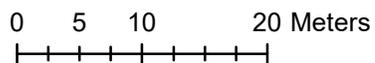




# LOCATION MAP



**SUBJECT LAND**



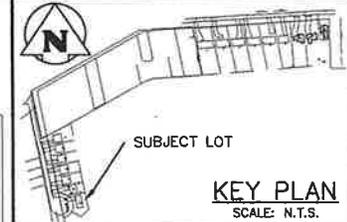
Attachment 1  
A28-24  
(837 Trivetts Road)  
Page 1 of 1

**NOTE:** CONTRACTOR TO VERIFY VERTICAL CONTROL WITH AVAILABLE TOPOGRAPHIC FEATURES PRIOR TO FORMING AND POURING FOOTINGS. REPORT ANY DISCREPANCIES TO THE ENGINEER.

**NOTE:** DRIVEWAY TO BE GRADE TOWARDS SAND FILTER

**SAND FILTER ELEVATIONS**

LOT NO.	TRENCH INV.	TOP OF CLEARSTONE (150mm)	TOP OF SAND (500mm)	TOP OF MULCH (50mm)	TOP OF PONDING
13	222.60	222.75	223.25	223.75	224.07



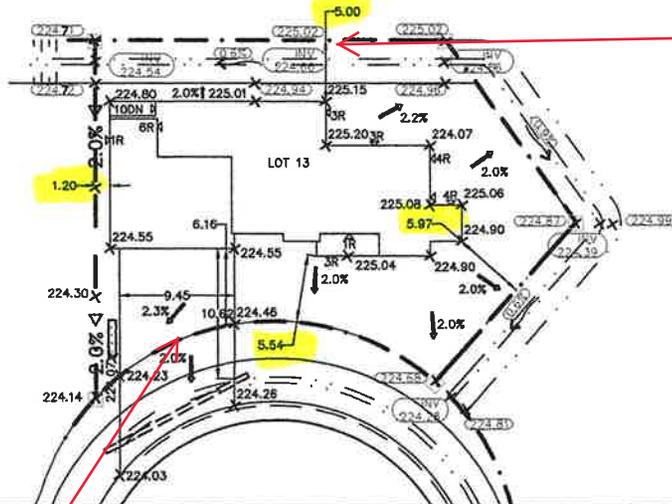
- NOTES**
- ALL MEASUREMENTS ARE IN METRES. TO CONVERT TO IMPERIAL, MULTIPLY BY 3.2808.
  - CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES IN ELEVATIONS MUST BE REPORTED TO THIS OFFICE.
  - ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- ASSUMED BENCHMARK**  
TBM ELEV 220.82  
TOWN OF GEORGIA BENCH MARK N' G-53
- DESIGN CRITERIA**
- 0.15m (6") THICK FOOTING MINIMUM
  - 2.63m (8'-7 3/8") FROM BFE TO FFE
  - 0.15m (6") MIN FROM GRND TO TFDN
  - 1.22m (4'-0") MIN FROM GRND TO USF

- LEGEND**
- x219.06 EX. ELEVATION (SURVEYED)
  - x219.06 PROPOSED ELEVATION
  - x219.06 MATCH EXISTING ELEVATION
  - ← PROPOSED GRASS SWALE (0.15m-0.30m DEEP)
  - ← DRAINAGE DIRECTION
  - Ⓛ EXISTING LIGHT STANDARD
  - Ⓜ EXISTING WATER SERVICE
  - Ⓢ EXISTING SANITARY SERVICE
  - ▲4R 0.15-0.20m (6"-8") RISERS
  - PR. 150mmØ SUBDRAIN
  - PR. DOWNSPOUT
  - Ⓢ PR. SUMP PUMP DISCHARGE
  - 1:1 3:1 MAX SLOPE

**SITE STATISTICS**

	REQUIRED	PROVIDED
LOT COVERAGE	35%	38%
LOT AREA	450m <sup>2</sup>	861.56m <sup>2</sup>
HOUSE SIZE		294.96m <sup>2</sup>
LOT FRONTAGE	15m	30.9m
FRONT YARD SETBACK	5m	5.54m
EXTERIOR SIDE YARD SETBACK	2.5m	5.97m
INTERIOR SIDE YARD SETBACK	1.2m	1.2m
REAR YARD SETBACK	7.0m	5.0m



**Section 10.5.68:** To permit a minimum rear yard setback of 5 metres, whereas a minimum rear yard setback of 8 metres is required.

