

LOCATION MAP



SUBJECT PROPERTIES

0 65 130 260 Meters



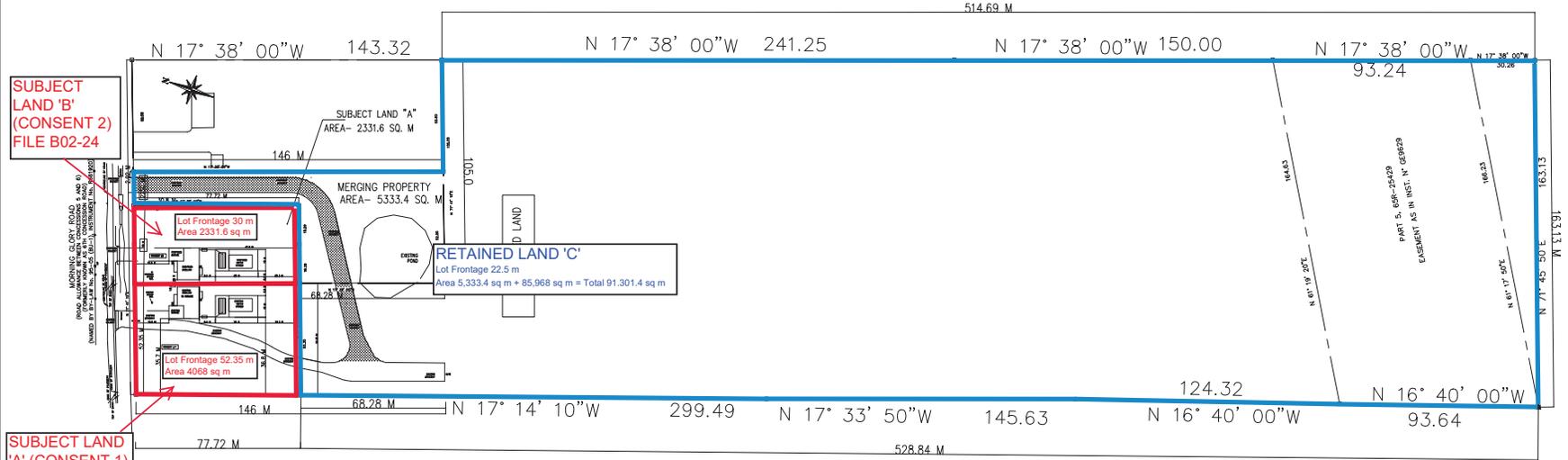
N



CONSENT PLAN B17-23 & B02-24

INCLUDE ROAD WIDENING
ZONING BY-LAW SECTION 5 PAGE 47

THIS PLAN IS BASED OFF A LEGAL SURVEY



SUBJECT LAND 'B' (CONSENT 2) FILE B02-24

SUBJECT LAND 'A' (CONSENT 1) FILE B17-23

SUMMARY: 9537 MORNING GLORY ROAD WITH EXISTING DWELLING TO REMAIN

SUBJECT LAND "A" WITH DWELLING = LOT AREA+4068 SQ. M (HOUSE FOOTPRINT 187 SQ.M) LOT COVERAGE: 0.05%(CONSENT #2)

RETAINED LAND "B" WITH FARM = 85968 SQ. M

SUBJECT LAND "A" VACANT LOT=2331.6 (CONSENT #2)

SITE PLAN (PAGE 2)

3.REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO DESIGNER
4.USE ALL LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED 'ISSUED FOR CONSTRUCTION'

NO	Revision	Apprd by
6.		
5.		
4.	JAN.29/24	ISSUED FOR REVIEW
3.	JAN.03/24	ISSUED FOR REVIEW
2.	DEC.28/23	ISSUED FOR REVIEW
1.	DEC.17/23	ISSUED FOR REVIEW

