



LOCATION MAP



SUBJECT LAND

0 12.5 25 50 Meters



DATE
October 7, 2024
DRAWN BY
CRB

CLIENT
Melissa & Josh Pestill

PROJECT
Garage
PROJECT NO.
20240003
REVISED:

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.

QUALIFICATION INFORMATION
Required unless the design is exempt under 2.17.5.1. of the Building Code

CHRIS BURNS	10084	
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless the design is exempt under 2.17.5.1. of the Building Code		
BlueLine Design	31384	
FIRM NAME	BCIN	



Proposal 3D

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FIRM NAME	BCIN

Current Conditions



1 YORK MAPS AERIAL (2023)
A3 Scale: N.T.S.



2 GOOGLE STREET VIEW (MAY 2023)
A3 Scale: N.T.S.



3 GOOGLE STREET VIEW (JUNE 2024)
A3 Scale: N.T.S.

DATE
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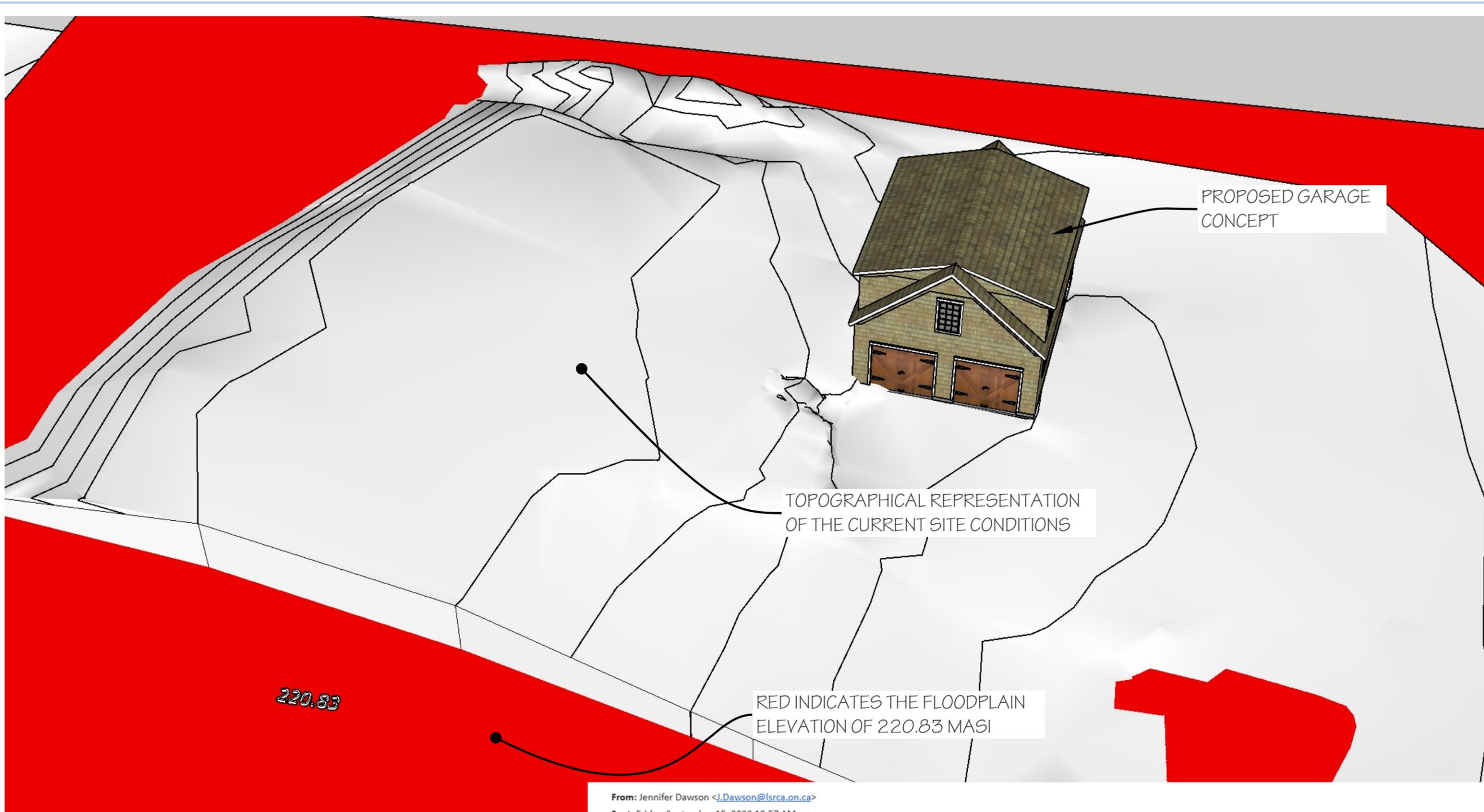
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From: Jennifer Dawson <J.Dawson@lsrca.on.ca>
Sent: Friday, September 15, 2023 10:57 AM
To: Melissa Pestill <mpestill@rogers.com>
Cc: JOSH PESTILL <pestill@rogers.com>
Subject: RE: 87 Sibbald Cres. Georgina - Permit Requirements