**Section 6.1 (i):** To permit a maximum lot coverage of 38.5%; whereas a maximum lot coverage of 35% is required

**Section 6.1(j):** To permit a maximum building height of 11.5 metres, whereas a maximum building height of 11 metres is required.

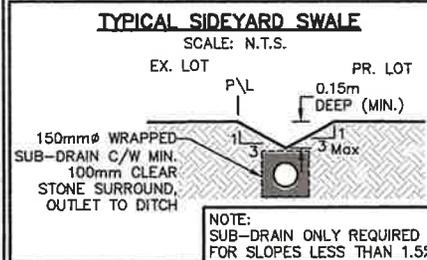
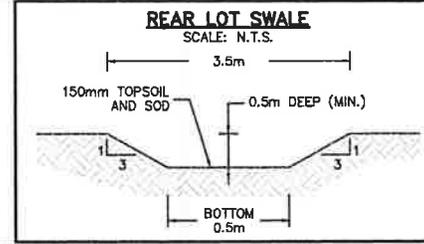
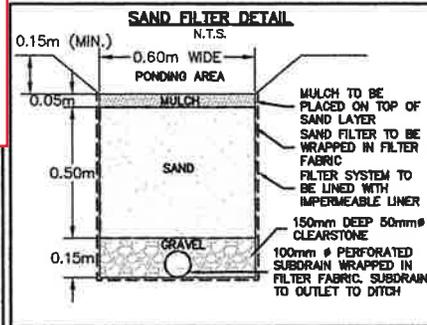
**Section 5.28(i):** To permit a maximum driveway width of 9.45 metres, whereas a maximum driveway width of 9 metres is required.

**PROPOSED NEW RESIDENCE ELEVATIONS**

FINISHED FLOOR ELEV. (FFE)	225.79
TOP OF FOUNDATION WALL (T/FDN)	225.50
BASEMENT FLOOR ELEV. (BFE)	223.16
UNDERSIDE OF FOOTING ELEV. (USF)	222.93
GARAGE FLOOR ELEV. (GFE)	224.60
GARAGE U/SIDE FOOTING ELEV. (USFG)	223.18

**CONSTRUCTION NOTES:**

- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY HOUSE ELEVATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY GROUND WATER ELEVATION AND EXISTING SANITARY SERVICE ELEVATION PRIOR TO EXCAVATION FOR PROPOSED FOOTINGS. IF GROUND WATER ELEVATION AND/OR SANITARY SERVICE INVERT IS HIGHER THAN THE PROPOSED FOOTING ELEVATION, CONTRACTOR TO NOTIFY ENGINEER.
- DISTURBED AREAS WITHIN MUNICIPAL ROAD ALLOWANCE TO BE FINISHED WITH 150mm TOPSOIL & SOD, AS PER TOWN STANDARDS.
- ANY WORKS WITHIN MUNICIPAL ROAD ALLOWANCE WILL REQUIRE A ROAD OCCUPANCY PERMIT.
- FOOTINGS TO HAVE MIN. 1.22m (4'-0") COVER.
- TOPOGRAPHIC SURVEY COMPLETED BY LLOYD & PURCELL, DATED JUNE 13, 2017. CONTRACTOR TO VERIFY VERTICAL CONTROL.
- CONTRACTOR TO VERIFY PROPERTY LIMITS AND SETBACKS PRIOR TO FOUNDATION EXCAVATION.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
- SPLASH PADS ARE TO BE INSTALLED AT EVERY ROOF LEADER AND SUMP PUMP DISCHARGE LOCATION.
- DOWNSPOUT LOCATIONS ARE ESTIMATED. LOCATION TO BE CONFIRMED WITH ARCHITECT.



