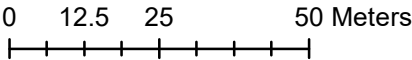




**LOCATION MAP**



**SUBJECT LAND**





# SITE PHOTOS

27 Lake Drive E  
Facing South



27 Lake Drive E  
Facing East





27 Lake Drive E  
Facing South

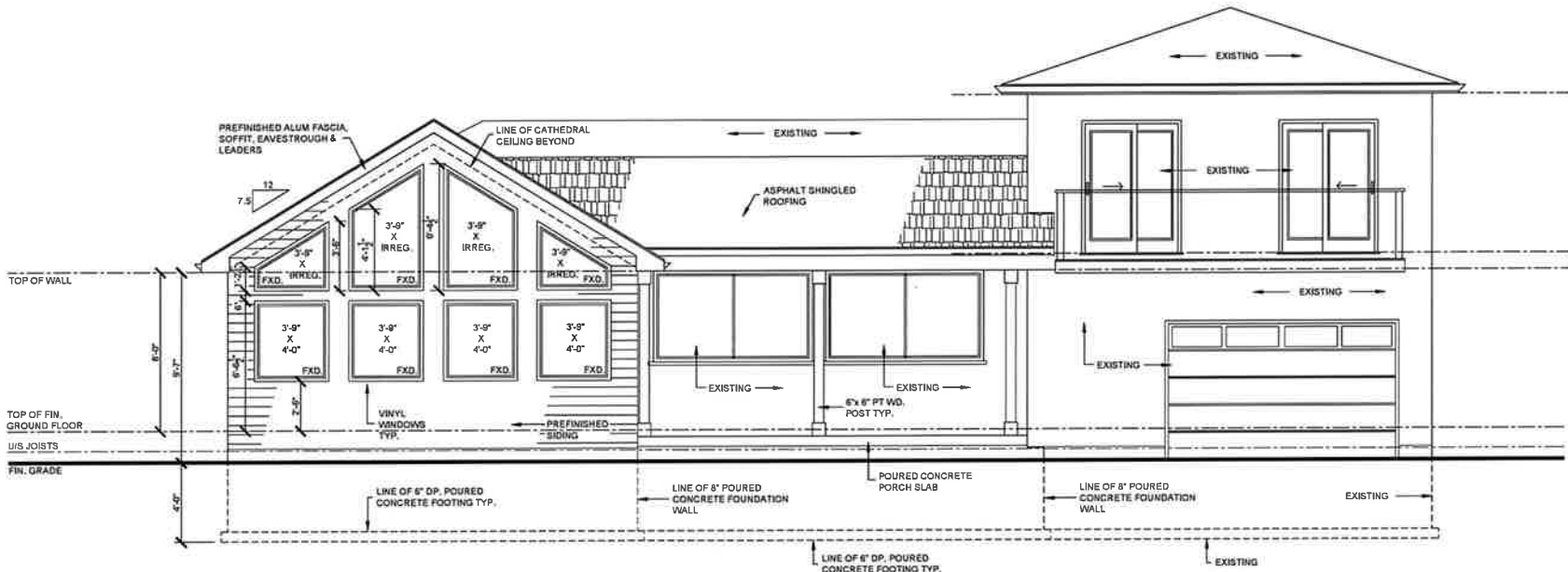


27 Lake Drive E  
Facing West

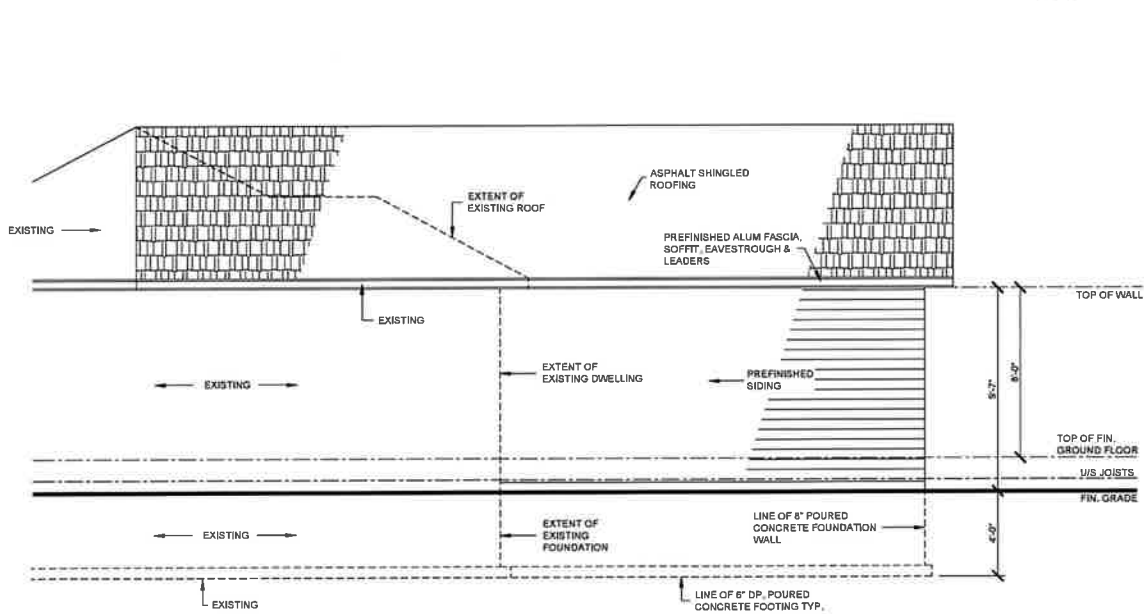




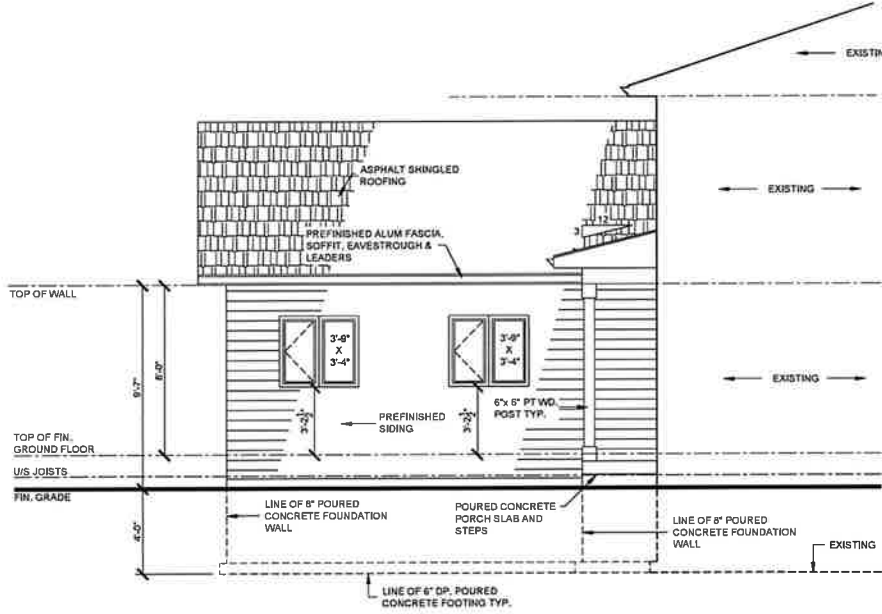
## SITE PLANS



**1 NORTH ELEVATION**  
**A2**



2  
A2



3 PART WEST ELEVATION  
A2

Attachment 3  
A06-24 (27 Lake Drive East)  
Page 1 of 2

[illegible]



COMMENTS
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**To:** Matthew Ka, Secretary Treasurer - Committee of Adjustments

**From:** Michelle Gunn, Development Engineering Clerk

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

**Date:** 2024-05-17

**Re:** MINOR VARIANCE A06-24  
27 Lake Drive East  
Con 9 Pt Lot 1 Plan 189 Pt Lots 9 & 10 RS65R3904 Part 2  
ROLL NO.: 128-135

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The Development Engineering Division has no objection to Minor Variance Application No. A06-24, 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.