Hi Melissa,

The floodplain elevation for the subject property is 220.83 masl and based on our review of the submitted topographic survey I can confirm that the location of the existing dwelling is outside the regulatory floodplain, as is the existing driveway and front of the property. All works are to be at least 30 m from the shoreline, and above the floodplain elevation of 220.83 masl. The survey also shows that the works are within the steep slope and unstable soils allowance associated with Apparent Valley Lands. This is indicative of slopes steeper than a 3:1 rise over run. Based on the topographic survey, the elevation rises 4 meters over a 7 meter distance meaning the slope is steeper than 3:1 (4 m rise over a 7 m run which is 1.75 m slope). Therefore, the slope is 1:1.75 and is considered unstable. Setbacks associated with the development envelope would be obtaining a 3:1 slope (12 m) plus a 6 m erosion access allowance and a 15 m setback for a total 33 m setback from the toe of the slope. This calculation would be in lieu of a slope stability assessment study as per the attached terms of reference.

1 TOPOGRAPHICAL REPRESENTATION
A4 Scale: N.T.S.

Topographical
 Representation
 /LSRCA Email

A4

BlueLine Design title block - Landscape 11" x 17" (if printed on any other size paper is not to scale)

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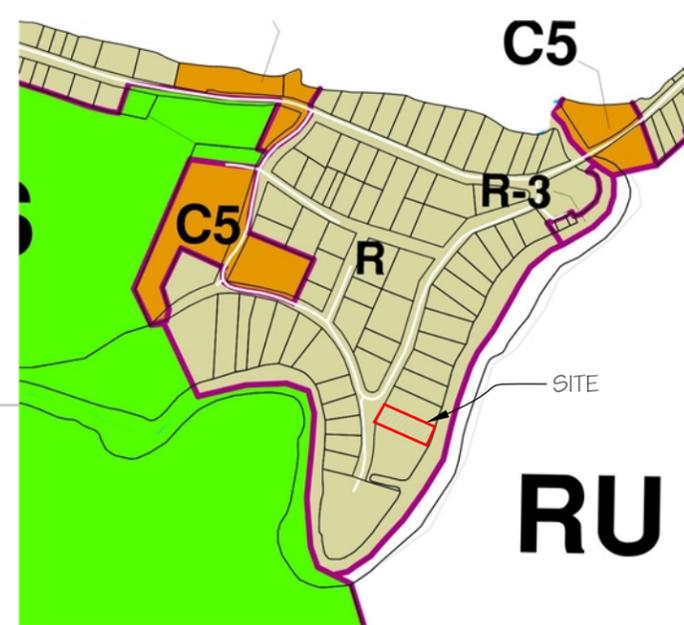
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BlueLine Design 31394
 FIRM NAME BCIN