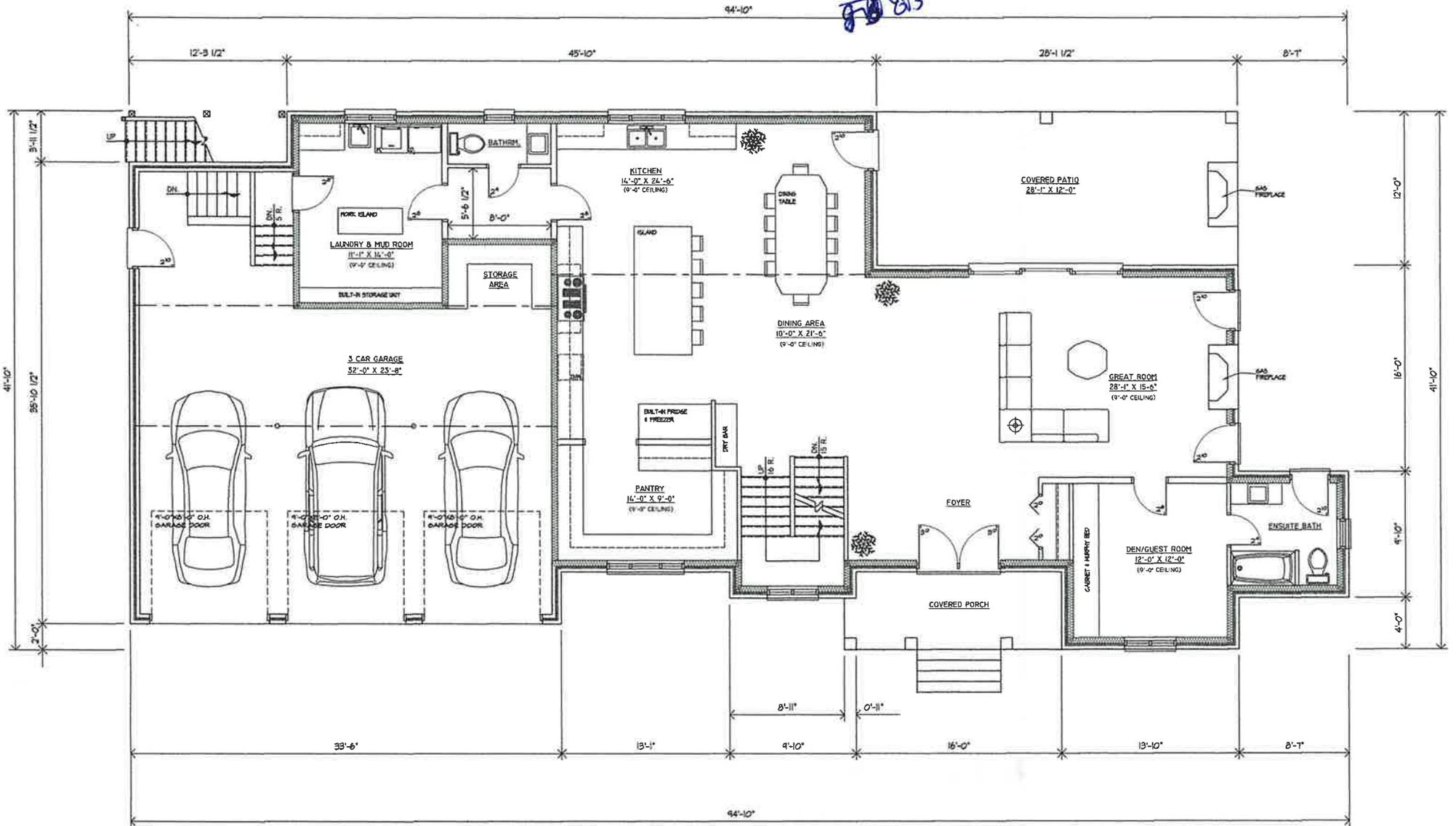
TRIVETTS ROAD & LAKE DRIVE EAST  
GEORGIA

