

LOCATION MAP



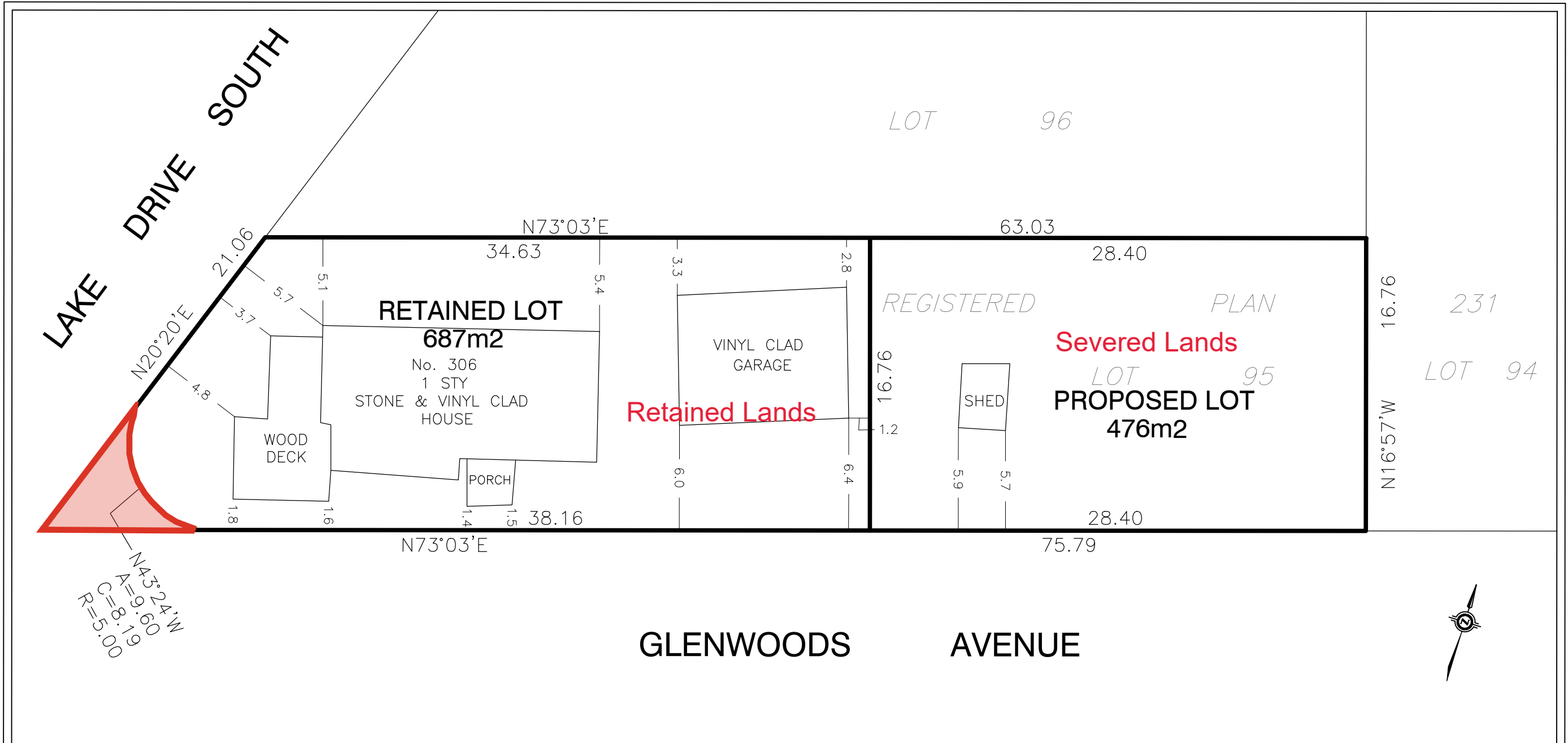
SUBJECT LAND

0 5 10 20 Meters
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N




Attachment 1
A27-24 and B13-24 (306
Glenwoods Avenue)
Page 1 of 1



 SUBJECT LANDS – 1163
 OTHER LANDS INCLUDED IN LOT AREA

CONSENT SKETCH
BABAK KAMALIZONOZI

LOT 95
REGISTERED PLAN 231
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