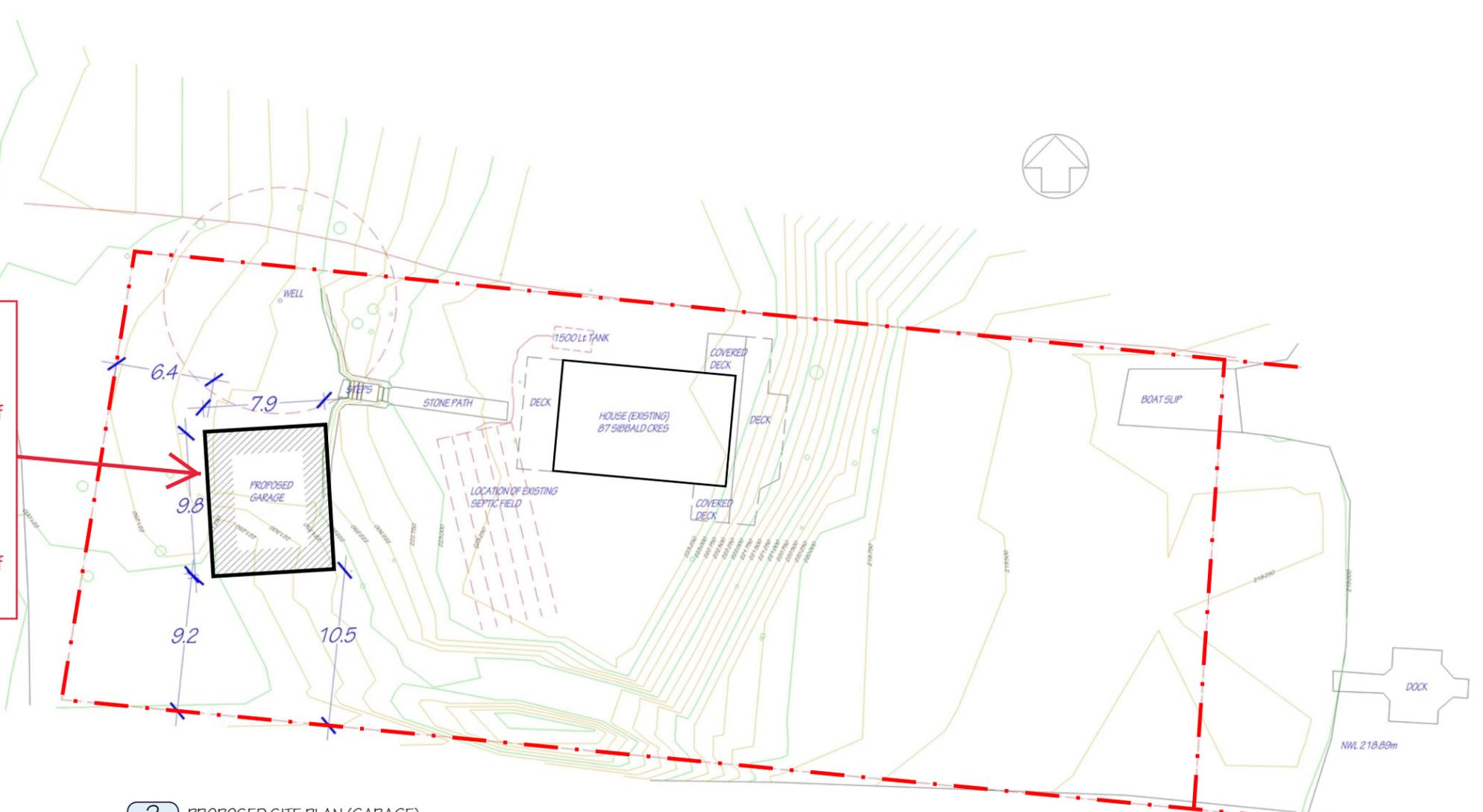
Proposed Site Plan

A5

PROPERTY MATRIX					R
ADDRESS: 87 SIBBALD CRESCENT		ZONING: AS PER T of G BY-LAW 500			
	REQUIREMENT		ACTUAL		VARIANCE
	IMPERIAL	METRIC	IMPERIAL	METRIC	
LOT AREA:	=	4000 m2	23842.1 ft2	2215 m2	EXISTING LOT
FRONT YARD SETBACK (GARAGE):	26'-3"	8.0 m	21'-0"	6.4 m2	No
REAR YARD SETBACK (GARAGE):	N/A				
SIDE YARD SETBACK:	4' 0" / 4' 0"	1.2 m / 1.2 m	30'-1" / 35'-5"	9.2 m / 10.8 m	NO
HOUSE COVERAGE:		30 % MAXIMUM	915.0 ft2 (3.8 %)	85 m2	NO
COVERED DECK COVERAGE:			172.2 ft2 (0.7%)	16 m2	NO
PROPOSED GARAGE COVERAGE:		10 % MAXIMUM	834.2 ft2 (3.5%)	77.5 m2	NO
TOTAL COVERAGE:		30 % MAXIMUM	1921.4 ft2 (8%)	178.5 m2	NO
ACC BLDG MAX. HEIGHT TO PEAK	19'-8"	6.0 m	23'-4"	6.95 m	YES TO 5.1 f
ACC BLDG MAX. HEIGHT TO EAVES	14'-9"	4.5 m	18'-6"	5.49 m	YES TO 5.1 f



1 TOWN OF G. ZONING MAP 6
A5 Scale: N.T.S.



2 PROPOSED SITE PLAN (GARAGE)
A5 Scale: N.T.S.

i. Section 5.1(f): To permit a detached accessory building with a height to the roof peak of 6.95 metres, whereas detached accessory buildings may have a maximum height to the roof peak of 6 metres

ii. Section 5.1(f): To permit a detached accessory building with a height to the eaves of 5.49 metres, whereas detached accessory buildings may have a maximum height to the roof peak of 4.5 metres.

