

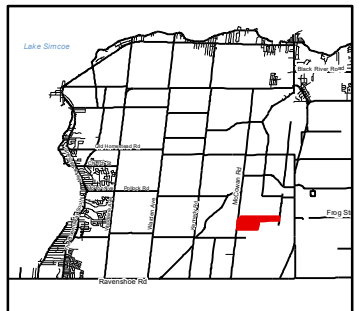


# 23725 McCowan Road

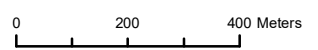
## Legend

-  Subject Property
-  Parcel Fabric



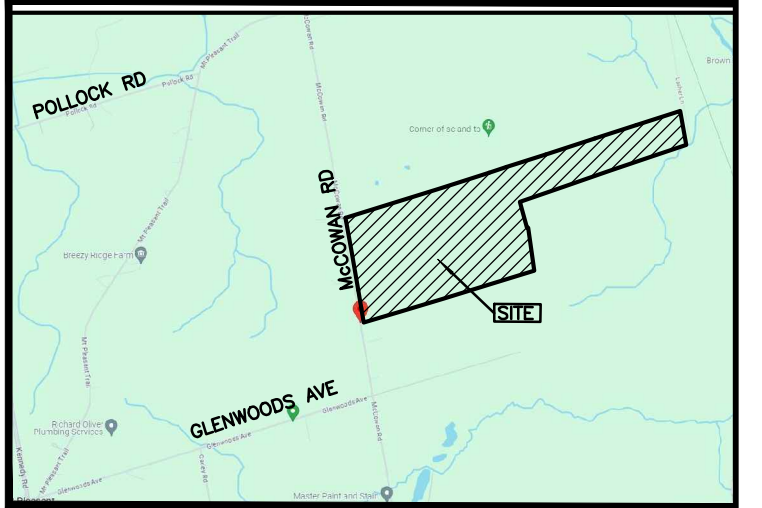
Town of Georgia  
 ITS- GIS Services  
 Created: Sept, 27, 2024

Report # DS-2024-0065  
 Attachment 1  
 Page 1 of 1



# Site Plan

CONSTRUCTION NORTH	NOTES
	1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 2. DO NOT SCALE DRAWINGS. 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECTURAL TECHNOLOGIST OR DESIGN ENGINEER AS APPLICABLE. 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION". 5. THE DRAWINGS ARE THE PROPERTY OF GARY MCMURTRY AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.
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 be a designer.	
GARY MCMURTRY NAME	 SIGNATURE
GARY MCMURTRY FIRM NAME	30888 BCN  32197 BCN



