

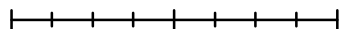


# LOCATION MAP



**SUBJECT LAND**

0 20 40 80 Meters



N



**ZBL 500: Section 2.61:** To amend the definition of 'dwelling or dwelling unit, accessory' to 'A detached building containing a self-contained dwelling unit located on a lot containing a single detached dwelling' in order to permit an "accessory dwelling unit" in an accessory structure, whereas the current definition defines a 'dwelling or dwelling unit, accessory' as a single family dwelling or one dwelling unit in a non-residential building which is used or occupied by persons which have the administrative or custodial responsibility of the property upon which the accessory dwelling or dwelling unit is erected

**ZBL 500: Section 28.1:** To permit an accessory dwelling unit in a detached building (accessory structure), whereas an accessory dwelling unit is not permitted.

**ZBL 600: Section 6.2(b) (iii):** To permit the maximum height of a detached building containing an additional dwelling unit to be 10 metres, whereas a maximum height of 7.5 metres is permitted for a detached building containing an additional dwelling unit

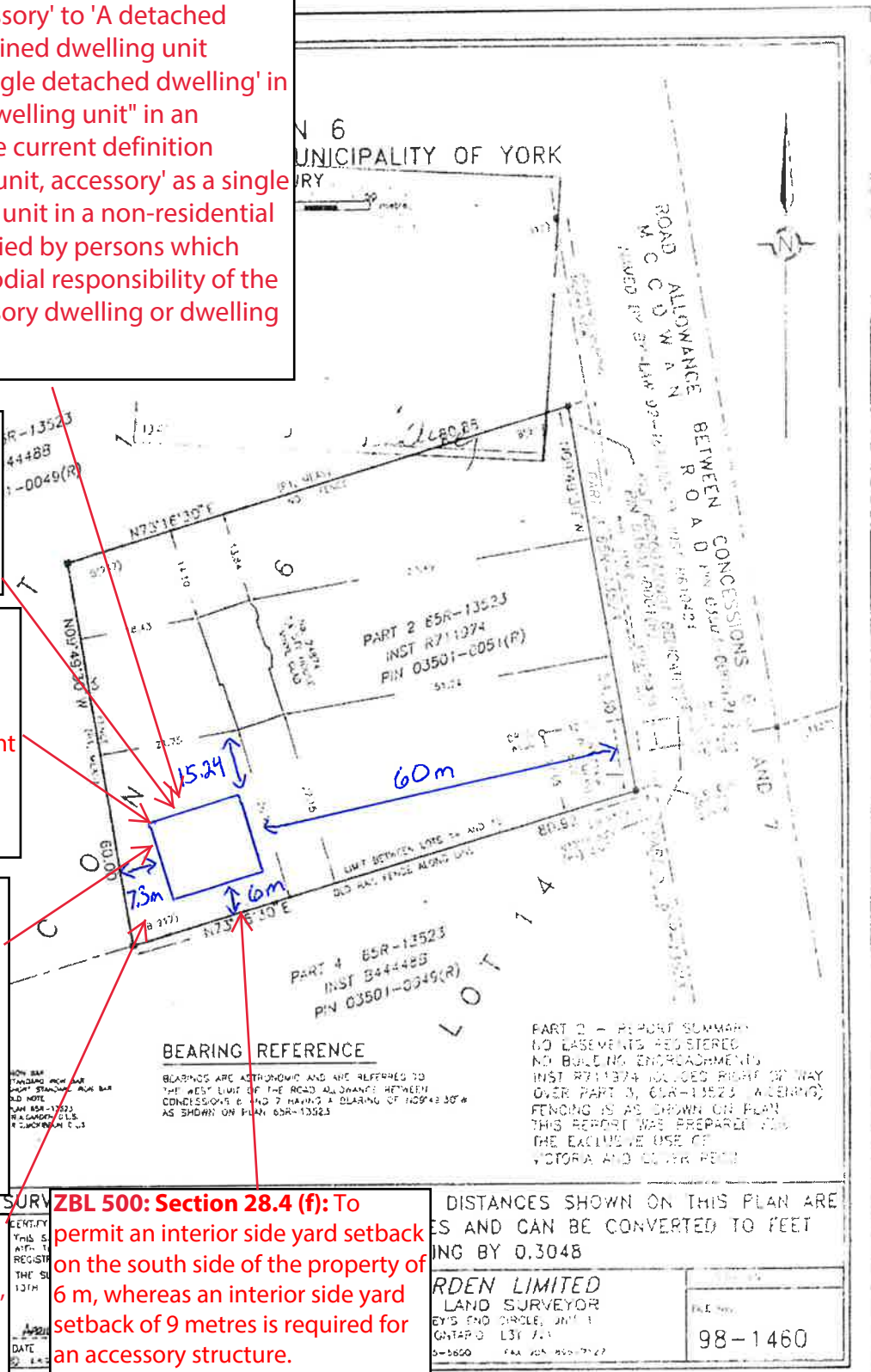
**ZBL 600: Section 4.6:** To permit relief from the 30-metre setback to key natural heritage features and natural hydrological features and allow for the abutting zone category (Agricultural Protection) to apply in this area subject to the recommendations of an Environmental impact statement (EIS).