NICE STUDIOS
C 205, Concession 12
Cannington, On, L0E1E0

Phone 705 437-4785
e-mail kenrice.renderings@yahoo.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
Request unless design is exempt under Div. C-3.2.5.1 of the building code

KEN NICE Ken Rice Professional 42383

NAME: SIGNATURE: BCIN: Ken Rice

REGISTRATION INFORMATION
Request unless design is exempt under Div. C-3.2.5.1 of the building code

NICE STUDIOS 43456

FIRM NAME: BCIN:

Project name
9537 MORNING GLORY ROAD AND VACANT LOT

Drawing title
SITE PLAN

Drawn by KN	Checked by
Scale 1:400	Date DEC. 17/2023
Project number	Drawing number
Reference number	A3

CONSENT PLAN - CLOSE VIEW B17-23 & B02-24

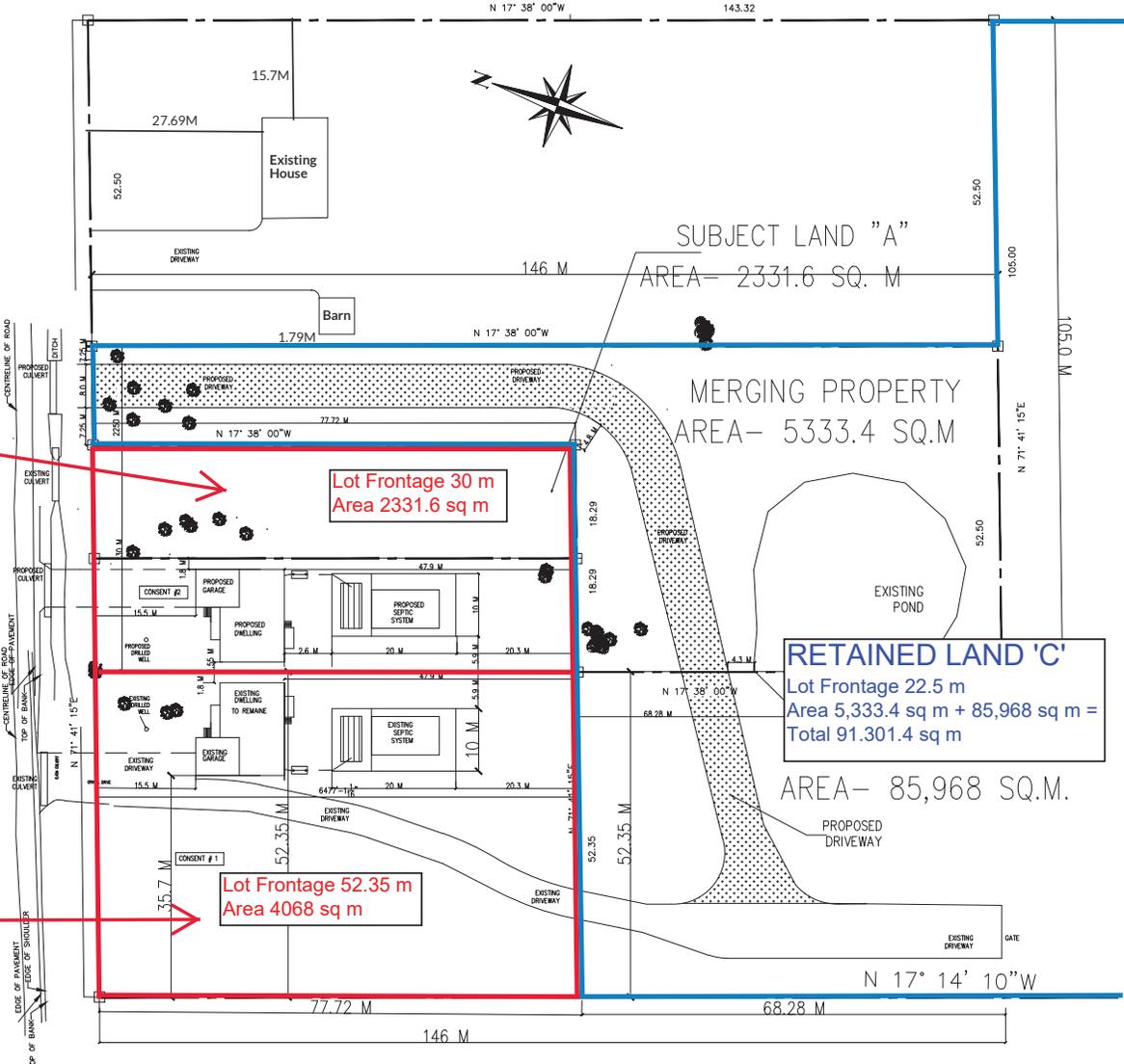
INCLUDE ROAD WIDENING
ZONING BY-LAW SECTION 5 PAGE 47

THIS PLAN IS BASED OFF A LEGAL SURVEY

**SUBJECT LAND 'B' (CONSENT 2)
FILE B02-24**

**SUBJECT LAND 'A' (CONSENT 1)
FILE B17-23**

MORNING GLORY ROAD
(ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6)
(FORMERLY KNOWN AS 6TH CONCESSION ROAD)
(NAMED BY BY-LAW No. 95-05 (BU-1), INSTRUMENT No. R661920)



1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2. DO NOT SCALE DRAWINGS