BlueLine Design title block - Landscape 11" x 17" (if printed on any other size paper, is not to scale)

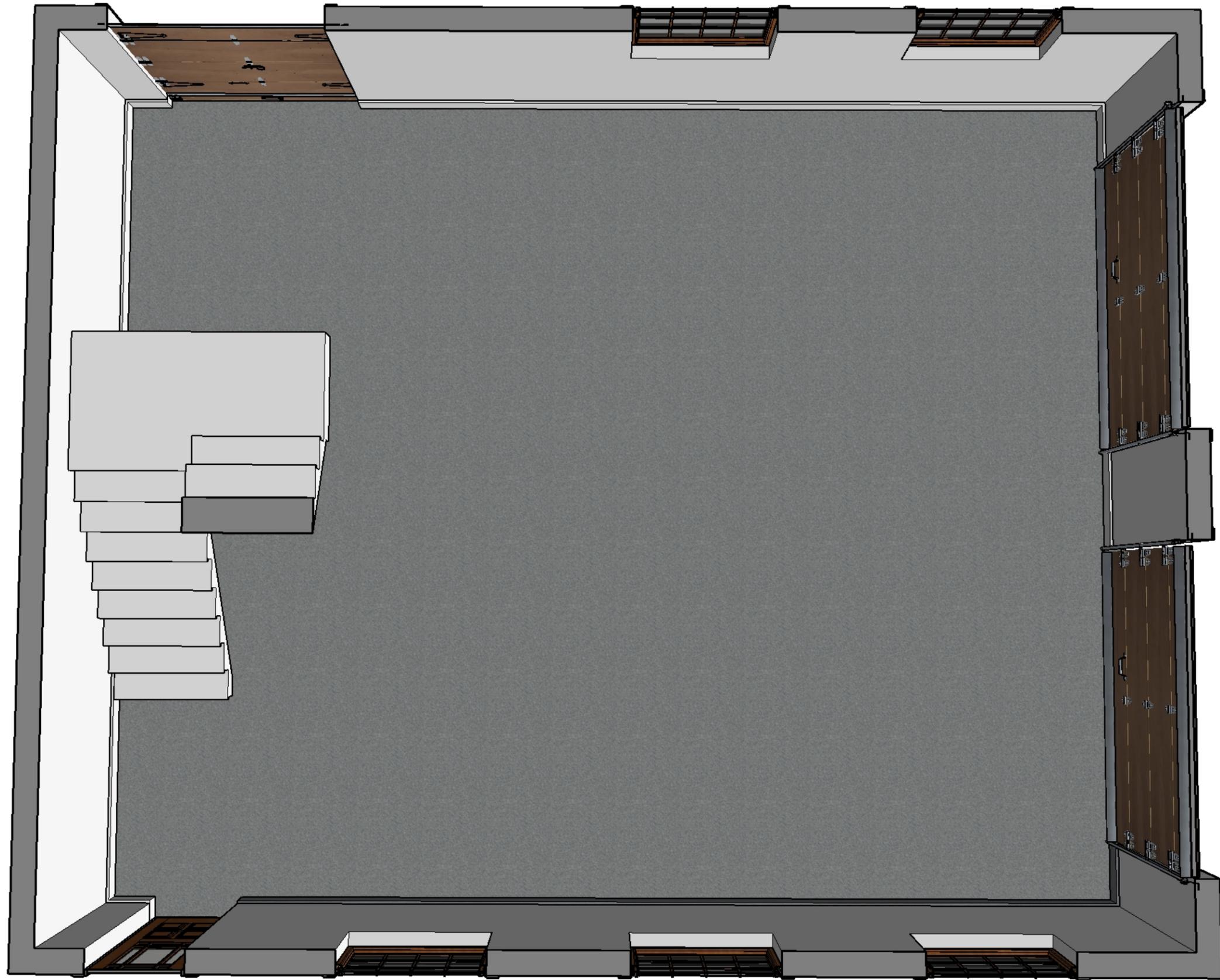
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1 GROUND FLOOR PLAN 3D
A6 Scale: N.T.S.

