

LOCATION MAP



SUBJECT LAND

0 15 30 60 Meters



SITE PLAN - STRUCTURE DIMENSIONS

LOT 23, BLOCK 60, REGISTERED PLAN N° 69
TOWN OF GEORGINA - REGIONAL MUNICIPALITY OF YORK
formerly VILLAGE OF SUTTON - COUNTY OF YORK
SCALE 1 : 250
R.A. GARDEN O.L.S.
1989

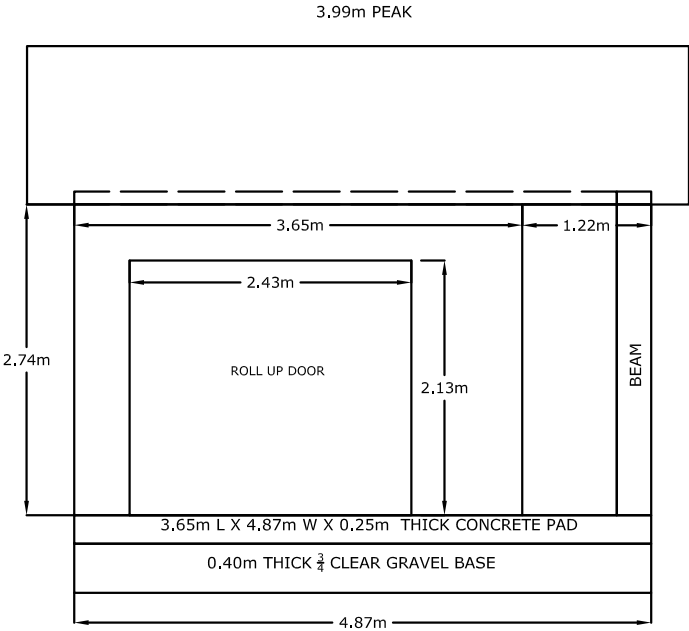
i. Section 5.1(b): to permit an accessory structure in an exterior side yard, whereas accessory structures are only permitted in the rear or interior side yard

ii. Section 5.1(d): to permit an accessory structure with a side yard setback of 0.00 metres from the side lot line, whereas a minimum setback of 1.0 metre is required

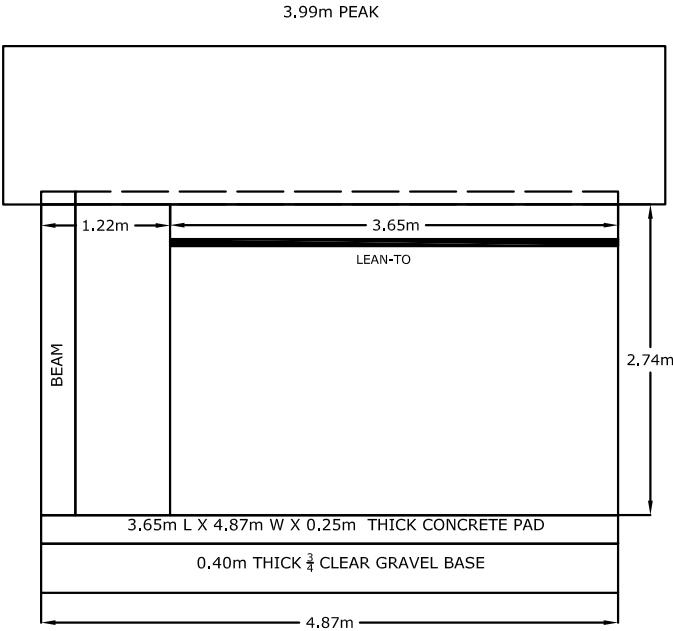
iii. Section 5.30: To permit the minimum exterior side yard setback to be applied from the existing exterior side lot line, whereas Section 5.30 requires the minimum exterior side yard setback to be applied from the planned width of street allowance where it lies within the lot