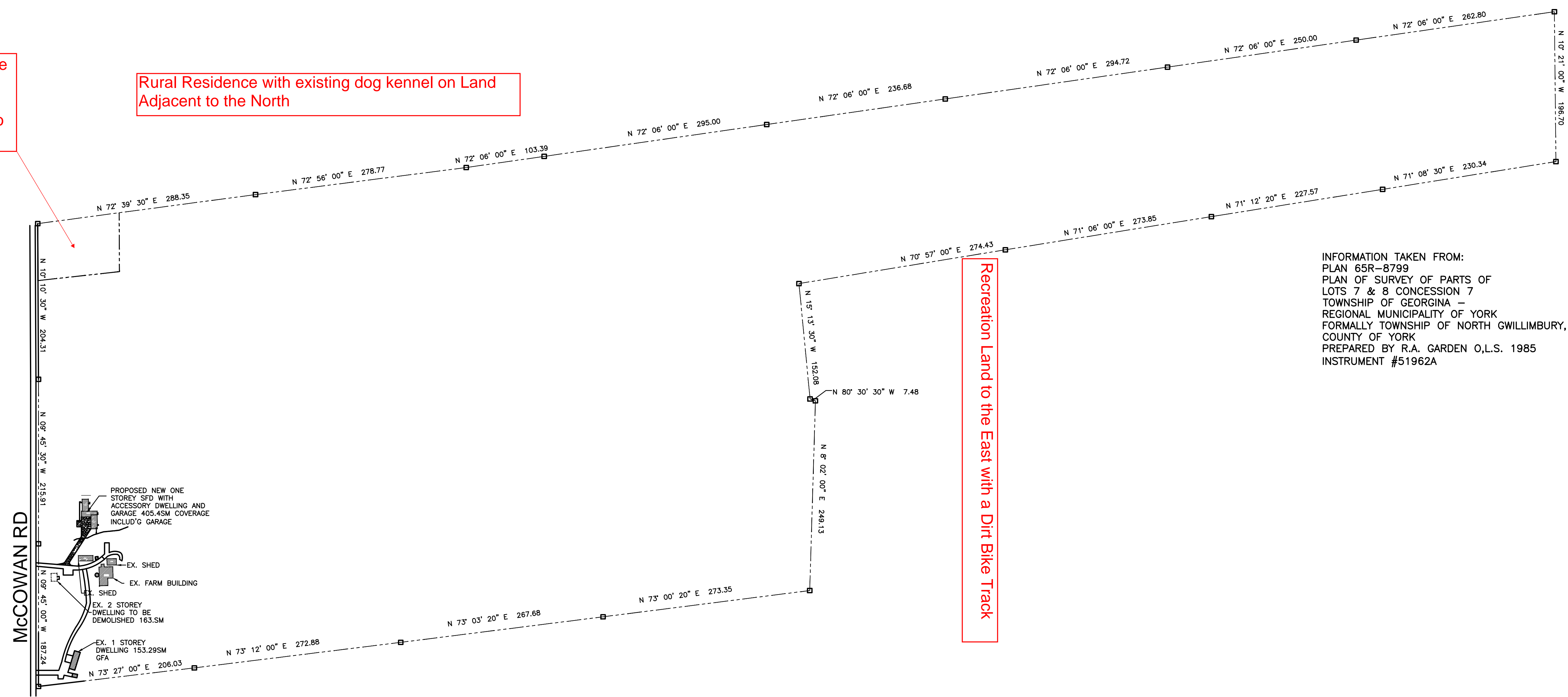
KEY PLAN

Rural Residence previously severed from farm adjacent to the north

Rural Residence with existing dog kennel on Land Adjacent to the North

Farming Land Adjacent to the West with Rural Residences Across McCowan Rd.

Recreation Land to the East with a Dirt Bike Track



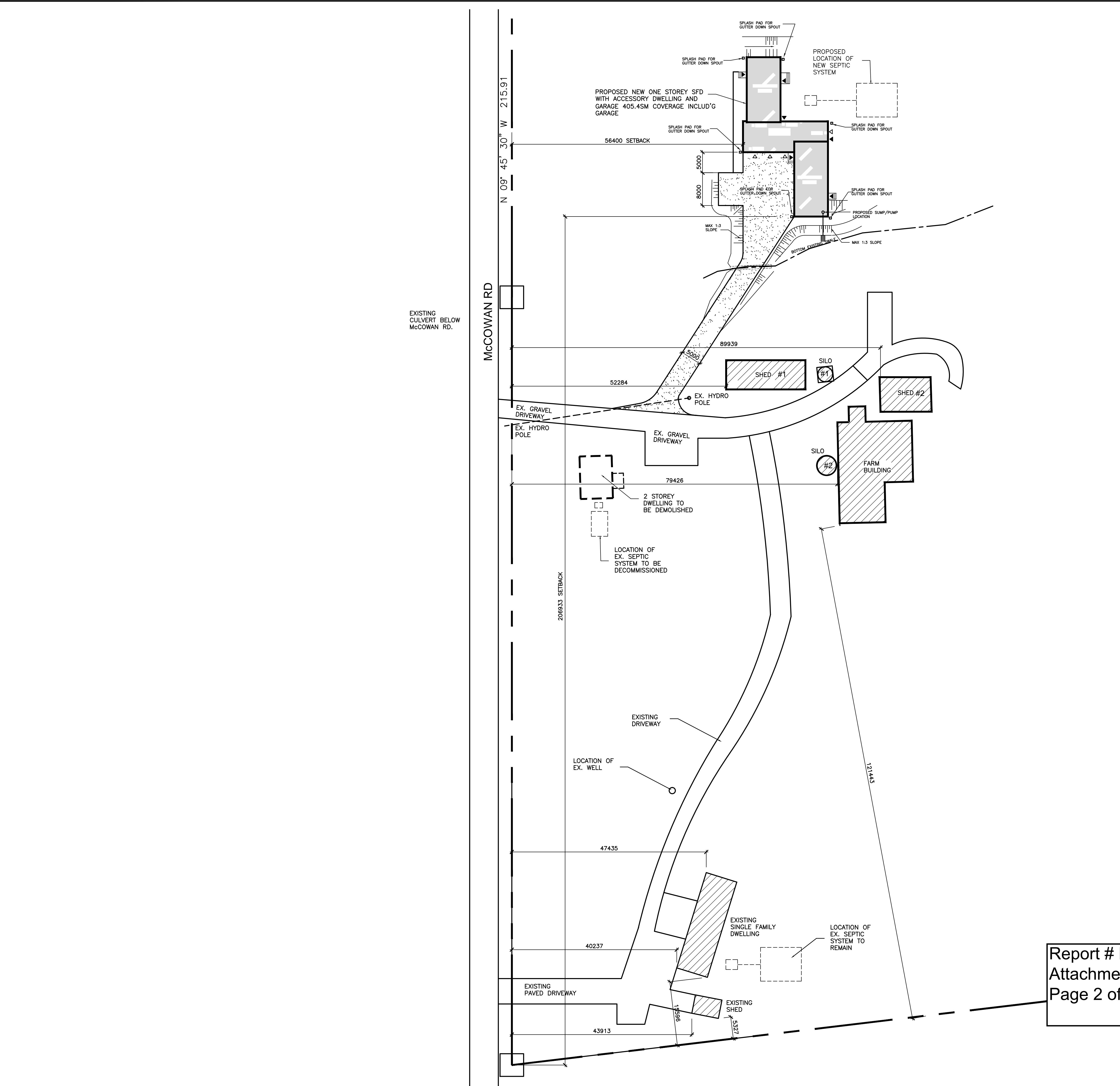
INFORMATION TAKEN FROM:  
 PLAN 65R-8799  
 PLAN OF SURVEY OF PARTS OF  
 LOTS 7 & 8 CONCESSION 7  
 TOWNSHIP OF GEORGINA -  
 REGIONAL MUNICIPALITY OF YORK  
 FORMALLY TOWNSHIP OF NORTH GWILLIMBURY,  
 COUNTY OF YORK  
 PREPARED BY R.A. GARDEN O.L.S. 1985  
 INSTRUMENT #51962A