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS, OR DISCREPANCIES TO DESIGNER
4. USE ALL LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION"

6.			
5.			
4.	JAN.29/24	ISSUED FOR REVIEW	
3.	JAN.03/24	ISSUED FOR REVIEW	
2.	DEC.28/23	ISSUED FOR REVIEW	
1.	DEC.17/23	ISSUED FOR REVIEW	
NO		Revision	Approved by

NICE STUDIOS
C 205, Concession 12
Cannington, On, L0E1E0

Phone 705-437-4785
e-mail ken@nice.renderings@yahoo.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

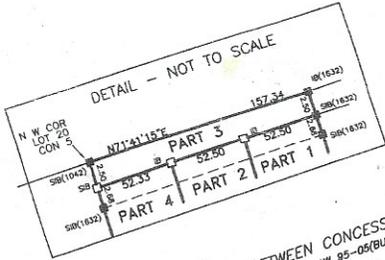
QUALIFICATION INFORMATION
Regulated unless design is exempt under Div. C-3.3.1.1 of the building code
KEN NICE Ken Cool (file view) Jap 42383

REGISTRATION INFORMATION
Regulated unless design is exempt under Div. C-3.3.1.1 of the building code
NICE STUDIOS 43450
FIRM NAME: SCIN

Project name
9537 MORNING GLORY ROAD AND VACANT LOT

Drawing title
CONSENT PLAN - CLOSER VIEW

Drawn by KN	Checked by
Scale 1:400	Date DEC. 17/2023
Project number	Drawing number
Reference number	A1
Reference number	



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 65R-25425

RECEIVED AND DEPOSITED

DATE 30 Oct. 2002

DATE October 30, 2002 *E.R. Garden*
E.R.GARDEN O.L.S.

