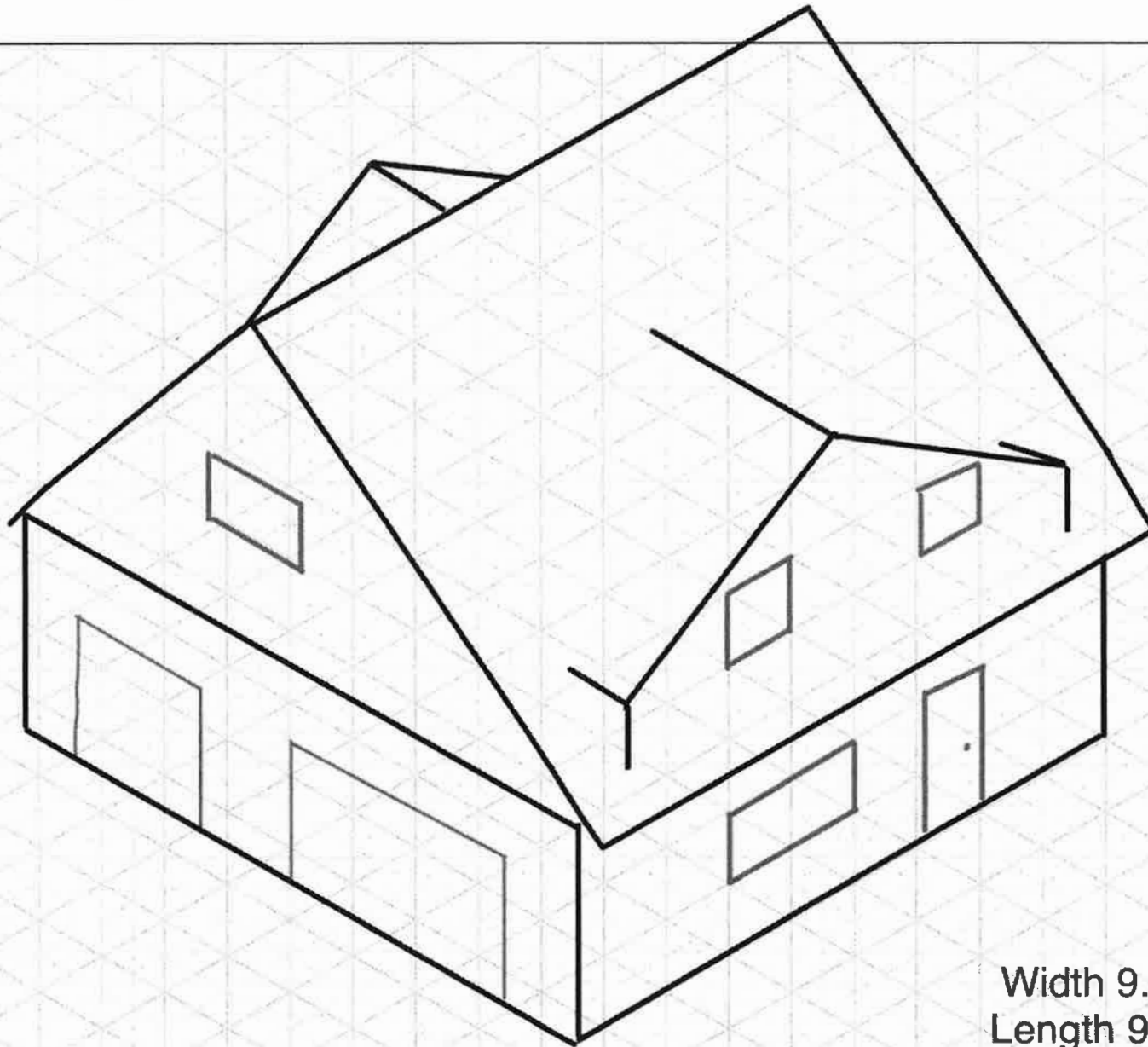
DISTANCES SHOWN ON THIS PLAN ARE METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 0.3048

RDEN LIMITED
 LAND SURVEYOR
 615 END CIRCLE, UNIT 1
 GAITHERS L3M 7L1
 9-5850 FAX 905-880-7127

FILE NO. 98-1460







Width 9.75m
Length 9.75m
Height 10m

SITE PHOTOS

24874 McCowan Road
Facing West



24874 McCowan Road
Facing South



24874 McCowan Road
Facing East



24874 McCowan Road
Facing North



24874 McCowan Road
Facing West



24874 McCowan Road
Facing North



To: Brianna Raines, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Lampietro, Manager, Development Engineering
Cory Repath, Sr. Development Inspector
Vikum Wegiriya, Jr. Development Technologist
Matthew DeLuca, Jr. Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: September 19th, 2024