OVERALL REFERENCE SITE PLAN

Farming Land Adjacent to the south

Report # DS-2024-0065  
 Attachment 2  
 Page 1 of 3

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">DATE</td> <td style="width: 10%;">APPROVED</td> <td style="width: 10%;">REVISION</td> <td colspan="7"></td> </tr> <tr> <td>MAY 17/24</td> <td></td> <td>ISSUED FOR BUILDING PERMIT</td> <td colspan="7"></td> </tr> </table>										DATE	APPROVED	REVISION								MAY 17/24		ISSUED FOR BUILDING PERMIT							
DATE	APPROVED	REVISION																											
MAY 17/24		ISSUED FOR BUILDING PERMIT																											
<b>GARY MCMURTRY</b> Architectural Technologist																													
29 Marie St., Jackson's Point, Ontario, L2B 1L0 Tel: (905) 788-8881																													
PROJECT NAME: NEW ONE STOREY SFD WITH ACCESSORY DWELLING: 23725 MCCOWAN ROAD GEORGINA, ONTARIO																													
DATE	DRAWN	CHECKED	APPROVED	REVISION NO.																									
	G. MCM.																												
SCALE: 1 : 200				PROJECT NO.: 23-004																									
DWG. TITLE: OVERALL REFERENCE SITE PLAN				DWG. NO.: A1																									



**GENERAL NOTES**

1. ALL DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN EXCAVATING ON THE SITE TO DETERMINE ALL LOCATIONS OF UNDERGROUND SERVICES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
4. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION AND/OR INSTALLATION.
5. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE TECHNOLOGIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION.

**CONSTRUCTION NORTH**

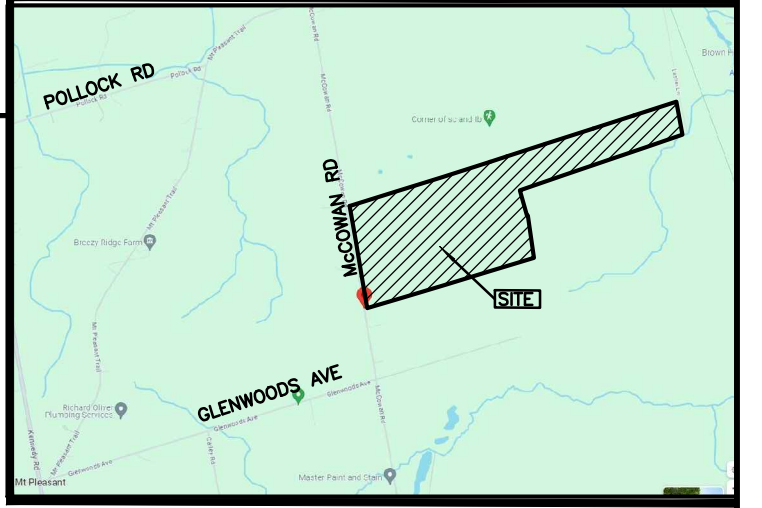
**NOTES**

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCREPANCIES OF DIMENSIONS OR DIMENSIONS TO THE ARCHITECTURAL TECHNOLOGIST OR DESIGN DRAWER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
5. THE DRAWINGS ARE THE PROPERTY OF GARY MCURTNEY AND MUST BE RETURNED ON COMPLETION OF THE PROJECT. ANY UNAUTHORIZED USE IS PROHIBITED.

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 be a designer.

GARY MCURTNEY 30888  
NAME SIGNATURE BCN

GARY MCURTNEY 32197  
FIRM NAME BCN



**KEY PLAN**

**AREAS**


LOT AREA	813,903 SM = 81.39Ha (201.12 ACRES)	100.00%
EX SINGLE STOREY HOUSE EXCLUDING GARAGE GFA	1,650.0 SQ. FT. = 153.29 SQ. M.	
NEW SINGLE STOREY SFD WITH ACCESSORY DWELLING G.F.A.	2,916.0 SQ. FT. = 270.9 SQ. M.	
NEW SINGLE STOREY GARAGE G.F.A.	1,448.0 SQ. FT. = 134.5 SQ. M.	
TOTAL LIVING SPACE G.F.A.	4,566.0 SQ. FT. = 424.4 SQ. M.	
EX 2 STOREY HOUSE GFA TO BE DEMOLISHED	1,743.75 SQ. FT. = 163.0 SQ. M.	