**LOT 13**  
**LOT GRADING PLAN**

A & T HOMES  
40 The Queensway S  
L4P 1Y9 Keswick  
Ontario - Canada

315-6256  
1:200 Sept. 28, 2024 R.N. LOT 13

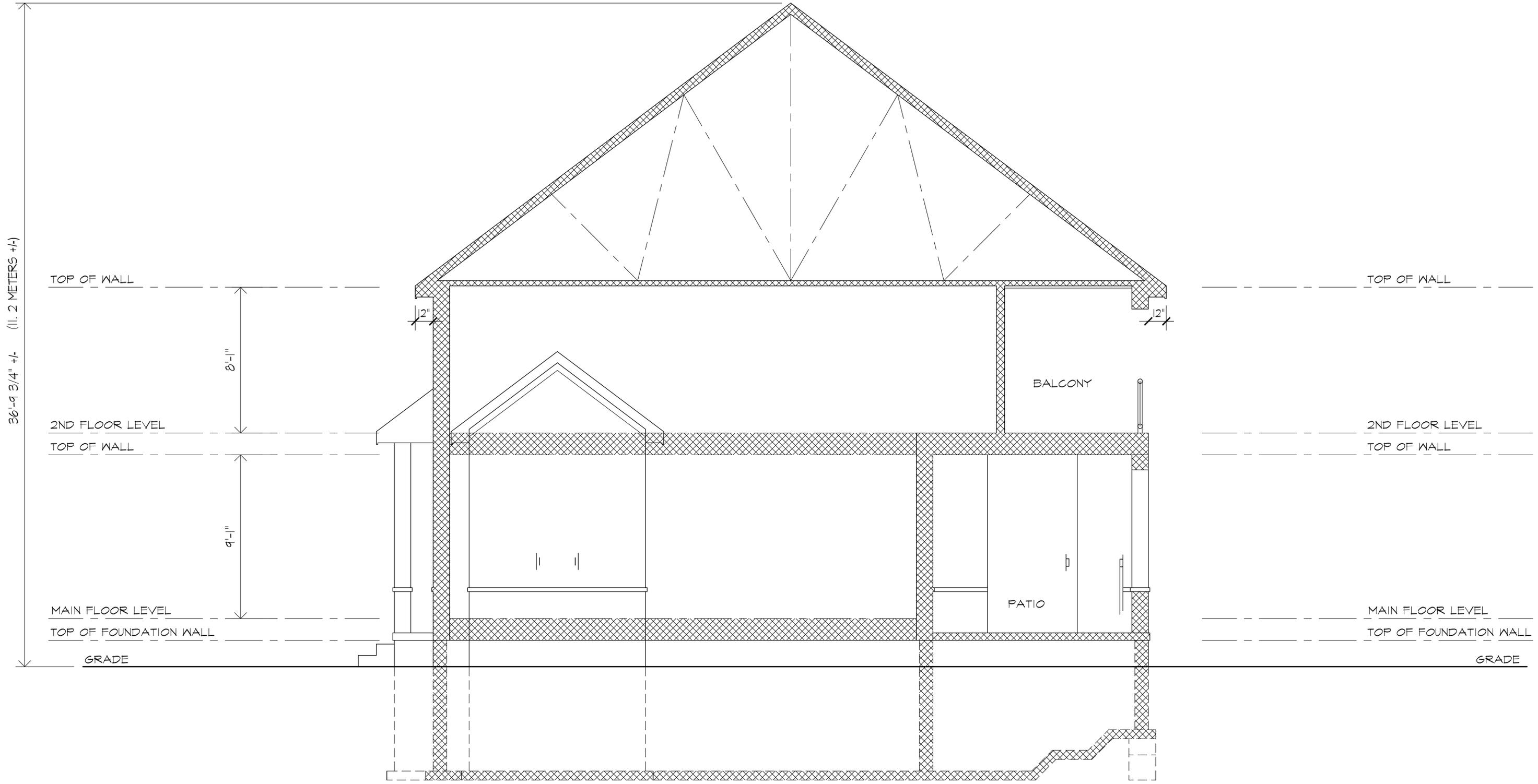
9/2/10  
8/10  
8/13



**MAIN LEVEL FLOOR PLAN**  
MAIN HOUSE: 2,086 SQ. FT.  
SCALE: 1/4" = 1' - 0"

Attachment 2  
A28-24  
(837 Trivetts Road)  
Page 2 of 3

Facing North



PROPOSED CROSS SECTION

# Site Photos

837 Trivetts Lane  
Facing South - East



837 Trivetts Lane  
Facing North- East



837 Trivetts Lane  
Facing North





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

November 14, 2024

**Municipal File No.: A28-24**  
**LSRCA File No.: VA-518982-110824**

**Brianna Raines**  
**Secretary-Treasurer to the Committee of Adjustment**  
**Planning Division, Development Services Department**  
**26557 Civic Centre Road**  
**Keswick, ON L4P 3G1**

Dear Ms. Raines,

**Re: Application for Minor Variance**  
**837 Trivetts Lane**  
**Town of Georgina**  
**Owner: 2111250 Ontario Inc.**  
**Applicant: Antonio & Ashley Ingolia**

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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 a single detached dwelling. The Applicant/Owner is seeking relief from the following sections of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 10.5.68** which requires a minimum rear yard setback of 8 metres, whereas the proposal is requesting a rear yard setback of 5 metres;
- **Section 6.1(i)** which permits a maximum lot coverage of 35%, whereas the proposal is requesting a maximum lot coverage of 38.5%;
- **Section 6.1(j)** which permits a maximum building height of 11 metres, whereas the proposal is requesting a maximum building height of 11.5 metres;
