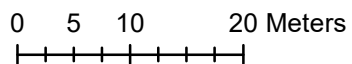


LOCATION MAP



SUBJECT LAND



Site Photos

5 & 5A Evelyn Ave
Facing South



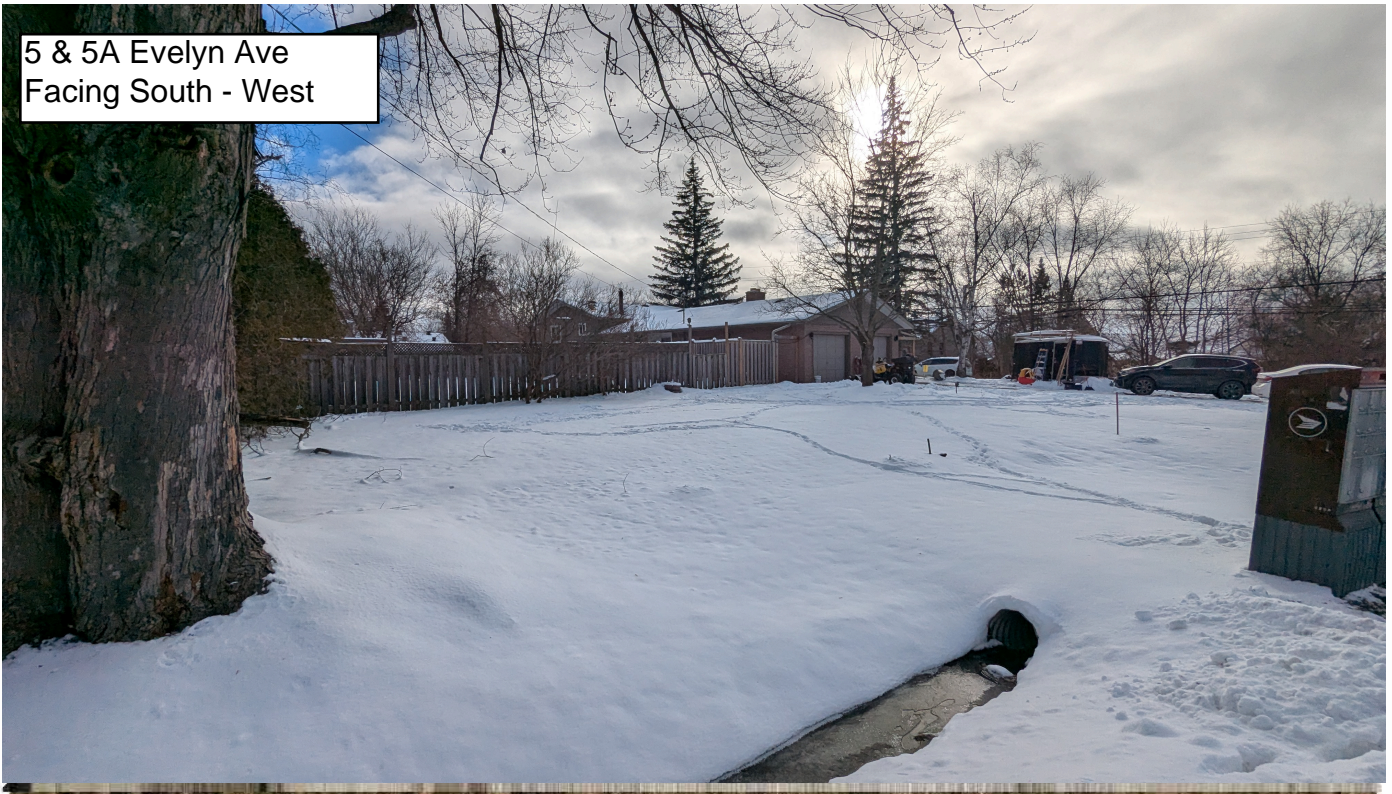
5 & 5A Evelyn Ave