INFORMATION TAKEN FROM:  
 PLAN 65R-8799  
 PLAN OF SURVEY OF PARTS OF  
 LOTS 7 & 8 CONCESSION 7  
 TOWNSHIP OF GEORGINA -  
 REGIONAL MUNICIPALITY OF YORK  
 FORMALLY TOWNSHIP OF NORTH GWILLIMBURY,  
 COUNTY OF YORK  
 PREPARED BY R.A. GARDEN O.L.S. 1985  
 INSTRUMENT #51962A

Report # DS-2024-0065  
 Attachment 2  
 Page 2 of 3

DATE	ISSUED FOR BUILDING PERMIT			
MAY 17/24				
DATE	APPROVED			
<p><b>GARY MCURTNEY</b> Architectural Technologist</p> <p>23 Marie St., Jackson's Point, Ontario, L0E 1L0 Tel: (800) 988-8881</p>				
PROJECT NAME				
NEW ONE STOREY SFD WITH ACCESSORY DWELLING:				
23725 McCOWAN ROAD				
GEORGINA, ONTARIO				
DATE	DRAWN	CHECKED	APPROVED	REVISION NO.
	G. MCM.			
SCALE		PROJECT NO.		
1 : 450		23-004		
DWG. TITLE		DWG. NO.		
PARTIAL SITE PLAN		A1.1		

**CONSTRUCTION NORTH**

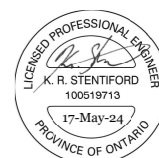


**NOTES**

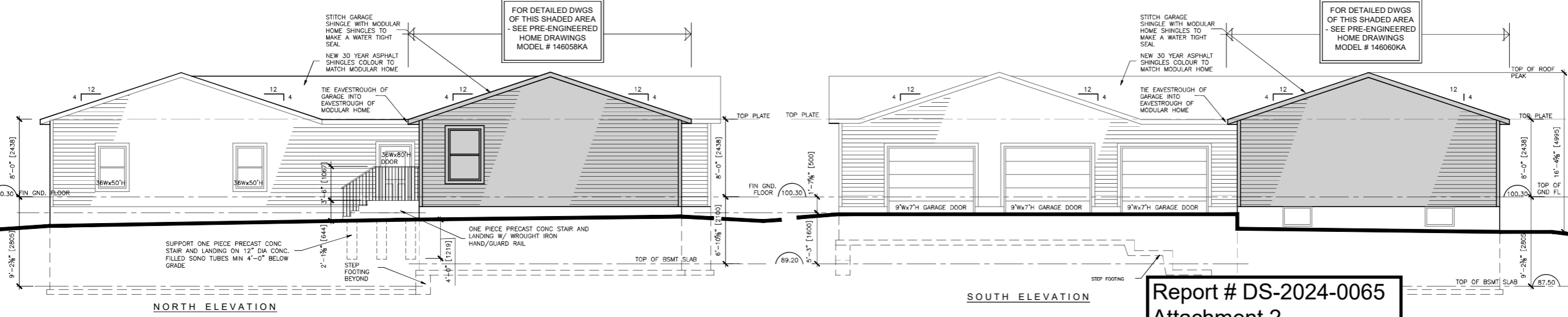
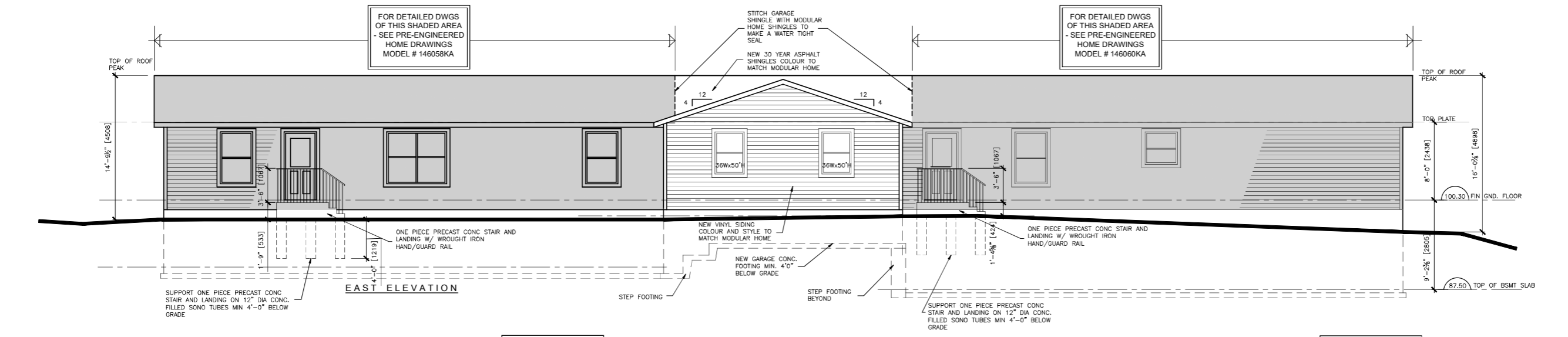
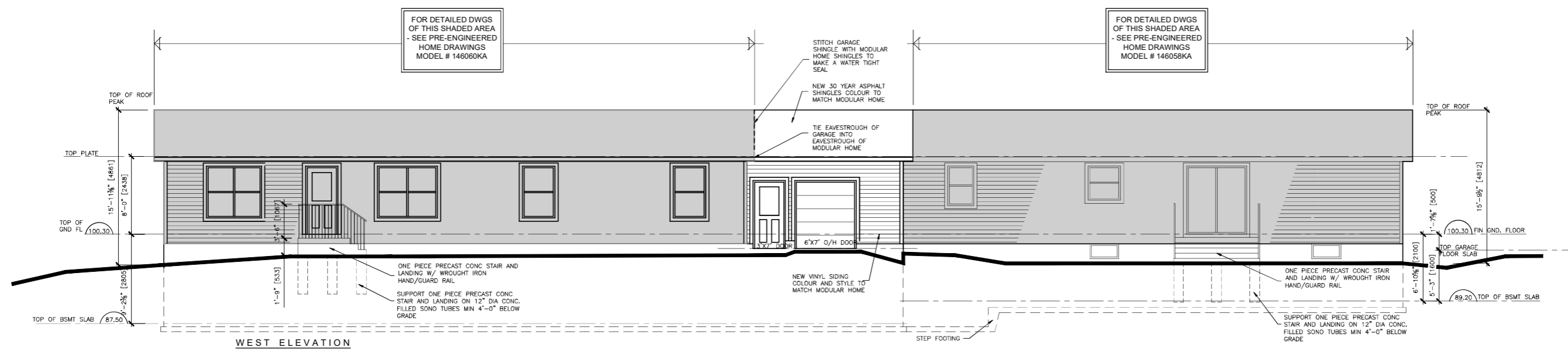
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GARY MCMURTRY 3588  
NAME SIGNATURE BCIN  
GARY MCMURTRY 3197  
FIRM NAME BCIN