- **Section 5.28(i)** which permits a maximum driveway width of 9 metres, whereas the proposal is requesting a maximum driveway width of 9.45 metres.

**Documents Received and Reviewed by Staff**

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

- Notice of Hearing (dated November 7, 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 5.2 of the Provincial Planning

Statement (PPS, 2024) 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 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:

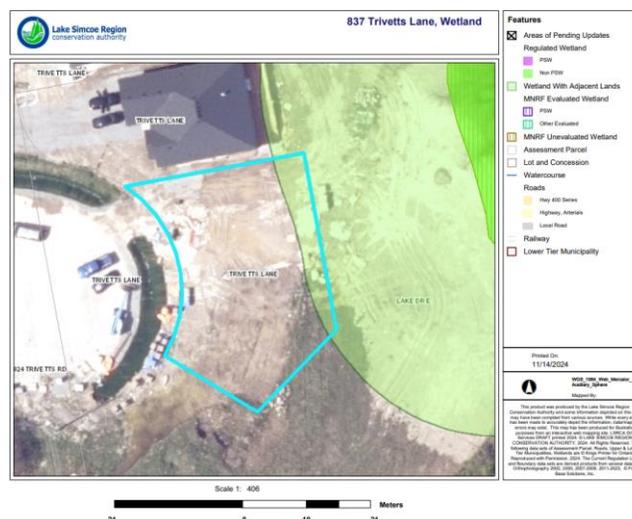
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

**Site Characteristics**

The subject land is approximately 0.09 hectares (0.21 acres) in area and is located east of Trivetts Lane within the Town of Georgina. The subject land is currently zoned ‘Residential (R-75) Zone’ 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 for being within 30 metres of an unevaluated wetland. Please see a detailed regulatory map below.
- The subject property is within the Greenbelt Natural Heritage System and Protected Countryside 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 5.2 of the Provincial

Planning Statement (PPS). The proposal is located outside of hazardous lands and is therefore consistent with 5.2 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. Please contact LSRCA Regulations staff, Jennifer Dawson ([J.Dawson@lsrca.on.ca](mailto:J.Dawson@lsrca.on.ca)) to determine if a permit will be required prior to development or site alteration.

#### **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 5.2 of the PPS has been demonstrated;
2. 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 within the regulated area;
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)