**ZBL 500: Section 28.4 (e):** To permit a rear yard setback of 7.3 metres for an accessory structure, whereas a rear yard setback of 9 metres is required for an accessory structure

**ZBL 600: Section 9.4 (e):** To permit a rear yard setback of 7.3 metres for an accessory structure, whereas a rear yard setback of 9 metres is required for an accessory structure

**ZBL 500: Section 28.4 (f):** To permit an interior side yard setback on the south side of the property of 6 m, whereas an interior side yard setback of 9 metres is required for an accessory structure.

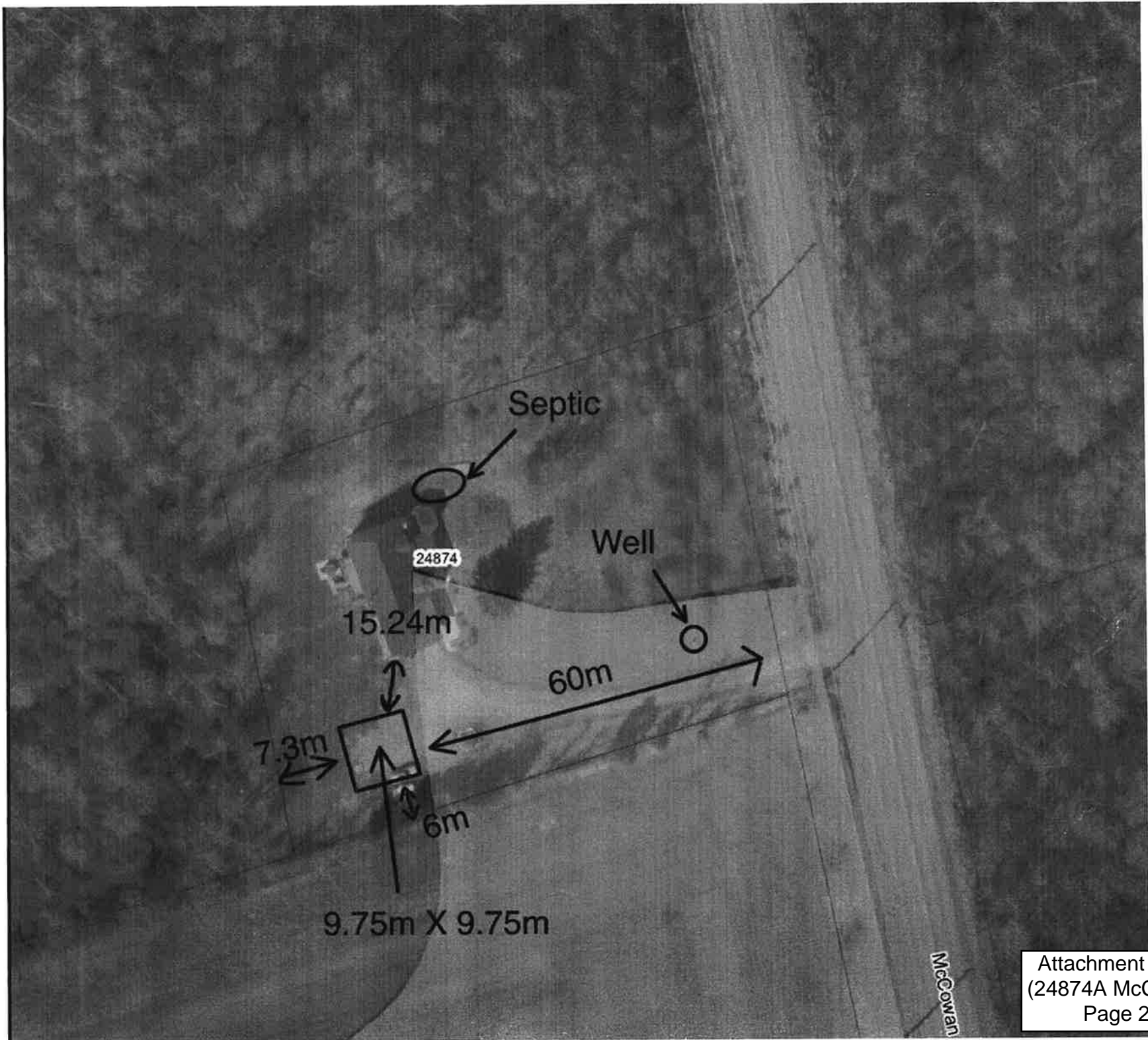
**ZBL 600: Section 9.4 (f):** To permit an interior side yard setback on the south side of the property of 6 m, whereas an interior side yard setback of 9 metres is required for an accessory structure.