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

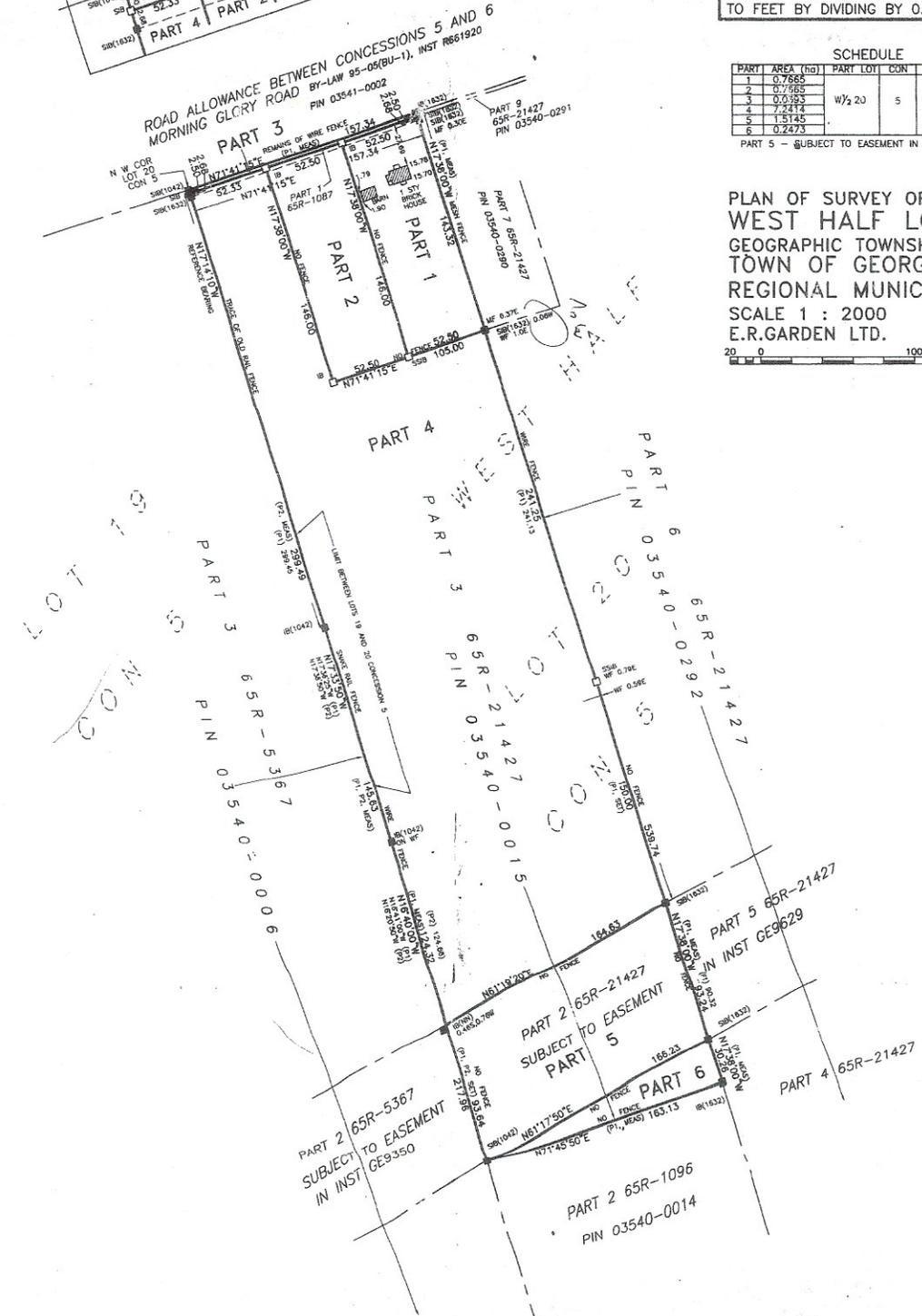
Asst. Dep. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 85)

SCHEDULE

PART	AREA (ha)	PART LOT	CON	ALL OF PIN
1	0.7665			
2	0.7665			
3	0.7665	W/2 20	5	03540-0015
4	7.2414			
5	1.5145			
6	0.2473			

PART 5 - SUBJECT TO EASEMENT IN INST GE9629

PLAN OF SURVEY OF PART OF WEST HALF LOT 20 CONCESSION 5 GEOGRAPHIC TOWNSHIP OF GEORGINA TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK SCALE 1 : 2000 E.R.GARDEN LTD.



BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE LIMIT BETWEEN LOTS 19 AND 20 CON 5 HAVING A BEARING OF N17°14'10\"/>

LEGEND	SURVEYOR'S CERTIFICATE
<ul style="list-style-type: none"> ■ FOUND □ PLANTED ○ ROUND IB IRON BAR SSB STANDARD IRON BAR SSB SHORT STANDARD IRON BAR (P1) PLAN 65R-21427 (P2) PLAN 65R-5367 (NN) NO NUMBER (1042) B.K.EDWARDS O.L.S. (1632) A.KARKLINS O.L.S. MF MESH FENCE WF WIRE FENCE 	<p>I CERTIFY THAT</p> <p>1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.</p> <p>2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF SEPTEMBER 2002</p> <p>DATE <u>October 30, 2002</u> <i>E.R. Garden</i> E.R.GARDEN O.L.S.</p> <p>JOB CAPTAIN P.B.MATT FILE NUMBER <u>02</u></p> <p>DRAWN D.G.GILES</p> <p>CHECKED <i>eg</i></p>

E.R.GARDEN LIMITED
ONTARIO LAND SURVEYOR
1200 JOURNEY'S END CIRCLE, UNIT 1
NEWMARKET ONTARIO L3Y 7V1
PHONE 905-895-5600 FAX 905-895-7127

Site Photos

9537 Morning Glory Road & Morning Glory Road S/S
Facing South - Consent 1 - Subject Land 'A'



9537 Morning Glory Road & Morning Glory Road S/S
Facing South - Consent 2 - Subject Land 'B'



9537 Morning Glory Road & Morning Glory Road S/S
Facing South/West - All three properties



9537 Morning Glory Road & Morning Glory Road S/S
Facing South - Consent 2 - Subject Land 'B' and
Retained Land 'C'



9537 Morning Glory Road & Morning Glory Road S/S
Facing South/East - Consent 1 - Subject Land 'A'



Department/Agency	Date Received	Response:
Building Division		
Building/Plumbing Inspector	March 7, 2024	Note: Each lot will need to be able to facilitate a well, septic with the proper set backs. I have no Objection
Clerks Division		
Community Services		
Development Engineering	March 8, 2024	<p>The Development Engineering Division has the following conditions for Consent Application No. B17-23, B02-24:</p> <p>1. Based on a planned street width of 25m, the applicant/owner shall convey lands across the full frontage of the site (Subject Land 'A' and Subject Land 'B') to the Town to facilitate a road widening of sufficient width to provide a maximum of 12.5 meters from the centreline of the existing Morning Glory Road allowance</p> <p>The Development Engineering Division has the following comments for Consent Application No. B17-23, B02-24:</p> <p>1. The applicant/owner is advised at the time of building permit to 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.</p> <p>- 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.</p>
Economic Development	March 4, 2024	No Objections
Georgina Fire Department	March 6, 2024	No comments
Municipal Law		
Operations & Infrastructure		

Development Planning	March 5, 2024	The following condition(s) apply: That the Owner submit and obtain approval for a Cancellation of Consent (B03-24); and, That the Owner submit a hydrogeological study (which shall include pump testing), demonstrating that there is an adequate quantity and quality of ground water to the proposed lot and that same will not have an adverse effect on adjacent wells and the supply of potable water in the area, and that the size of the newly created lot can accommodate a single detached dwelling on private services.
Tax & Revenue	March 1, 2024	No tax concerns
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas		
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	March 8, 2024	see attached
Ministry of the Environment		
Ministry of Health and Long-term Care		
Ministry of Municipal Affairs & Housing		
Ministry of Transportation		
Monavenir Catholic School Board		
MPAC		
Ontario Power Generation		
Rogers		
Southlake Regional Health Centre		
York Catholic Separate District School Board		
York Region - Community Planning & Development Services	March 4, 2024	No comments
York Region District School Board	March 5, 2024	No comments
York Regional Police		