ELEVATION
PLANS

NORTH SIDE OF THE SHED



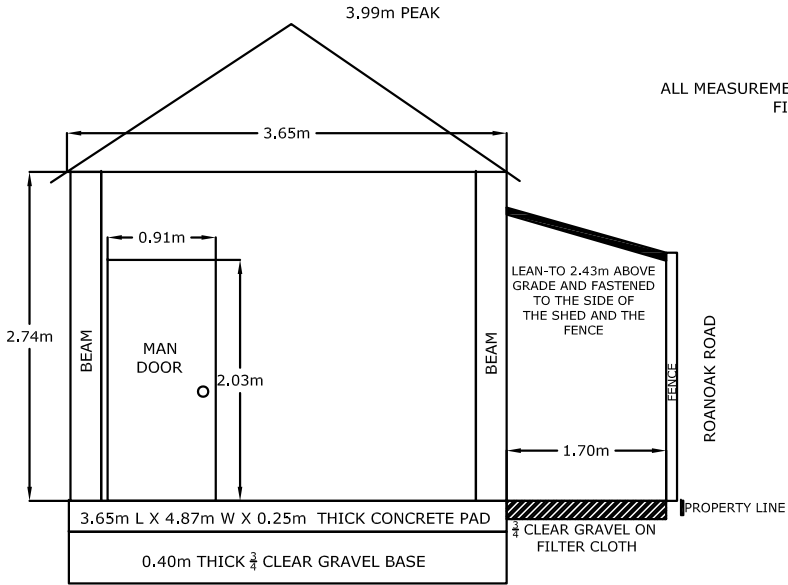
SOUTH SIDE OF THE SHED



ALL MEASUREMENTS ARE FROM THE AVERAGE
FINISHED GRADE

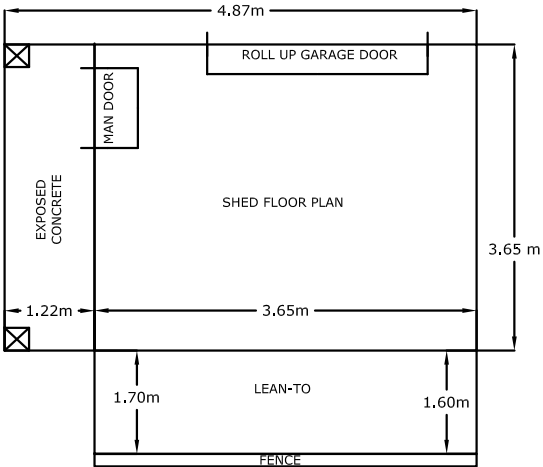
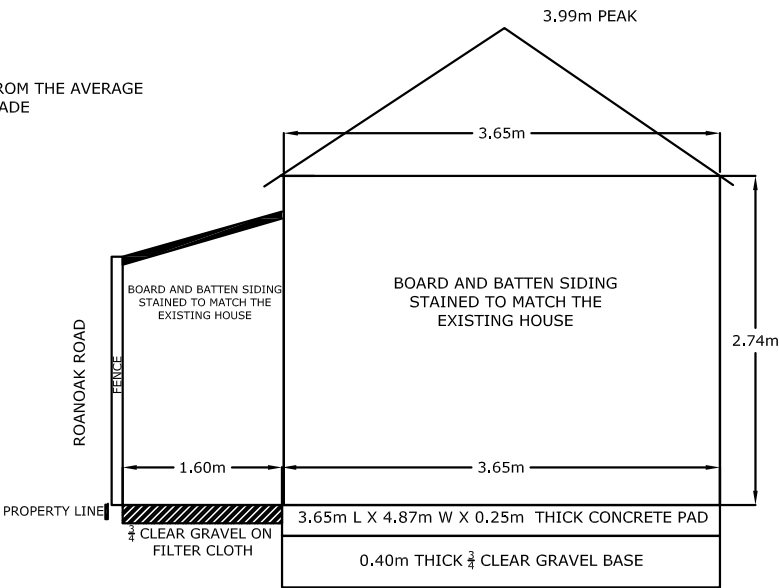
ELEVATION PLANS

WEST SIDE OF THE SHED



ALL MEASUREMENTS ARE FROM THE AVERAGE FINISHED GRADE

EAST SIDE OF THE SHED





Delph & Jenkins North Ltd.

ONTARIO LAND SURVEYORS
220 Industrial Parkway S., Unit 6
Aurora, Ontario L4G 3V6
Tel 905-841-8526 Fax 905-841-2496

April 10, 2024
File: 24-508

21058 Dalton Road
Part of Lot 23, Block 60, Registered Plan 69
Town of Georgina
Regional Municipality of York

RE: Field survey to confirm shed location at 21058 Dalton Rd, Georgina ON

This letter is provided as acknowledgement that our firm Delph & Jenkins North Ltd., Ontario Land Surveyors, performed a demarcation survey on April 5, 2024 for the southern boundary limit of 21058 Dalton Road and the shed location in relation to the limit.

A Land Registry Office search was conducted on the subject and abutting lots. Survey monuments were located in conjunction with Registered Plan 69 and Instrument R541389.

The south-east shed corner is 1.73m North of the South Limit.

The south-west shed corner is 1.81m North of the South Limit.

The south-east shed eave is 1.46m North of the South Limit.

The south-west shed eave is 1.52m North of the South Limit.

A lean-to structure is built from the main shed and is 0.13m North of the South Limit.

All work was reviewed in our office by an Ontario Land Surveyor following the survey crew's visit to the property.

If you have any questions do not hesitate to contact us.

Yours truly,

G. Kevin Jenkins, O.L.S.

Site Photos

21058 Dalton Rd
Facing North



21058 Dalton Rd
Facing South



21058 Dalton Rd
Facing East



21058 Dalton Rd
Facing West



21058 Dalton Rd
Facing South/East



Consolidated Comments for A45-21 - 21058 Dalton Road

Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Building/Zoning Examiners		
Clerks Division		
Community Services		
Development Engineering	July 4, 2024	See Attached
Economic Development	June 24, 2024	No concerns
Georgina Fire Department		
Municipal Law	June 24, 2024	No comments
Operations & Infrastructure	July 4, 2024	Upon review, it appears that a planned street width of 15m applies to Roanoak Road. Operations and Infrastructure believes that the existing street width on Roanoak Road of 7.62m along the flankage of 21058 Dalton Road is sufficient at this time and a road widening is not necessary.
Policy Planning	June 25, 2024	No comments
Tax & Revenue	June 26, 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)		
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		

Consolidated Comments for A45-21 - 21058 Dalton Road

Southlake Regional Health Centre		
Viamonde School Board (French Public)		
York Catholic District School Board		
York Region - Community Planning & Development Services	June 25, 2024	No comment
York Region District School Board		
York Regional Police		

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: July 4th, 2024

Re: MINOR VARIANCE A45-21
21058 Dalton Road
Plan 69 Part of Lot 23, Block 60
ROLL NO.: 134-684

The Development Engineering Division has the following **conditions** for Minor Variance Application No. A45-21:

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.