Floor Plan 3D

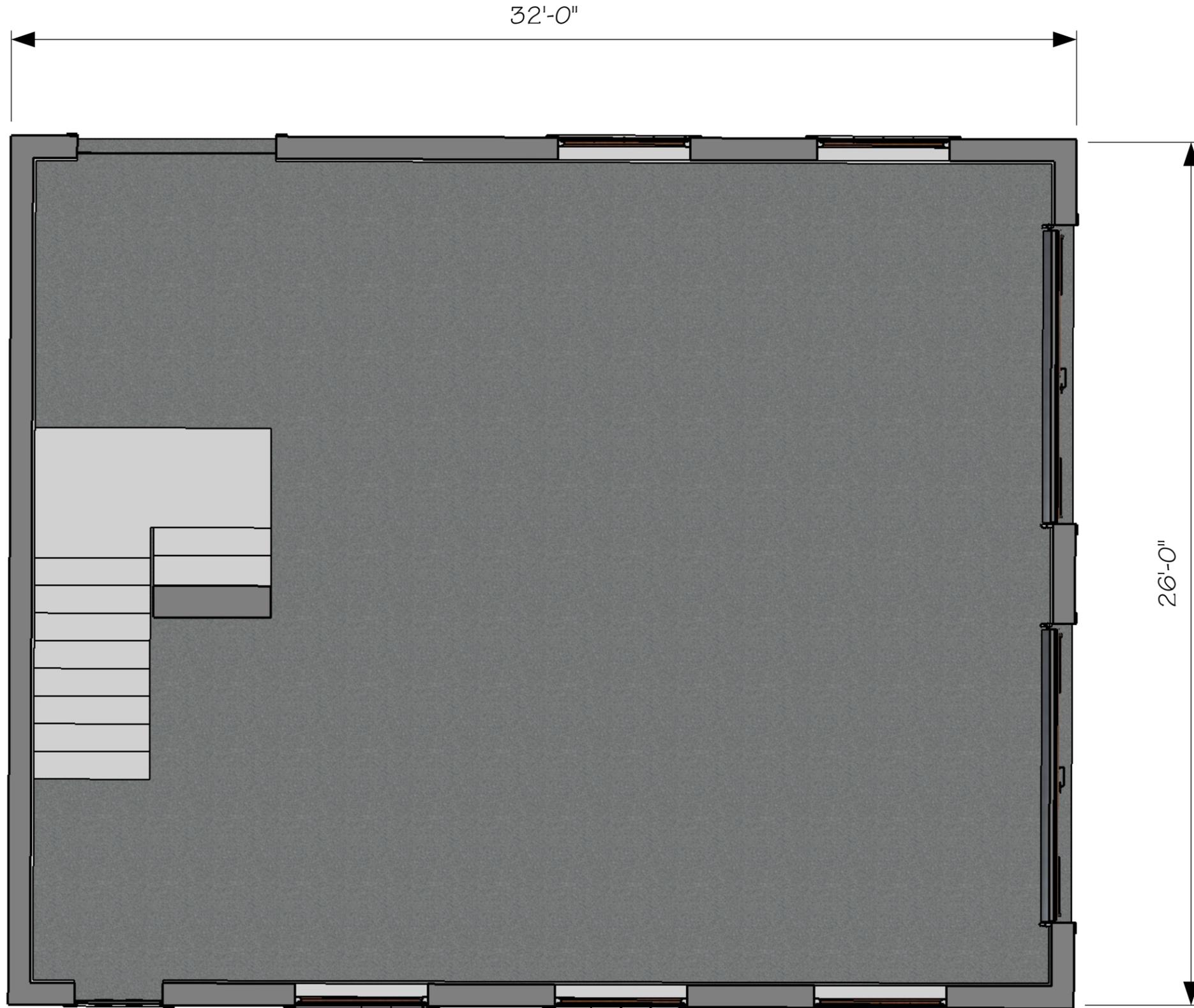
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1 GROUND FLOOR PLAN 2D
A7 Scale: N.T.S.

Attachment 2
A33-24 87 Sibbald Cres
Page 7 of 10

Floor Plan 2D

A7

BlueLine Design title block - Landscape 11" x 17" (if printed on any other size paper is not to scale)

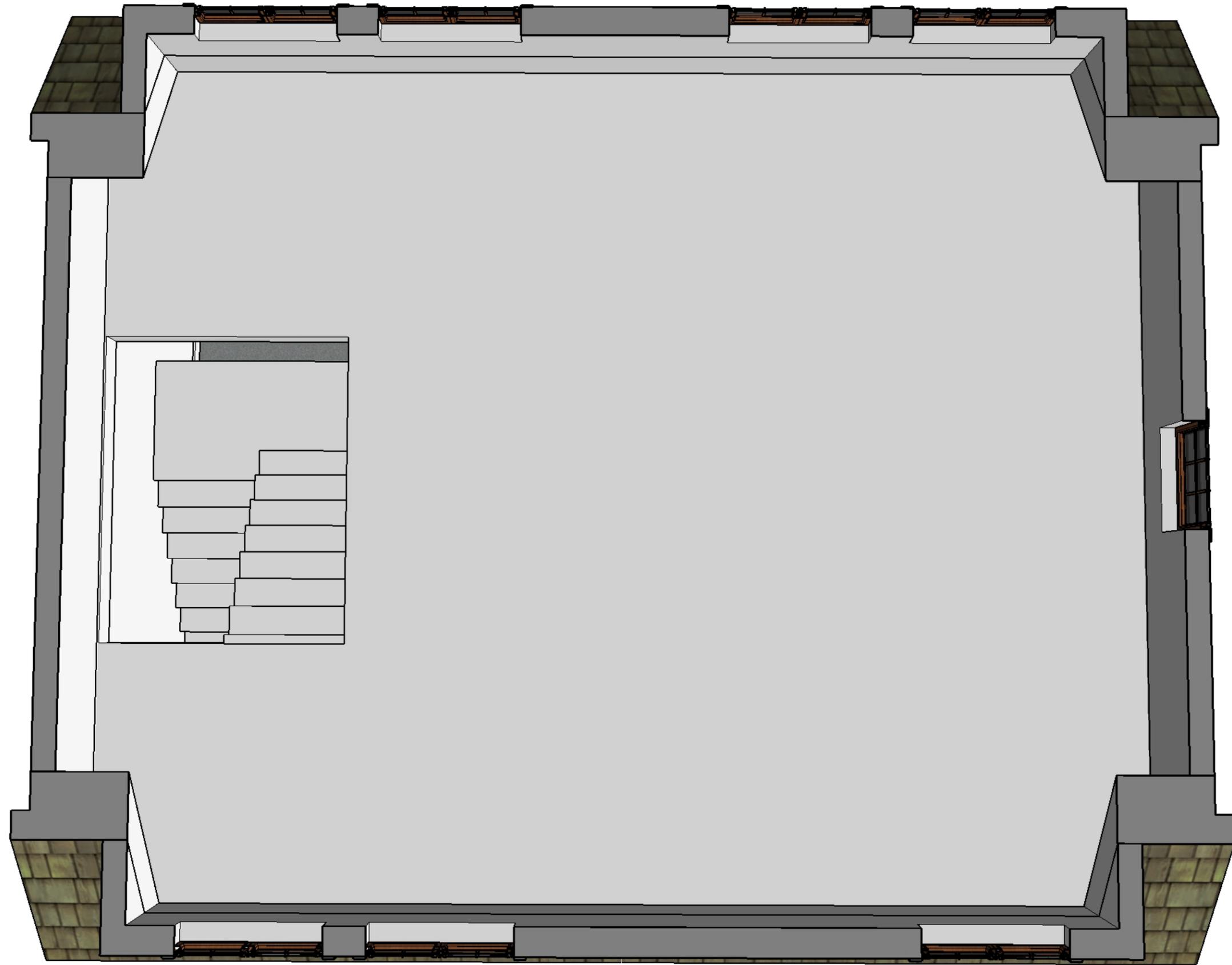
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1 LOFT FLOOR PLAN 3D
A8 Scale: N.T.S.