DISTANCES SHOWN ON THIS PLAN ARE METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 0.3048

**REDEN LIMITED**  
 LAND SURVEYOR  
 615 END CIRCLE, UNIT 1  
 GAITHERSBURG, L31 7J1  
 5-5850 FAX 505-850-7127

FILE NO. 98-1460



9.75m X 9.75m

15.24m

7.3m

6m

60m

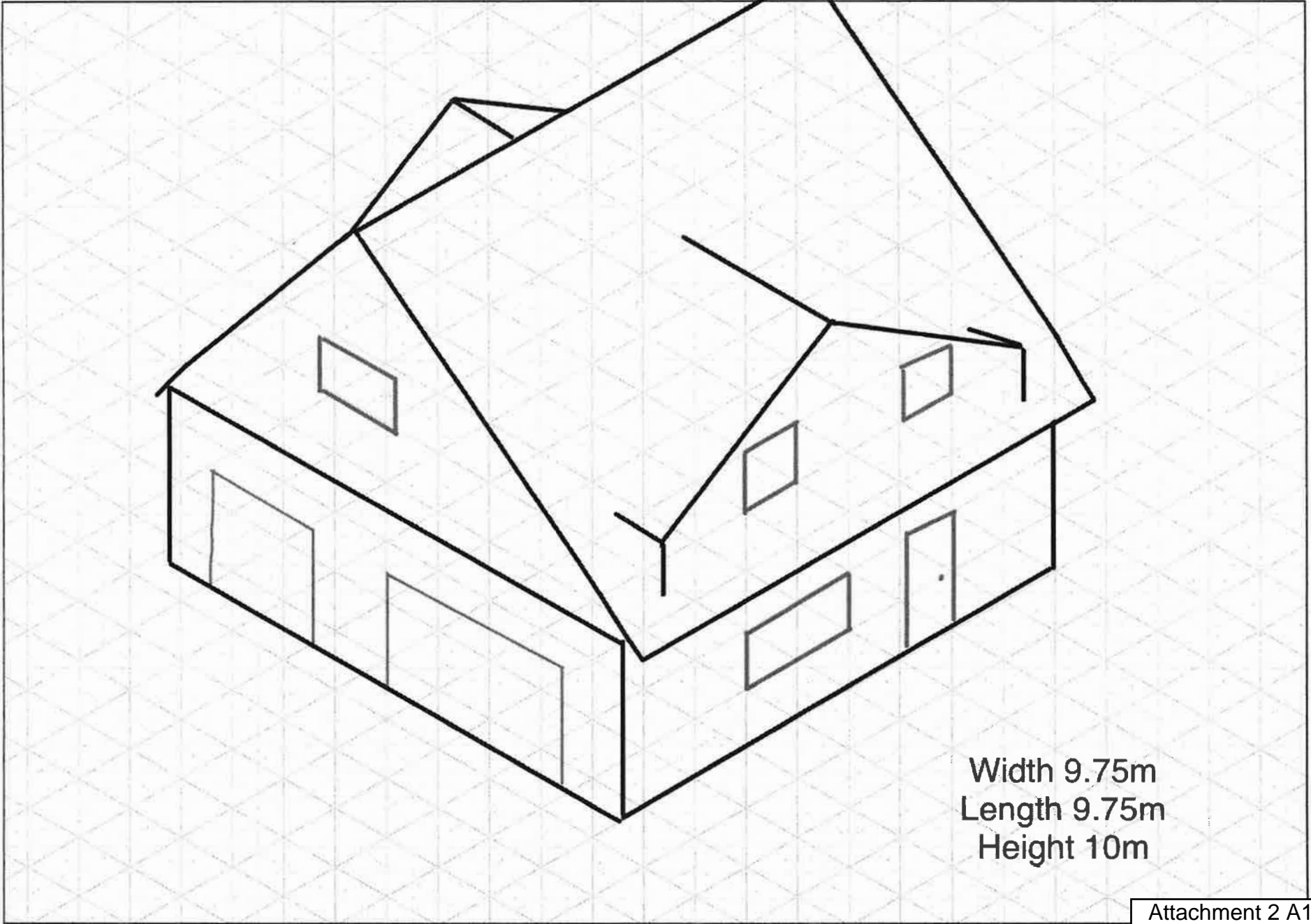
Septic

Well

24874

McCowan





Width 9.75m  
Length 9.75m  
Height 10m

# SITE PHOTOS

24874 McCowan Road  
Facing West



24874 McCowan Road  
Facing South



24874 McCowan Road  
Facing East



24874 McCowan Road  
Facing North



24874 McCowan Road  
Facing West



24874 McCowan Road  
Facing North





**To:** Matthew Ka, 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:** August 9<sup>th</sup>, 2024

**Re:** MINOR VARIANCE A14-24  
24874 McCowan Road  
Concession 6, Part Lot 15  
ROLL NO.: 114-78550

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The Development Engineering Division has no objection to Minor Variance Application No. A14-24, 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: [mka@georgina.ca](mailto:mka@georgina.ca)

August 13, 2024

Municipal File No.: A14-24  
LSRCA File No.: VA-194142-081224

Mr. Matthew Ka  
Secretary Treasurer to Committee of Adjustment  
Development Services Department  
26557 Civic Centre Road  
Keswick, ON | L4P 3G1

Dear Mr. Ka:

Re: **Application for Minor Variance**  
**24874 McCowan Road**  
**Town of Georgina**  
**Owner: Chad & Lauren Dorschu**

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 proponents are proposing to construct a 95.6m<sup>2</sup> garage with an accessory dwelling unit above on the 2<sup>nd</sup> floor.

The Applicants are requesting the following relief from Zoning By-law 500, as amended:

- i. Section 28.1: To permit an additional dwelling unit in a detached building (accessory structure), whereas an additional dwelling unit is not permitted.
- ii. Section 6.1 (e): To permit a rear yard setback of 7.3 metres for an accessory structure, whereas a rear yard setback of 12 metres is required for an accessory structure

Additionally, in consideration of Zoning by-law 600, which is currently under appeal before the Ontario Land Tribunal, a variance to Zoning by-law 600 is requested, to be implemented at the time zoning by-law 600 is to be in force and effect; the following relief is sought:

- iii. Section 4.6: To permit relief from the 30-metre setback to key natural heritage features and natural hydrological features and allow for the abutting zone category (agricultural protection) to apply in this area subject to the recommendations of an Environmental impact statement.

**Documents Received and Reviewed by Staff**

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

- Completed Minor Variance Application Form (June 14<sup>th</sup>, 2024)

- Site Plan and Photographs (undated)

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 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 of \$536.00 in accordance with the approved LSRCA Fee Schedule (for Minor Variance (Minor – planner review only