Sent via e-mail: [msadler@georgina.ca](mailto:msadler@georgina.ca)

May 17, 2024

**Municipal File No.: A06-24**  
**LSRCA File No.: VA-162238-051624**

**Monika Sadler**  
**Acting Secretary-Treasurer to the Committee of Adjustment**  
**Planning Division – Development Services**  
**26557 Civic Centre Rd**  
**Keswick, ON L4P 3G1**

Dear Ms. Sadler,

**Re:     Application for Minor Variance**  
**27 Lake Drive East**  
**Town/City**  
**Owner/Applicant: Tayna Thompson and Justin Petz**

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 is proposing to construct an addition to an existing single detached dwelling. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law No. 500, as amended:

- Relief from **Section 6.1 (f)**: To permit an interior side yard setback of 1 metre, whereas 1.2 metres plus 0.5 metres for each additional or partial storey above the second, as well as where there is not an attached garage or carport on a lot, a minimum interior side yard on one side of 2.5 is required.

**Documents Received and Reviewed by Staff**

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

- Notice of Hearing (dated May 3, 2024)
- Site Plan and Section Drawings prepared by Brad Levere Design (dated January 2024)

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 and in conformity 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:

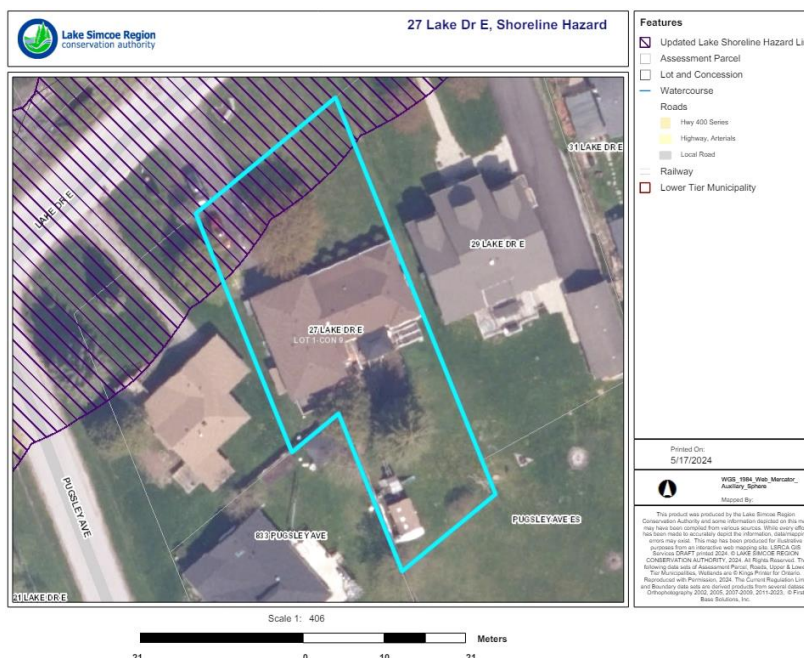
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

### **Site Characteristics**

The subject land is approximately 0.10 hectares (0.25 acres) in size and is located south of Lake Drive East and east of Pugsley Avenue within the Town of Georgina. The subject land currently zoned 'Residential (R)' per Map 5 pg.1 of Schedule 'A' of 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 flooding and erosion hazards. 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 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (floodplain, erosion hazard



area). The proposal is located outside of the hazardous lands and is therefore consistent with 3.1 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. It appears that the proposed development will be located outside of the regulated area therefore a permit from the LSRCA will not be 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 this application for Minor Variance.

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 41/24 applies to a portion of the subject site. The proposal is not located within the regulated area therefore a permit from the LSRCA is not required at this time;
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 (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](mailto:j.lim@lsrca.on.ca)).

Sincerely,



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