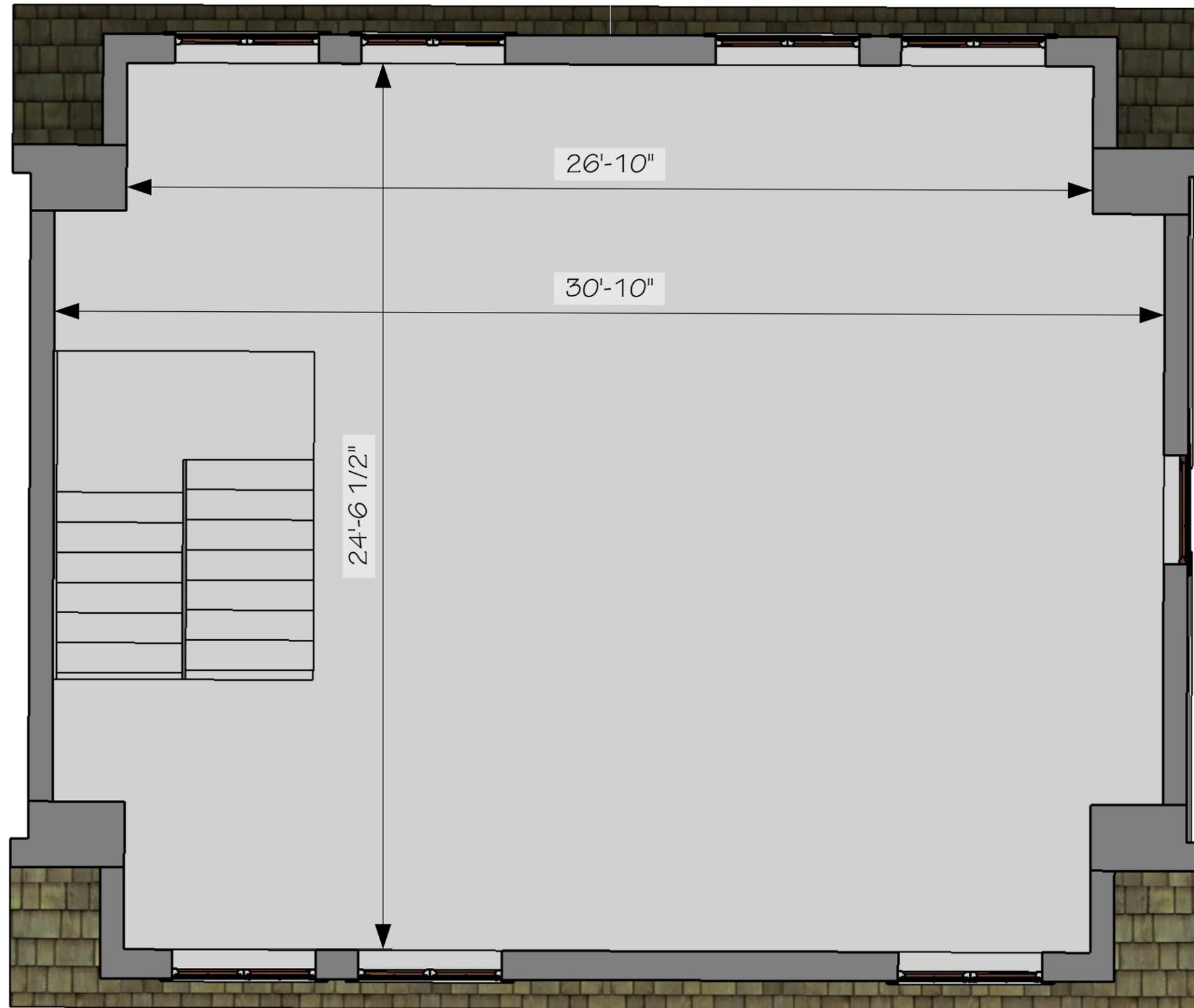
Loft Plan 3D

DATE
October 7, 2024
DRAWN BY
CRB

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Melissa & Josh Pestill

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CHRIS BURNS 10084
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless the design is exempt under 2.17.5.1. of the Building Code
BlueLine Design 31284
FIRM NAME BCIN



1 LOFT FLOOR PLAN 3D
A9 Scale: N.T.S.

Loft Plan 2D

DATE
 December 5, 2024
 DRAWN BY
 CRB

CLIENT
 Melissa & Josh Pestill

PROJECT
 Garage
 PROJECT NO.
 20240003
 REVISED: DEC. 5/24

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CHRIS BURNS	10084
NAME	SIGNATURE B.C.N.
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BlueLine Design	31384
FIRM NAME	B.C.N.



1 NORTH ELEVATION
A9 Scale: N.T.S.
 26'-0" 7.92 m



2 EAST ELEVATION
A9 Scale: N.T.S.
 32'-0" 9.75 m



3 WEST ELEVATION
A9 Scale: N.T.S.
 10'-10" 3.30 m
 22'-9 1/2" 6.95 m



4 SOUTH ELEVATION
A9 Scale: N.T.S.
 22'-9 1/2" 6.95 m

GRADE @ CORNER 225.27
 AVERAGE FIN. GRADE 224.75

AVERAGE FIN. GRADE 224.75

Elevations

A9

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Site Photos

87 Sibbald Crescent
Facing East



87 Sibbald Crescent
Facing East



87 Sibbald Crescent
Facing West



87 Sibbald Crescent
Facing West



87 Sibbald Crescent
Facing North - East





Sent via e-mail: braines@georgina.ca

January 6, 2025

Municipal File No.: A33-24
LSRCA File No.: VA-197916-121224

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