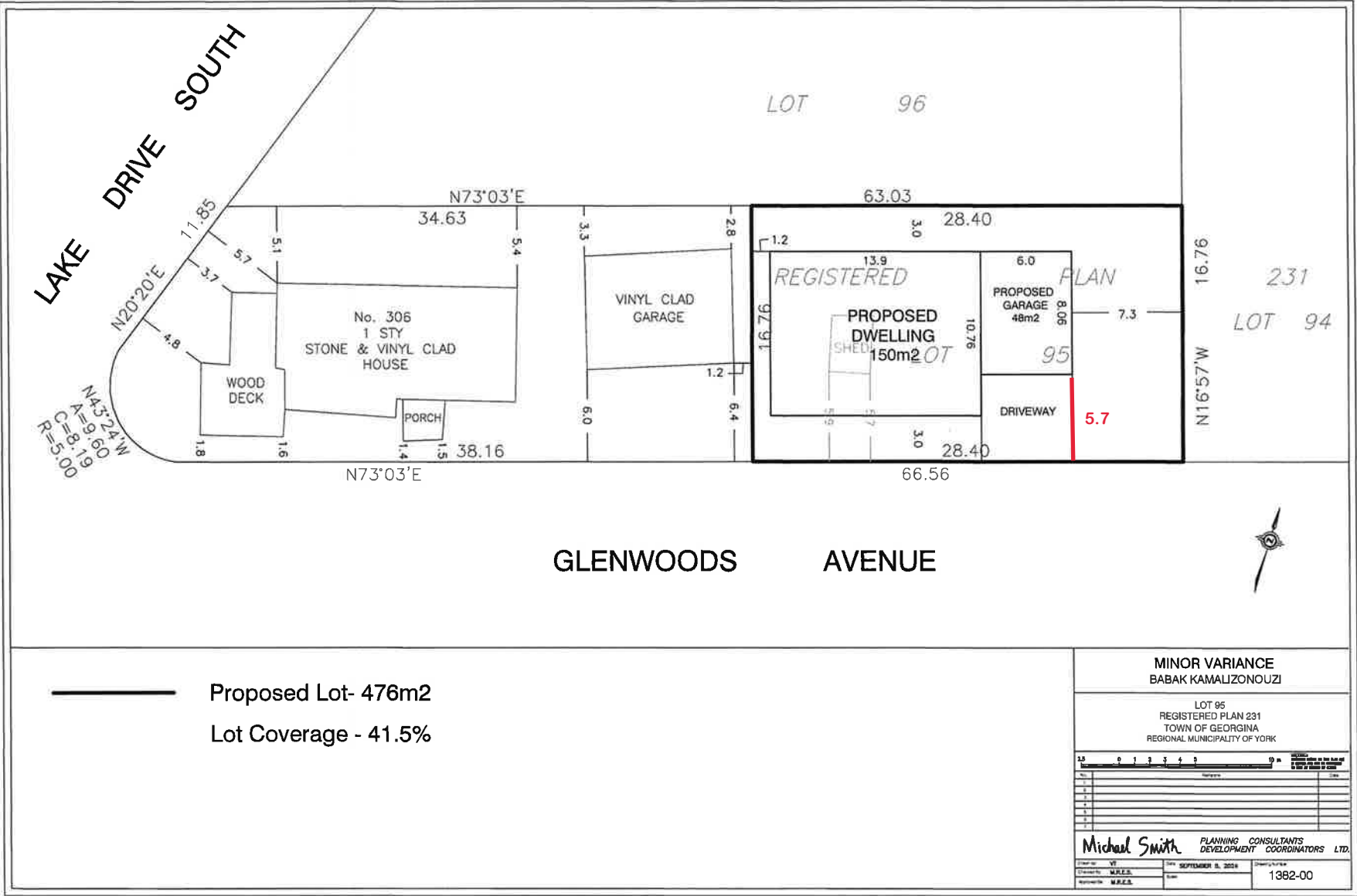
 METRIC:
DIMENSIONS SHOWN ON THIS PLAN ARE TO CENTER LINE UNLESS OTHERWISE NOTED BY DIMENSION LINES

No.	Revisions	Date
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Michael Smith PLANNING CONSULTANTS
DEVELOPMENT COORDINATORS LTD.

Drawn by: VT	Date: FEBRUARY 25, 2016	Drawing Number: 1185-00
Checked By: M.R.E.S.	Scale:	
Approved By: M.R.E.S.		