Facing East



5 & 5A Evelyn Ave
Facing East



5 & 5A Evelyn Ave
Facing South - West

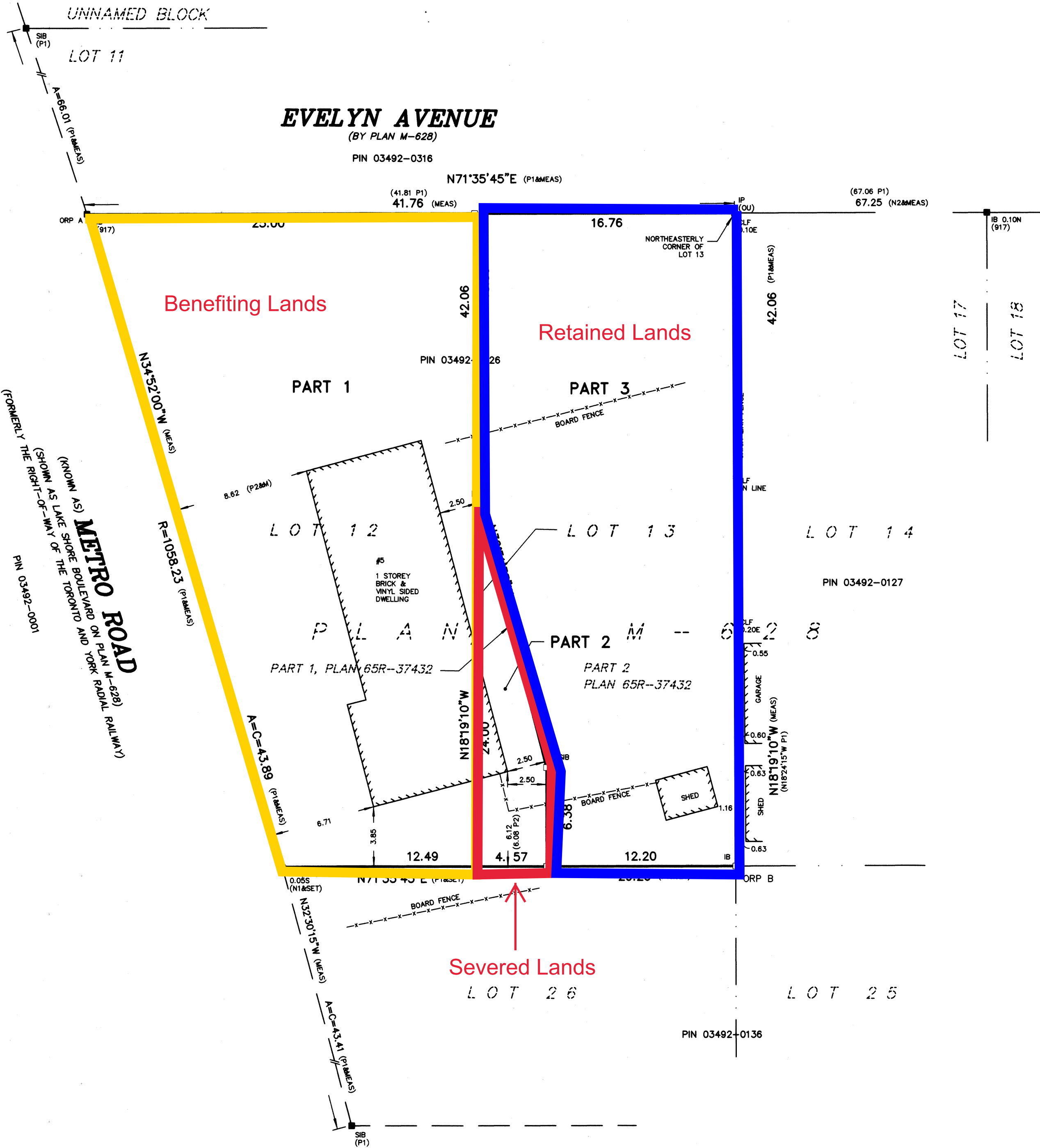
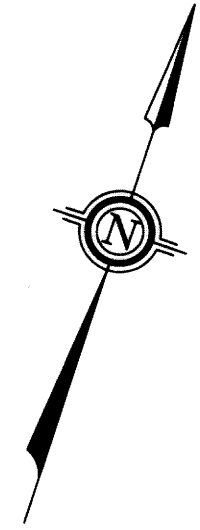


