



LOCATION MAP



SUBJECT LAND

0 12.5 25 50 Meters



Attachment 1
B18-23 - 375 Lake Dr N
Pg 1 of 1

Site Photos

375 Lake Dr N
Facing North



375 Lake Dr N
Facing East



375 Lake Dr N
Facing West

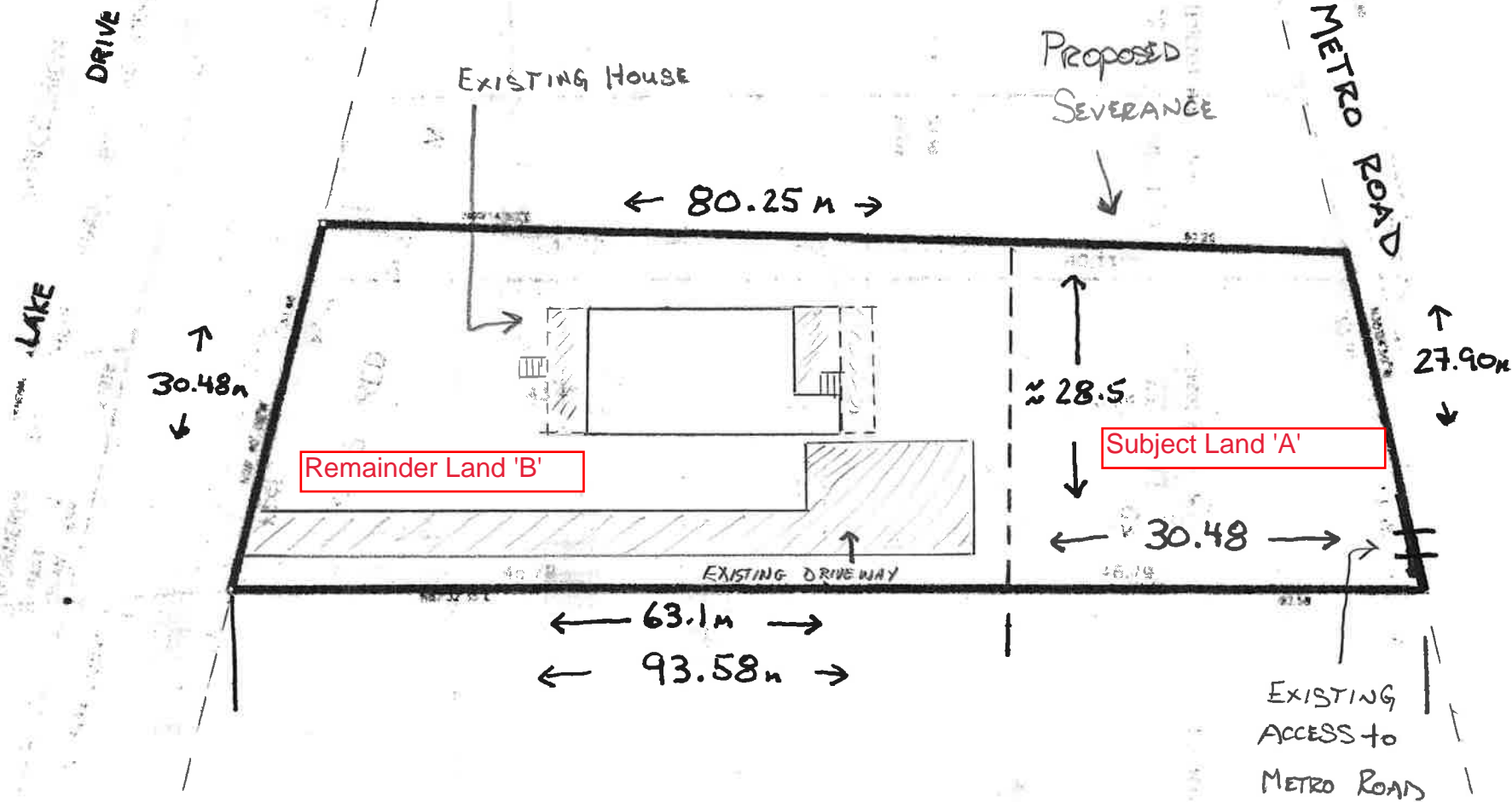


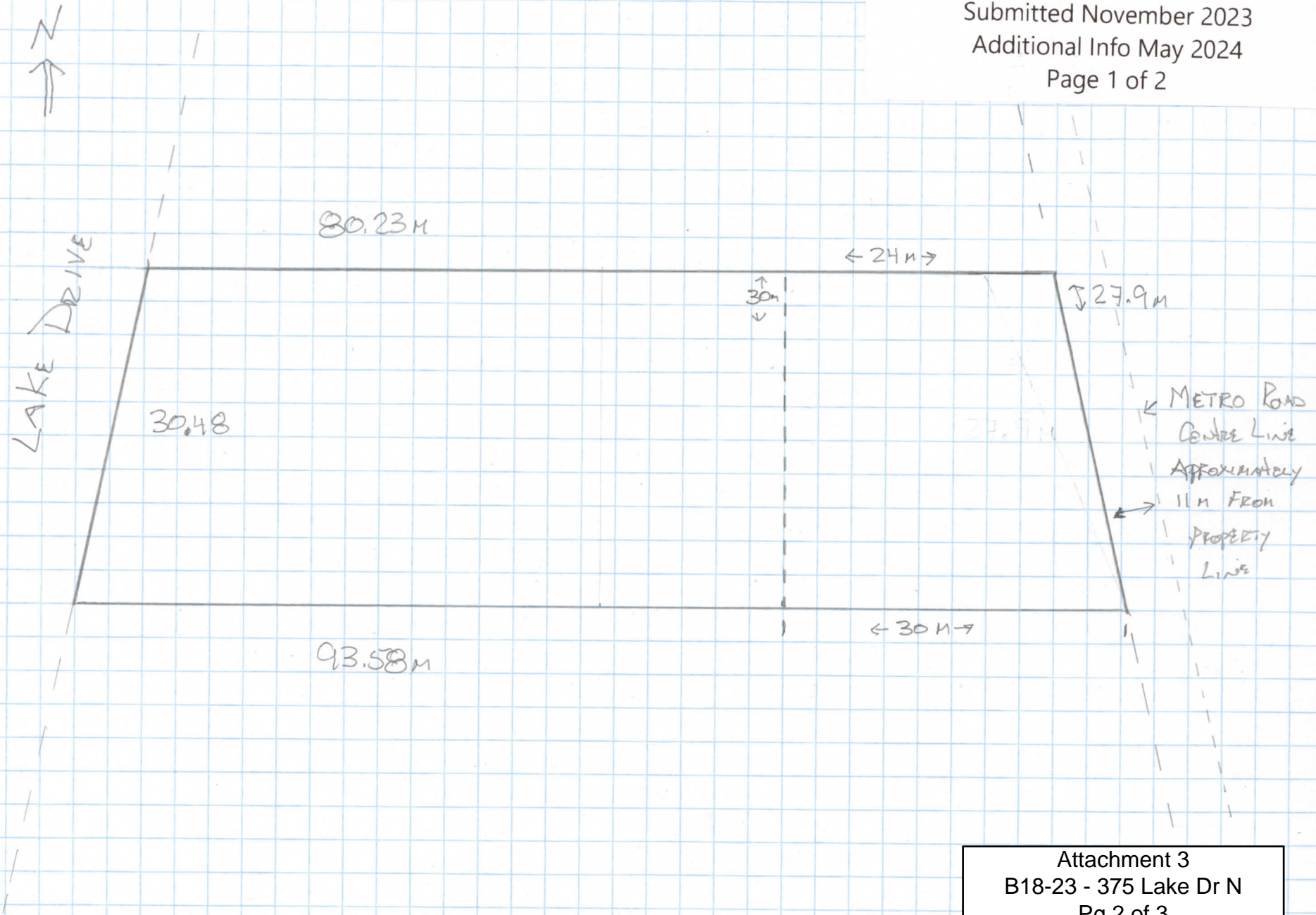
375 Lake Dr N
Facing East