Design of the structure or components indicated is sealed for Structural only.  
In this document or drawing is certified to comply with the structural requirements of the Ontario Building Code 2012 for the purpose, location and/or loads indicated.  
Project location: 23725 McCowan Road, Georgina, Ontario



**Report # DS-2024-0065**  
**Attachment 2**  
**Page 3 of 3**

DATE	ISSUED FOR BUILDING PERMIT
MAY 17/24	
SCALE	3/16" = 1'-0"
PROJ. TITLE	ELEVATIONS
PROJ. NO.	23-04
DWG. NO.	A4

**GN**  
**GARY MCMURTRY**  
Architectural Technologist  
23 Marie St., Jackson's Point, Ontario, L0E 1J0  
Tel: (905) 728-5878

PROJECT NAME  
**NEW ONE STORY SFD WITH ACCESSORY DWELLING:**  
**23725 MCCOWAN ROAD**  
**GEORGINA, ONTARIO**

## SUMMARY OF SUBMISSION DOCUMENTS

- Amending Zoning By-law
- Architectural Plans
- Pre-Consultation Checklist
- Septic Plan with Site Grading Plan
- Site Plan, including Floor Plans and Building Elevations
- Survey
- York Region and LSRCA Comments

# Site Photos

23725 McCowan Road  
Facing East



23725 McCowan Road  
Facing South



23725 McCowan Road  
Facing West



23725 McCowan Road  
Facing North



THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 500-2024-\_\_\_\_\_

BY-LAW NUMBER 600-2024-\_\_\_\_\_

A BY-LAW TO AMEND BY-LAW NUMBER 500 (600), BEING A BY-LAW TO REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.

Pursuant to section 34 and 39 of the Planning Act, R.S.O., 1980 c.P.13, as amended, the council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Map 1, Schedule 'A' to Zoning By-law number 500 (600), as amended, is hereby further amended by changing the zone symbol 'RU' to 'RU-\_\_\_\_' on the lands municipality addressed as 23725 McCowan Rd, shown in heavy outline and designated "RU- \_\_\_\_\_" on Schedule 'A' and further in Schedule B-\_\_\_\_\_, attached hereto.
2. That Zoning By-law Number 500 (600), as amended, is hereby further amended by incorporating Schedule 'B- \_\_\_\_\_' attached hereto.
3. That Section 28.5 SPECIAL PROVISIONS of Zoning By-law Number 500 (600), as amended, is hereby further amended by adding after Subsection 28.5.\_\_\_\_\_ the following:

"28.5. _____	<b>Concession 7, Lots 7 &amp; 8 (NG) 23725 McCowan Road</b>	'RU- _____' (Map 1)
--------------	---	------------------------

- a) Notwithstanding Zoning By-law 500 Section 6.1(k) and Zoning By-law 600 Section 6.1(j) , the following additional Temporary Uses shall be permitted on lands shown in heavy outlined and designated "RU- \_\_\_\_\_" in Schedule 'A' and further indicated in schedule 'B- \_\_\_\_\_', for a period of 24 months from the date of Building Permit Issuance from the Town of Georgina Building Department:



- i. To temporary permit 3 residential structures to be present on the lands for a set period of time.
  