5 & 5A Evelyn Ave
Facing South



5 & 5A Evelyn Ave
Facing East





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE MARCH 15, 2018

E.R. Garden
E.R. GARDEN
ONTARIO LAND SURVEYOR

PLAN 65R-37704
RECEIVED AND DEPOSITED

DATE MARCH 16, 2018

C. Boyle
C. BOYLE
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No 65)

SCHEDULE				
PART	LOT	PLAN	ALL OF PIN	AREA
1	ALL OF LOT 12	PLAN M-628	03492-0126 (LT)	781.0 sq.m.
2	PART OF LOT 13			69.4 sq.m.
3	PART OF LOT 13			635.6 sq.m.

PARTS 1, 2 & 3 COMPRISE ALL OF PIN 03492-0126

PLAN OF SURVEY OF
LOTS 12 AND 13
PLAN M-628
BEING IN THE
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 200

E.R.GARDEN LTD.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - (OU) DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFICATION NUMBER
 - P1 DENOTES PLAN M-628
 - P2 DENOTES PLAN BY R.A. GARDEN DATED JANUARY 22, 1976
 - N1 DENOTES FIELD NOTE BY R.A. GARDEN (76-2150)
 - N2 DENOTES FIELD NOTE BY R.A. GARDEN (92-3352)
 - CLF DENOTES CHAIN LINK FENCE

FOR BEARING COMPARISON, A ROTATION OF 1°11'15" COUNTER-CLOCKWISE WAS APPLIED TO P1

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4902428.899	620760.773
ORP B	4902402.147	620813.606

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (1997.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999744.

SURVEYOR'S CERTIFICATE

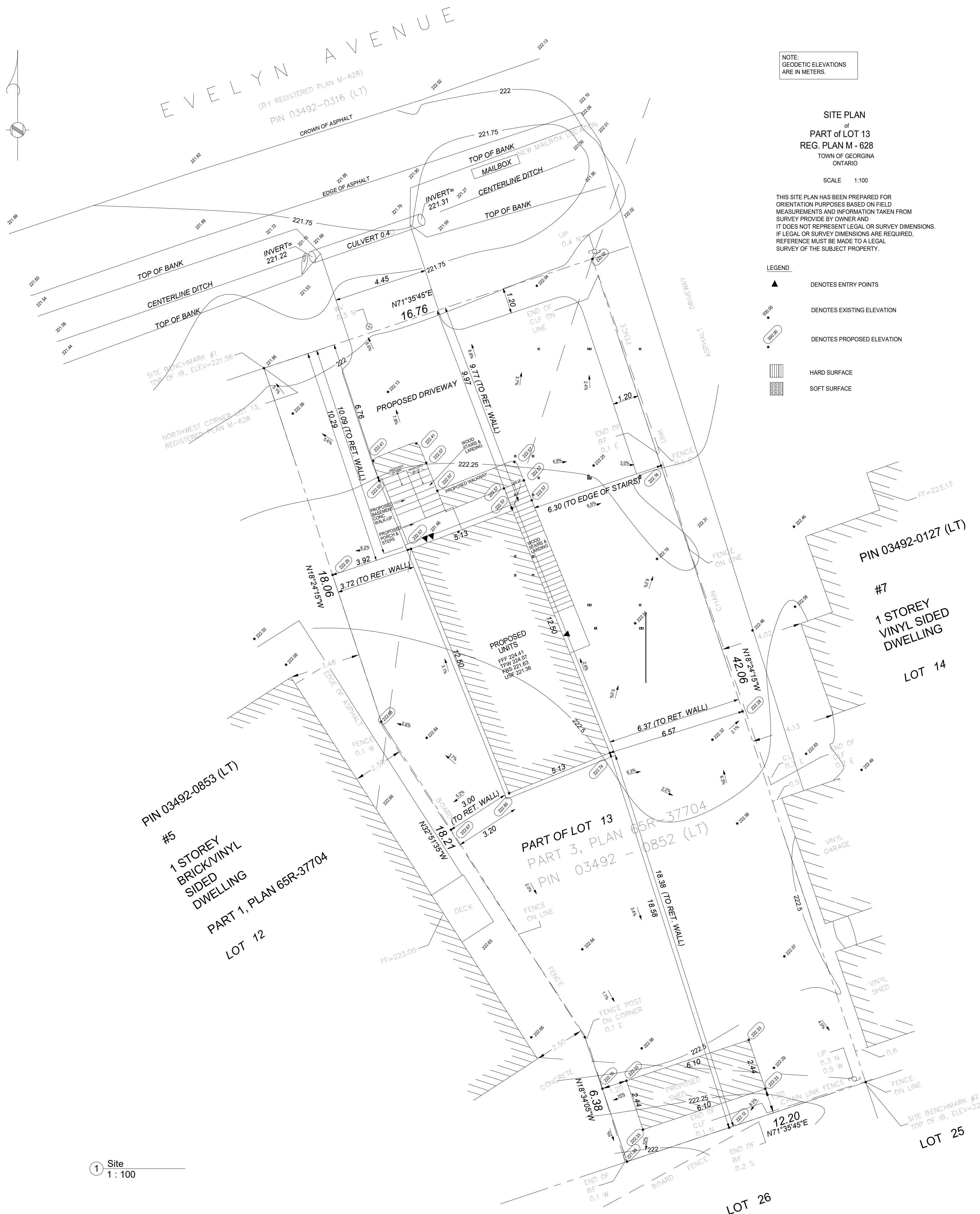
I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 23rd DAY OF OCTOBER, 2017.