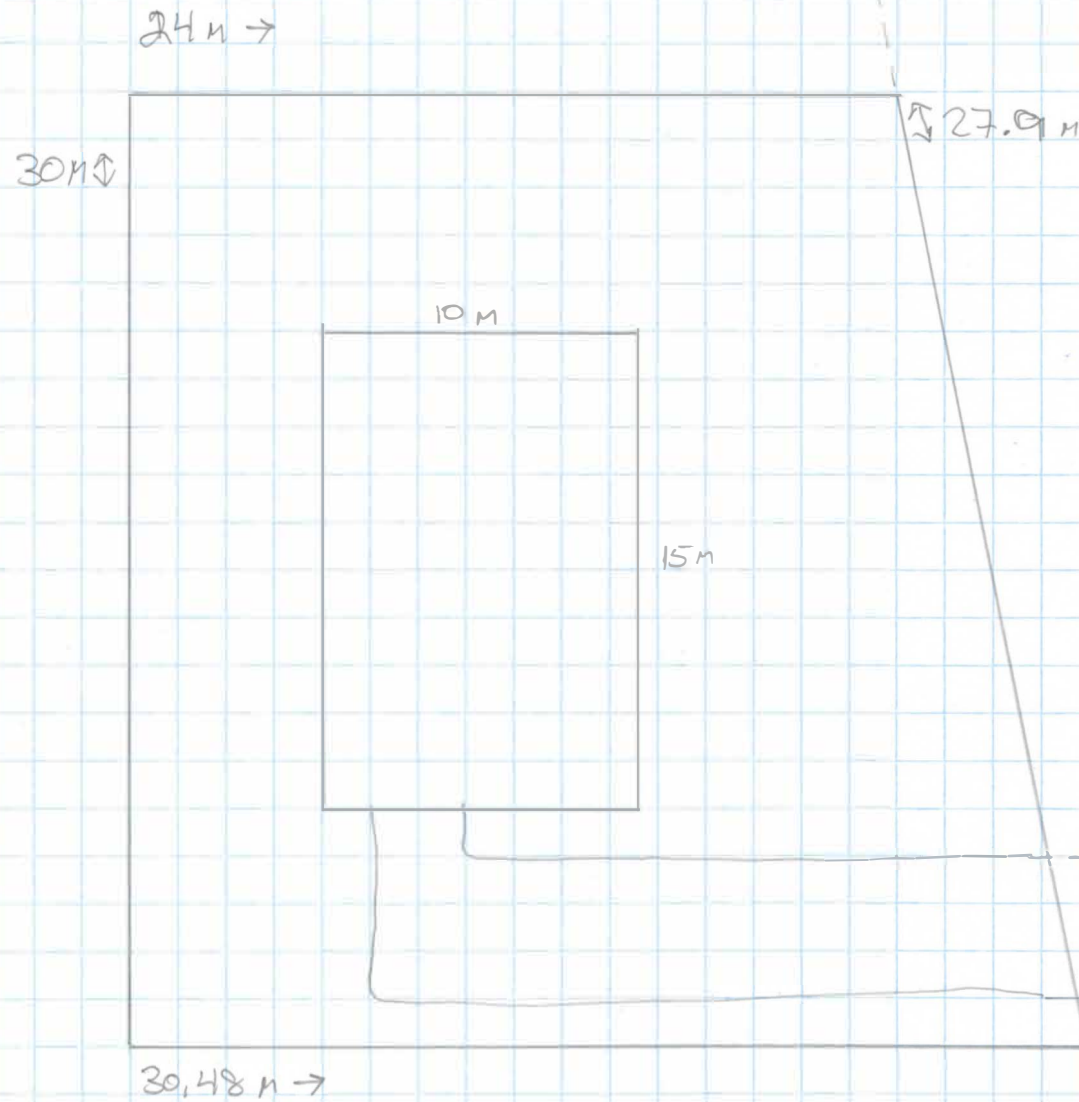


SITE PLAN

Geoffrey & Henny Dawe
375 Lake Drive N
Keswick, ON. L4P 3C8
Roll # 1970 000 09796000.0000
Lot 36 & Part Lot 37. M271