- ii. Upon the expiry of this Temporary Use By-law, the original RU zone will be restored on the Subject lands, inclusive of their provisions and zone boundaries, as they existed in Zoning By-law 500 (600) on \_\_\_\_\_.

**READ** and enacted this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_

\_\_\_\_\_  
Margaret Quirk, Mayor

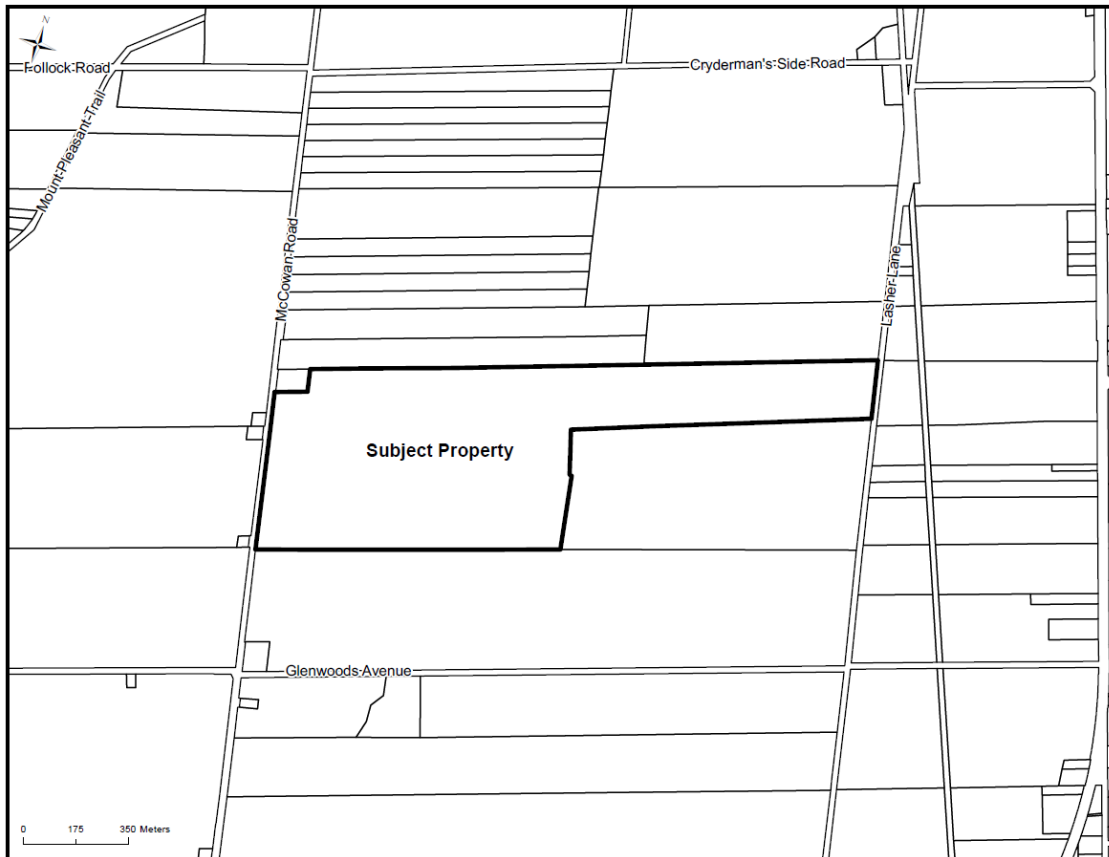
\_\_\_\_\_  
Rachel Dillabough, Town Clerk

**EXPLANATORY NOTE**

**(Carlo Dimambro and  
Melissa Morton)  
(FILE NO. \_\_\_\_\_)**

1. The purpose of Zoning By-law 500-2024-\_\_\_\_\_ and Zoning By-law 600-2024-\_\_\_\_\_ (PL-5), which amends Zoning By-law Number 500 & 600, as , amended, is to rezone the lands from Rural (RU) to a **Temporary Site-Specific Rural** zone (RU-\_\_\_\_\_). The temporary zone would be permit residential structures, 2 existing and 1 proposed on lands for a maximum of three years.
2. Zoning By-law Number 500-2024-\_\_\_\_\_ and Zoning By-law 600-2024-\_\_\_\_\_ (PL-5) conforms to the Town of Georgina Official Plan, as amended.
3. A **Key Map** showing the location of the property to which By-law Number 500-2024-\_\_\_\_\_ and By-law Number 600-2024-\_\_\_\_\_ (PL-5) applies is shown below.