Sent via e-mail: mka@georgina.ca

March 7, 2024

Municipal File No.: B17-23, B02-24
LSRCA File No.: VA-210420-030424

Matthew Ka
Secretary-Treasurer to the Committee of Adjustment
26557 Civic Centre Rd
Keswick, ON L4P 3G1

Dear Mr. Ka,

Re: Application for Consent
9537 Morning Glory Road & Morning Glory Road S/S
Town of Georgina
Owner/Applicant: Gerard Ratnarajah & Mynthiny Mathiyaparanam

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 under Section 45 of the *Planning Act* seeking to sever a 0.4 hectare (0.98 acres) parcel (Subject Land 'A') and a 0.23 hectare (0.56 acres) parcel (Subject Land 'B') from an existing 9.77 hectare (24.14 acres) parcel (Retained Land 'C'). The purpose of this application is to create two new building lots, there is an existing dwelling on Subject Land 'A' that will remain.

Documents Received and Reviewed by Staff

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

- Application Package (dated February 29, 2024)
- Consent Plan prepared by Nice Studios (dated December 17, 2023)

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 179/06 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 this application for Consent. It is recommended that any approval of this application be subject to the following conditions:

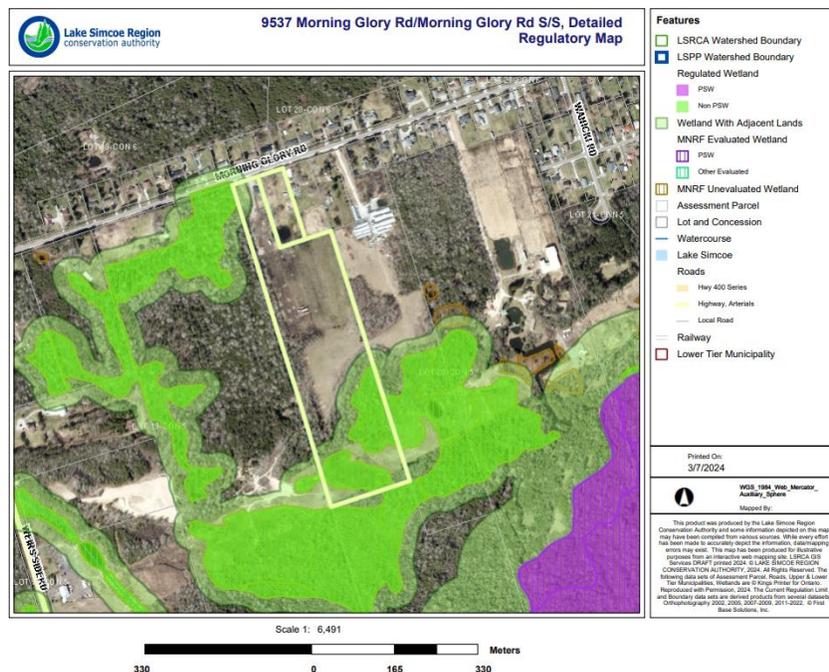
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 9.77 hectare (24.14 acres) and is located south of Morning Glory Road within the Town of Georgina. The subject land is within the ‘Residential (R),’ ‘Rural (RU),’ and ‘Open Space (OS-25)’ Zones as per Map 1 of Schedule ‘A’ of the Town of Georgina Zoning By-law No. 500, as amended.

Existing mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 179/06 for unevaluated wetland and the associated 30 metre adjacent lands. Please see a detailed regulatory map below.
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA).



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 no identified hazards therefore the proposal is consistent with 3.1 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. 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 179/06 applies to a portion of the subject property. At this time, development and site alteration is not being proposed within the regulated portion therefore a permit from the LSRCA will not be required. Any future development or site alteration proposed within the regulated area would require a permit from the LSRCA.

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 this application for Consent.

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

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 179/06 applies to the subject site however no development is currently being proposed within the regulated portion. A permit from the LSRCA will not be required at this time.

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)