METRO ROAD CENTRE LINE
APPROXIMATELY 11 M FROM
PROPERTY LINE

PROPOSED LOT AREA
APPROXIMATELY 783 m²

FLOOR PLATE
APPROXIMATELY 150 m²

EXISTING ACCESS
TO METRO ROAD



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: CONSENT B18-23
375 Lake Drive North
PLAN M271 LOT 37 PT LOT 36
ROLL NO.: 979-6000

The Development Engineering Division has the following **comments** for Consent Application No. B18-23:

1. The applicant/owner is advised to provide a detailed lot grading and drainage plan at the time of building permit 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.
2. The applicant/owner shall apply for an Entrance Permit through the applicable road authority.

The Development Engineering Division has the following **conditions** for Consent Application No. B18-23:

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.



File No: B18-23

Tuesday, July 9, 2024

Matthew Ka
Committee of Adjustment
Town of Georgina
26557 Civic Centre Road, R.R #2
Keswick, ON L4P 3G1

**RE: Consent Application Local file # (CONS.24.G.0053)
Henry Dawes
375 Lake Drive North**

The Regional Municipality of York ("Region") has completed its review of the above noted consent application to create one new residential lot. The property is municipally known as 375 Lake Drive North and has frontage on both Lake Drive North and Metro Road.

York Region Remains a Commenting Agency

Upon York Region becoming an upper-tier municipality without planning responsibilities, please note that the technical comments and conditions will continue to remain relevant. All technical matters must be addressed to the satisfaction of York Region.

Moving forward please continue to circulate all applications that we currently receive by addressing the circulation to developmentsservices@york.ca. The Region will continue to provide technical review and comments and conditions on matters of Regional interest, such as transportation, wellhead protection and water/wastewater.

The Region has no objection to the consent application subject to the following conditions being satisfied:

1. Please be advised York Region is protecting a 36 metre right-of-way for this section of Metro Road. As such, York Region requests that all municipal setbacks be referenced from a point 18 metre(s) from the centreline of construction of Metro Road.

2. The Owner shall convey the following lands, along the entire frontage of the site adjacent to Metro Road, to The Regional Municipality of York, free of all costs and encumbrances:
 - sufficient property to provide a road widening to establish 18 metres from the centreline of construction of Metro Road.
3. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region.
4. The Owner will be required to submit a Survey Plan (that shows centerline of construction).
5. The Owner shall arrange for the preparation, review and deposit on title of a reference plan describing the lands to be conveyed to the Region, as described above, to the satisfaction of the Economic and Development Services Branch
6. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature,

hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

7. The Owner shall be responsible for all costs associated with the preparation and delivery of the following: a draft and deposited 65Rplan, Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner's certified written statement.
8. This application is subject to York Region's development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,200. The Review and approval of the Environmental Site Assessment Report fee is \$2,000. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.
9. The Town shall confirm that water and wastewater servicing allocation is available for the new lot.
10. Prior to final approval, the Economic and Development Services Branch shall certify that Conditions 1-9 have been met to its satisfaction.

The Region will permit only a single access to Metro Road. Prior to obtaining a Building Permit from the town the Owner will be required to obtain an Engineering Approval from the Region with regard to construction access, site grading and accesses.

With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.

Should you have any questions regarding the above, please contact Christine Meehan at christine.meehan@york.ca.

Regards,

Christine Meehan

Christine Meehan, Planner (Intake Lead), Economic and Development Services
Branch, Corporate Services Department