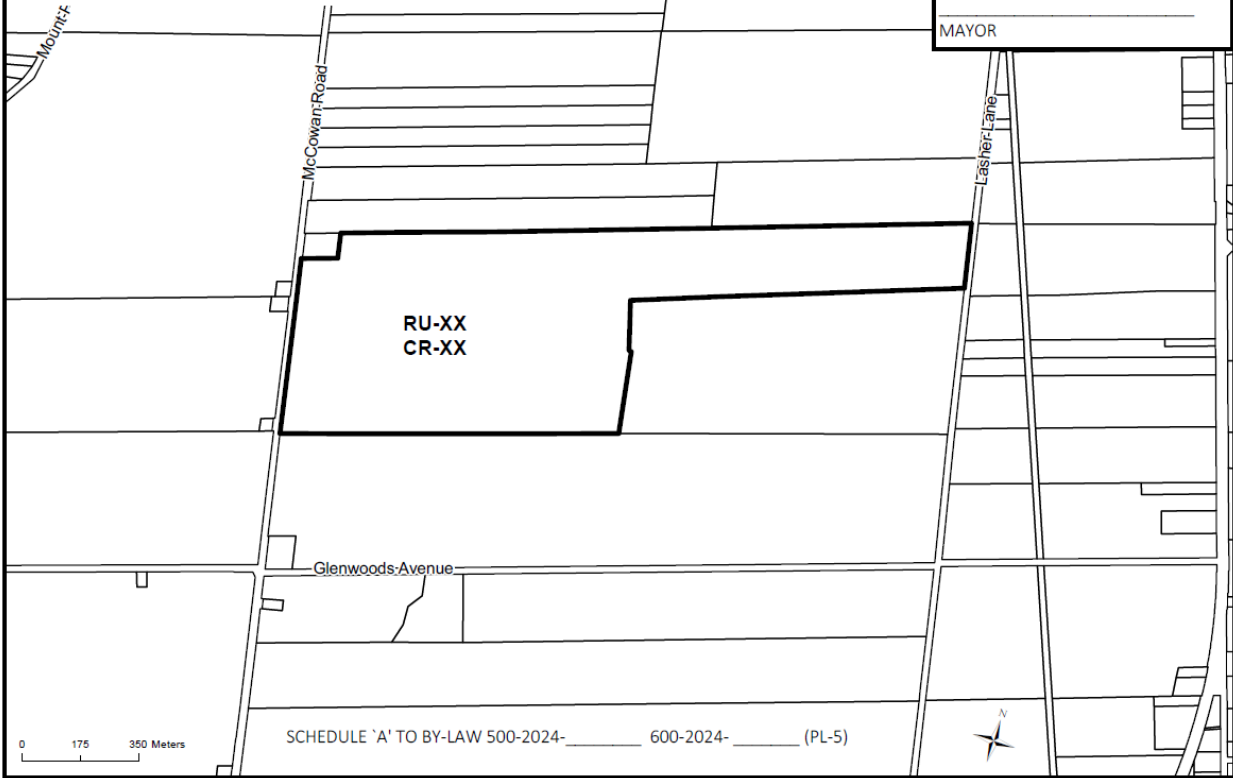
**KEY MAP**



BY-LAW NUMBER 500-2024-\_\_\_\_\_ (600-2024-\_\_\_\_\_ ) (PL-5) WHICH AMENDS ZONING BY-LAW NO. 500 (600), AS AMENDED, OF THE CORPORATION OF THE TOWN OF GEORGINA

CONCESSION 7, LOTS 7 & 8  
TOWN OF GEORGINA  
THE REGIONAL MUNICIPALITY OF YORK  
FORMALY TOWNSHIP OF NORTH GWILLIMBURY  
COUNTY OF YORK

THIS IS SCHEDULE 'A' TO  
BY-LAW 500-2024-\_\_\_\_\_  
BY-LAW 600-2024-\_\_\_\_\_  
PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, 202\_\_\_\_\_  
CLERK \_\_\_\_\_  
MAYOR \_\_\_\_\_