87 Sibbald Crescent
Town of Georgina
Owner/Applicant: Joshua & Melissa Pestill

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 detached accessory building on the subject property. The Applicant/Owner is seeking relief from the following section of the Town of Georgina Zoning By-law No. 500, as amended:

- **Section 5.1(f)** of the By-law which requires detached accessory buildings to have a maximum height to the roof peak of 6 metres, whereas the proposal is requesting a height to the roof peak of 6.95 metres;
- **Section 5.1(f)** of the By-law which requires detached accessory buildings to have a maximum height to the eaves of 4.5 metres, whereas the proposal is requesting a height to the eaves of 5.49 metres.

Documents Received and Reviewed by Staff

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

- Application Package (dated December 10, 2024)
- Topographic Survey and Site Plan Drawing prepared by Blueline Design (dated October 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, we have no objection to the proposed Minor Variance. It is recommended that any approval of this application be subject to the following conditions:

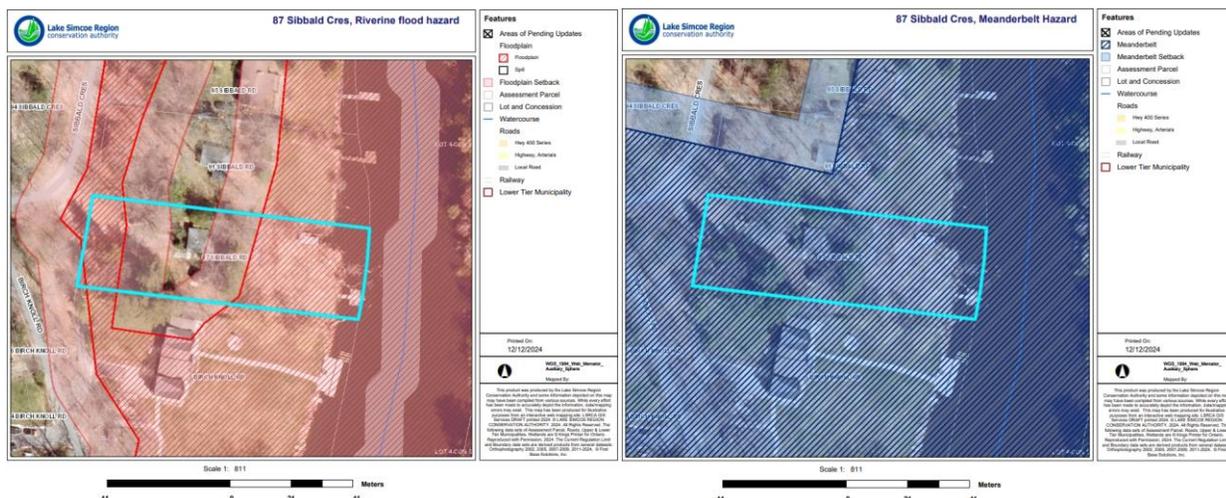
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
- That the Applicant/Owner submit a Slope Stability Analysis (prepared by a qualified professional) in support of the proposed structure;
- That the Applicant/Owner successfully obtain a permit from the LSRCA.