DATE MARCH 15, 2018

E.R. Garden
E.R. GARDEN
ONTARIO LAND SURVEYOR

E.R.GARDEN LIMITED ONTARIO LAND SURVEYOR 1260 JOURNEY'S END CIRCLE, UNIT 1 NEWMARKET ONTARIO L3Y 8Z7 PHONE 905-895-5600 FAX 905-895-7127 TOLL FREE 1-877-895-5600 WWW.ERGARDENLIMITED.CA	FIELDWORK BY: C.F.
	DRAFTING BY: R.D.
	FILE NUMBER: 17-7111



NOTE:
GEODETTIC ELEVATIONS
ARE IN METERS.

SITE PLAN
of
PART of LOT 13
REG. PLAN M - 628
TOWN OF GEORGINA
ONTARIO

SCALE 1:100

THIS SITE PLAN HAS BEEN PREPARED FOR ORIENTATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER AND IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

LEGEND

- ▲ DENOTES ENTRY POINTS
- DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION
- ▨ HARD SURFACE
- ▩ SOFT SURFACE

SITE STATISTICS

LOT AREA 6508.25 sq.ft. 604.64 sq.m.

COVERAGE

PROPOSED SHED COVERAGE 160.00 sq.ft. 14.86 sq.m.
PROPOSED HOUSE COVERAGE 690.29 sq.ft. 64.13 sq.m.
TOTAL COVERAGE (0.1306) 850.29 sq.ft. 78.99 sq.m.
(INCLUDES EXISTING DWELLING AND PROPOSED HOUSE)

PROPOSED HOUSE FLOOR SPACE INDEX (F.S.I.)

PROPOSED HOUSE BSMNT FLOOR 690.29 sq.ft. 64.13 sq.m.
PROPOSED HOUSE 1st FLOOR 690.29 sq.ft. 64.13 sq.m.
PROPOSED HOUSE 2nd FLOOR 690.29 sq.ft. 64.13 sq.m.
TOTAL HOUSE F.S.I. (0.3182) 2070.87 sq.ft. 192.39 sq.m.