Consolidated Comments for 03.1187 - 23725 McCowan Road

Department/Agency	Date Received	Response
Building Division		
Building/Plumbing Inspector		
Clerks Division		
Community Services		
Development Engineering	October 29, 2024	The applicant will need to apply for an SAEP during the building permit phase.
Economic Development	October 2, 2024	No objection.
Georgina Fire Department	October 2, 2024	The Georgina Fire Department has reviewed the submission and provides the below comments:  1. All new construction shall be in conformance with the Ontario Building Code.
Municipal Law		
Operations & Infrastructure		
Policy Planning		
Tax & Revenue	October 18, 2024	There are no tax concerns with this property.
Bell Canada		
Bell Canada		
Canada Post Corporation (CPC)		
Chippewas of Georgina		
C.N. Business Development & Real Estate		
Enbridge Gas	October 3, 2024	Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)	October 7, 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	September 26, 2024	No comments or concerns at this time.
Southlake Regional Health Centre		
York Catholic Separate District School Board	October 10, 2024	YCDSB staff have reviewed materials provided and have no comments or objections to its approval.
York Region - Community Planning & Development Services	October 1, 2024	York Region has reviewed the above noted Zoning By-law Amendment (ZBA) to allow 3 detached dwellings for a period of time. on the subject property. Based on our review, York Region has no regional interests as it is a matter of local significance.
York Region District School Board		
York Regional Police		



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

October 7, 2024

**Municipal File No.: 03.1187**  
**LSRCA File No.: ZO-195085-092724**

**Brittany Dobrindt**  
**Planner I**  
**Development Services Department**  
**26557 Civic Centre Road**  
**Keswick, ON L4P 3G1**

Dear Ms. Dobrindt,

**Re: Application for Temporary Use Zoning By-law Amendment**  
**23725 McCowan Road**  
**Owner: Carlo Dimambro & Melissa Morton**  
**Applicant: Laura LaPierre**

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 an application for a Temporary Use Zoning By-law Amendment to allow for three detached dwellings on the subject land. Currently a one-storey detached dwelling and two-storey detached dwelling exists and a third one-storey detached dwelling is proposed to be constructed. After construction of the third dwelling, the existing two-storey dwelling will be demolished.

**Documents Received and Reviewed by Staff**

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

- Application Package
- Site Plan and Architectural Drawings prepared by Gary McMurtry (dated May 17, 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*.

Report # DS-2024-0065  
Attachment 6  
Page 2 of 4

**Recommendation**

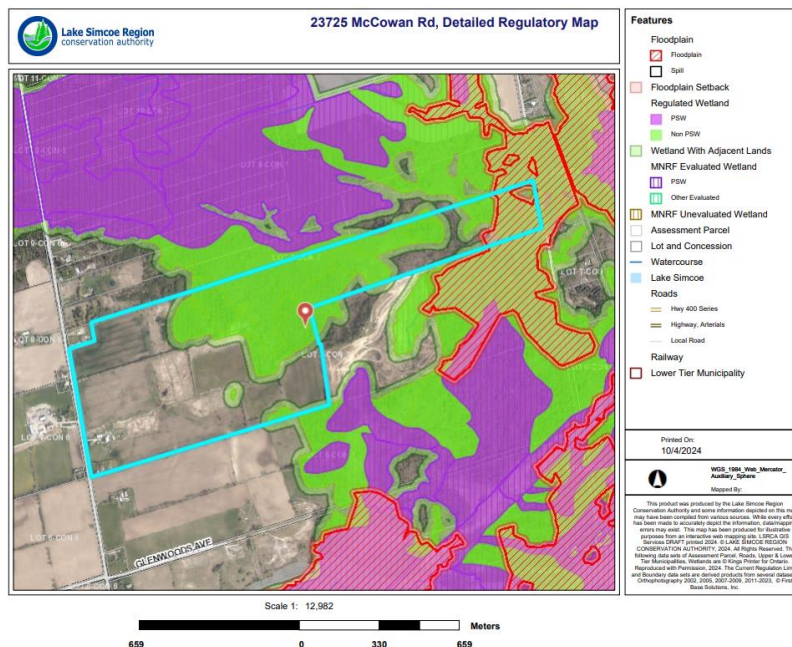
Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable plans. On this basis, we have no objection to the approval of this application for Temporary Use Zoning By-law Amendment.

**Site Characteristics**

The subject land is approximately 81.76 hectares (202.04 acres) in area and is located west of Lasher Lane and east of McCowan Road within the Town of Georgina. The subject land is currently zoned ‘Rural (RU)’ per 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. Please see a detailed regulatory map below. This is representative of:
  - Riverine flooding associated with Baldwin Branch
  - Unevaluated wetland and the associated 30 metre adjacent lands
- The subject property contains identified woodland areas.
- The subject property is within a Significant Groundwater Recharge Area (SGRA) and Ecologically Significant Groundwater Recharge Area (ESGRA).
- The subject property is within the Protected Countryside and Greenbelt Natural Heritage System designations 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). Based on the

Report # DS-2024-0065  
Attachment 6  
Page 3 of 4

information submitted as part of this application, the proposal is located outside of the hazard lands and is therefore consistent with Section 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.

The proposal is not located within an area regulated under Ontario Regulation 41/24 and therefore a permit from the LSRCA is not required.

#### **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 Temporary Use Zoning By-law Amendment.

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;
3. We note that the Applicant/Owner has paid the applicable LSRCA review fee associated with a Minor Zoning By-law Amendment (planning review only).

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)

Report # DS-2024-0065  
Attachment 6  
Page 4 of 4