Site Plan



Proposed Lot- 476m²
Lot Coverage - 41.5%

Site Photos

306 Glenwoods Avenue
Facing North- East



306 Glenwoods Avenue
Facing North - West



306 Glenwoods Avenue
Facing West



306 Glenwoods Avenue
Facing East



306 Glenwoods Avenue
Facing East



306 Glenwoods Avenue
Facing West



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: November 4th, 2024

Re: MINOR VARIANCE A27-24, CONSENT B13-24
306 Glenwoods Avenue
LOT 95, PLAN 231
ROLL NO.: 145-829

The Development Engineering Division has no objection to Minor Variance Application No. A27-24, subject to the following **condition(s)** being fulfilled to the Engineering Development Division's satisfaction:

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.

The Development Engineering Division has the following **comment(s)** for Consent Application No. B13-24:

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.



Sent via e-mail: msadler@georgina.ca

October 31, 2024

Municipal File No.: B13-24; A27-24
LSRCA File No.: VA-153709-102224

Monika Sadler
Planner I
Development Services Department
26557 Civic Centre Road
Keswick, ON L4P 3G1

Dear Ms. Sadler,

Re: Applications for Consent and Minor Variance
306 Glenwoods Avenue
Town of Georgina
Owner: Babak Kamalizonouzi
Applicant: Michael Smith Planning Consultants; Development Coordinators Ltd. (c/o Michael Smith)

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 Applicant/Owner has submitted a Consent application seeking to sever approximately 0.04 hectares (Subject Land A) from an existing 0.11 hectare lot (Retained Lands B). Retained Lands B contains an existing single-detached dwelling and detached garage. Subject Land A is intended for the construction of a single-detached dwelling.

Consequently, a Minor Variance application has been submitted for Subject Land A requesting relief from the following sections of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 6.1(c)** of the By-law which requires a minimum front yard setback of 6 metres, whereas the proposal is requesting a front yard setback of 3 metres;
- **Section 6.1(e)** of the By-law which requires a minimum rear yard setback of 7 metres, whereas the proposal is requesting a rear yard setback of 3 metres;
- **Section 6.1(i)** of the By-law which permits a maximum lot coverage of 35%, whereas the proposal is requesting a lot coverage of 41.5%.

Documents Received and Reviewed by Staff

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

- Notice of Hearing, Agency Circulation (dated October 18, 2024)

- Severance Sketch

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 5.2 of the Provincial Planning 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 and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of these applications for Consent and Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

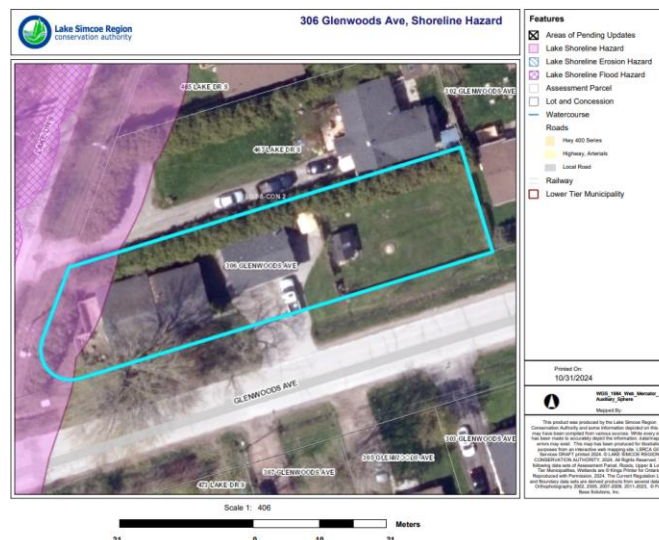
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance/Consent (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 0.11 hectares (0.28 acres) in area and is located north of Glenwoods Avenue and east of Lake Drive South within the Town of Georgina. The subject land is currently zoned ‘Low-Density Urban residential (R1)’ per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for shoreline hazards setback. Please see a detailed regulatory map below.
- The subject property is within the Protected Countryside designation per the Greenbelt Plan.



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 5.2 of the Provincial Planning Statement (PPS). Based on the information submitted as part of this application, the proposal is located outside of the hazardous lands and is therefore consistent with 5.2 of the PPS.
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. The proposed development is not located within the regulated area therefore a permit from the LSRCA is not required at this time.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Georgina in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Summary

Based on our review of the submitted information in support of this application, we have no objection to the approval of these applications for Consent and Minor Variance.

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

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to a portion of the subject site. In future, a permit from the LSRCA will be required for any development or site alteration within the regulated area;
3. **That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance/Consent (Minor – planner review only) is \$536.**

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should you have any questions, please contact the undersigned (j.lim@lsrca.on.ca).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)