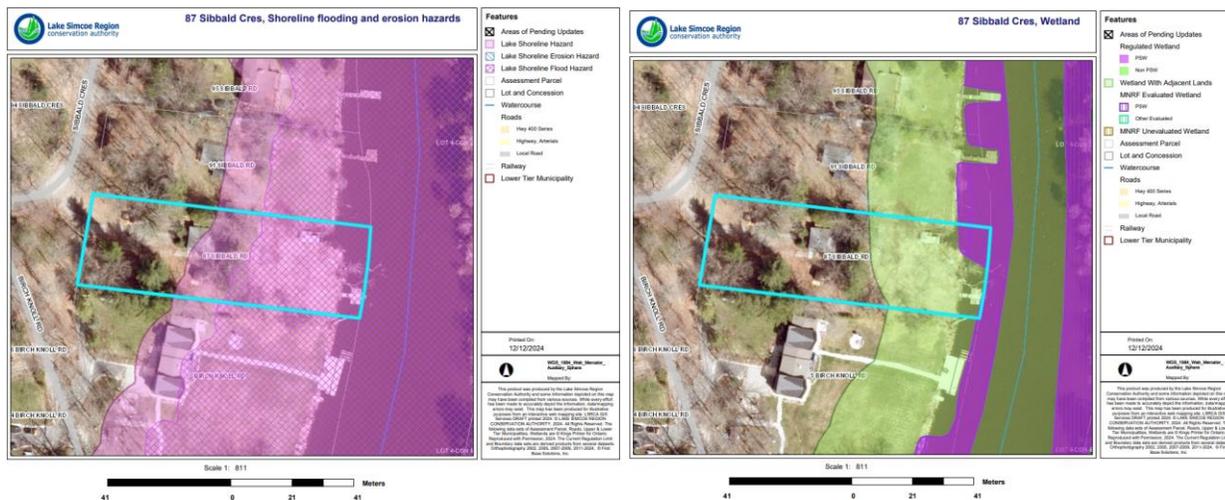
Site Characteristics

The subject land is approximately 0.28 hectares (0.70 acres) in area and is located south of Sibbald Crescent and east of Birch Knoll Road within the Town of Georgina. The subject land is currently zoned ‘Residential (R)’ per the Town of Georgina Zoning By-law No. 500, as amended.

Existing environmental mapping indicates the following:

- The subject property is entirely regulated by the LSRCA under Ontario Regulation 41/24. Please see a detailed regulatory map below. This is representative of:
 - The presence of a watercourse (Black River)
 - Flooding and erosion (meanderbelt) hazards associated with the Black River
 - Shoreline flooding and erosion hazards
 - Steep slopes/unstable soils associated with apparent valley lands
 - Provincially Significant Wetland (PSW) and the associated 30 metre adjacent lands
- The subject property is within the Protected Countryside designation 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). There are identified natural hazards on the subject lands (floodplain, erosion hazard area). Based on the information submitted as part of this application, the proposal is located outside of the flood hazard.

The proposal is however located within the erosion hazard limit of the steep slope, therefore the submission of a Slope Stability Assessment, prepared by a qualified professional and to the satisfaction of the LSRCA will be required to address the stability of the existing slope, determine appropriate setbacks, and provide recommendations for construction.

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 the subject property. A permit from the LSRCA will be required prior to development or site alteration. Please contact LSRCA Regulations staff to scope the permit requirements, the aforementioned Slope Stability Analysis will need to be submitted as part of these requirements.

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 proposed Minor Variance.

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

1. Consistency with Section 5.2 of the PPS has not been demonstrated;
2. Ontario Regulation 41/24 applies to the subject site. A permit from the LSRCA will be required prior to any development or site alteration taking place;
3. That the Applicant/Owner shall submit a Slope Stability Analysis (prepared by a qualified professional);
4. **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).

Sincerely,



Jessica Lim
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)