- That the Applicant/Owner successfully obtain a permit from the LSRCA prior to any development or site alteration proposed within the regulated portion of the property.

### **Site Characteristics**

Existing mapping indicates the following:

- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for an identified unevaluated wetland feature and associated 30 metre buffer. Please see a detailed regulatory map below.
- The subject property is located within a completed watershed or sub-watershed study area – Black River Subwatershed Plan.
- The subject property is within a Significant Groundwater Recharge Area (SGRA)
- The subject property is designated “Protected Countryside” within the Provincial Greenbelt Plan
- The subject property is not located within a settlement area

*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 identified natural hazards on the subject lands (unevaluated wetland feature). We note that the location of the proposed structure is currently used a parking area and manicured lawn associated with the existing residential land use.

Based on the information submitted as part of this application, the proposal is generally consistent with 3.1 of the PPS as the location of proposed structure is outside of the wetland feature and approximately 15 metres away from its edge.

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 within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place. Should this application be approved, please contact Matthew Figuerres in our Regulations Department ([m.Figuerres@lsrca.on.ca](mailto:m.Figuerres@lsrca.on.ca)) to assist in the permit application process or use the following link to our information page on our electronic permitting system <https://lsrca.on.ca/index.php/planning-permits/do-i-need-a-permit/>

### **Summary**

Based on our review of the submitted information, in support of this application, we have no objection to the proposed minor variance application. It is recommended that the approval of application be subject to the following condition:

- That the Applicant/Owner shall pay the LSRCA Plan Review Fee of \$536.00 in accordance with the approved LSRCA Fee Schedule (for Minor Variance (Minor – planner review only
- That the Applicant/Owner successfully obtain a permit from the LSRCA prior to any development or site alteration proposed within the regulated portion of the property.

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

1. Consistency with Section 3.1 of the PPS has been demonstrated;
3. Ontario Regulation 41/24 applies to a portion of/the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place.

Please inform this office of any decision made by the municipality regarding this application. We respectfully request a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned ([a.knapp@lsrca.on.ca](mailto:a.knapp@lsrca.on.ca)).

Regards,



Amy Knapp  
Planner II  
Lake Simcoe Region Conservation Authority (LSRCA)