Re: MINOR VARIANCE A14-24
24874 McCowan Road
Concession 6, Part Lot 15
ROLL NO.: 114-78550

The Development Engineering Division has the following **conditions** for Minor Variance Application No. A14-24:

1. The applicant/owner shall provide a detailed lot grading and drainage plan including existing and proposed entrance prepared by a Professional Engineer or Ontario Land Surveyor skilled and competent in such works and all in accordance with the requirements of Part 4 of By-law 2022-0038 (REG-1), as amended. The plan shall show existing conditions including grade elevations of the entire lot, to the satisfaction of the Town's Development Engineering Division.
 - A Professional Engineer is required to prepare drainage plans that contain any LID's (soakaway pit, infiltration gallery, French drain, etc.). Please contact the Development Engineering Division for any questions or concerns.



Sent via e-mail: mka@georgina.ca

August 13, 2024

Municipal File No.: A14-24
LSRCA File No.: VA-194142-081224

Mr. Matthew Ka
Secretary Treasurer to Committee of Adjustment
Development Services Department
26557 Civic Centre Road
Keswick, ON | L4P 3G1

Dear Mr. Ka:

Re: **Application for Minor Variance**
24874 McCowan Road
Town of Georgina
Owner: Chad & Lauren Dorschu

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (“LSRCA”) for review and comment. It is our understanding that the proponents are proposing to construct a 95.6m² garage with an accessory dwelling unit above on the 2nd floor.

The Applicants are requesting the following relief from Zoning By-law 500, as amended:

- i. Section 28.1: To permit an additional dwelling unit in a detached building (accessory structure), whereas an additional dwelling unit is not permitted.
- ii. Section 6.1 (e): To permit a rear yard setback of 7.3 metres for an accessory structure, whereas a rear yard setback of 12 metres is required for an accessory structure

Additionally, in consideration of Zoning by-law 600, which is currently under appeal before the Ontario Land Tribunal, a variance to Zoning by-law 600 is requested, to be implemented at the time zoning by-law 600 is to be in force and effect; the following relief is sought:

- iii. Section 4.6: To permit relief from the 30-metre setback to key natural heritage features and natural hydrological features and allow for the abutting zone category (agricultural protection) to apply in this area subject to the recommendations of an Environmental impact statement.

Documents Received and Reviewed by Staff

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

- Completed Minor Variance Application Form (June 14th, 2024)

- Site Plan and Photographs (undated)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Georgina. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

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

It is recommended that any approval of this application be subject to the following conditions:

- That the Applicant/Owner shall pay the LSRCA Plan Review Fee of \$536.00 in accordance with the approved LSRCA Fee Schedule (for Minor Variance (Minor – planner review only
- That the Applicant/Owner successfully obtain a permit from the LSRCA prior to any development or site alteration proposed within the regulated portion of the property.

Site Characteristics

Existing mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for an identified unevaluated wetland feature and associated 30 metre buffer. Please see a detailed regulatory map below.
- The subject property is located within a completed watershed or sub-watershed study area – Black River Subwatershed Plan.
- The subject property is within a Significant Groundwater Recharge Area (SGRA)
- The subject property is designated “Protected Countryside” within the Provincial Greenbelt Plan
- The subject property is not located within a settlement area

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



Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (unevaluated wetland feature). We note that the location of the proposed structure is currently used a parking area and manicured lawn associated with the existing residential land use.

Based on the information submitted as part of this application, the proposal is generally consistent with 3.1 of the PPS as the location of proposed structure is outside of the wetland feature and approximately 15 metres away from its edge.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on

these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to a portion of the subject property. It appears that the proposed development will be within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place. Should this application be approved, please contact Matthew Figuerres in our Regulations Department (m.Figuerres@lsrca.on.ca) to assist in the permit application process or use the following link to our information page on our electronic permitting system <https://lsrca.on.ca/index.php/planning-permits/do-i-need-a-permit/>

Summary

Based on our review of the submitted information, in support of this application, we have no objection to the proposed minor variance application. It is recommended that the approval of application be subject to the following condition:

- That the Applicant/Owner shall pay the LSRCA Plan Review Fee of \$536.00 in accordance with the approved LSRCA Fee Schedule (for Minor Variance (Minor – planner review only
- That the Applicant/Owner successfully obtain a permit from the LSRCA prior to any development or site alteration proposed within the regulated portion of the property.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
3. Ontario Regulation 41/24 applies to a portion of/the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place.

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

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

Regards,



Amy Knapp
Planner II
Lake Simcoe Region Conservation Authority (LSRCA)