TOTAL F.S.I. (0.3182) 2070.87 sq.ft. 192.39 sq.m.
(INCLUDES PROPOSED HOUSE)

HOUSE - FRONT YARD LANDSCAPING

FRONT LOT AREA 1562.52 sq.ft. 145.16 sq.m.
NEW DRIVEWAY AT FRONT 975.96 sq.ft. 90.67 sq.m.
NEW WALKWAY AT FRONT 69.94 sq.ft. 6.49 sq.m.
NEW CONC. WALKUP STAIRWELL AT FRONT 85.71 sq.ft. 7.96 sq.m.
TOTAL HARD SURFACE 1131.61 sq.ft. 105.12 sq.m.
TOTAL SOFT SURFACE (27.6%) 430.91 sq.ft. 40.04 sq.m.

HOUSE - REAR YARD LANDSCAPING

REAR LOT AREA 4008.52 sq.ft. 372.40 sq.m.
REAR LOT - HARD SURFACE N/A
TOTAL SOFT SURFACE (100.0%) 4008.52 sq.ft. 372.40 sq.m.

No.	DATE:	ISSUED:	BY

ADDRESS:
13 EVELYN AVE. GEORGIA ONT.

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS

CONTRACTOR WILL CHECK ALL DIMENSIONS & CONDITIONS & REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK

DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT CONSENT OF THE DESIGNER

DRAWINGS ARE NOT SCALED

GEOHAUS

www.geohaus.ca

CLIENT
Owner

PROJECT
2 BEDROOM STUDIO TRIPLEX

DRAWING TITLE
SITE PLAN

DATE: 09/16/24
DRAWN BY: DRAWINGS BY: IW
CHECKED BY:

SCALE A.P.V.
PROJECT NO.
PAGE NO. **S1**

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2017-0090

**FOR THE CONSIDERATION OF
COMMITTEE OF ADJUSTMENT**

July 31, 2017

**SUBJECT: CONSENT APPLICATION B10-17
HARMINDER SINGH SAMBY & MANDEEP KAUR SAMBY
LOT 12, PLAN M628
5 EVELYN AVENUE, KESWICK**

1. RECOMMENDATION:

- 1. That Staff have no objection to Consent application B10-17, as it pertains to the property legally described as Lot 12, Plan M628, and municipally addressed as 5 Evelyn Avenue, to sever and convey the Subject Land 'A' from the Retained Land 'B' and convey same to the Beneficiary Land 'C', as identified in Attachment 5 to Report No. DS-2017-0090.**

Subject to the following conditions:

- i. Submission to the Secretary-Treasurer of a solicitor's undertaking in a form satisfactory to the Town; sufficient to confirm that the solicitor will consolidate the pins of the Subject Land 'A', and the Beneficiary Land 'C', immediately following the first conveyance of the Subject Land 'A', together with the submission of a completed application to consolidate the pins of the Subject Land 'A' and the Beneficiary Land 'C', as shown on Attachment '5' of Report No. DS-2017-0090.**
- ii. Submission to the Secretary-Treasurer of written confirmation from the Manager of Building/Chief Building Official indicating satisfaction with the proposal.**
- iii. Submission to the Secretary-Treasurer of written confirmation from the Development Services Department that the pool on Lot 13 has been removed.**
- iv. That the above conditions be fulfilled within one (1) year of the date of the Notice of Decision.**

2. PURPOSE

The purpose of this report is to provide Staff's analysis and to outline comments received with respect to an application for Consent (Lot Addition) submitted by

Harminder Singh Samby & Mandeep Kaur Samby for the property addressed as 5 Evelyn Avenue, Keswick.

3. BACKGROUND:

Owner: Harminder Singh Samby & Mandeep Kaur Samby

Property Description: (refer to Attachments 1 to 3)
5 Evelyn Avenue, Keswick
Lot 12, Plan M628
Roll #: 097-192

3.1 SUBJECT PROPERTY AND SURROUNDING AREA:

The lands identified as Beneficiary Land 'C' (Lot 12) is located on the northeast corner of Evelyn Avenue and Metro Road North. The property has 25.04 metres of frontage along Evelyn Avenue and 43.89 metres of frontage along Metro Road North and has a lot area of 794.0 sq.m. The lands identified as Retained Land 'B' (Lot 13) is located to the east of Beneficiary Land 'C' along Evelyn Avenue. The property has 16.76 metres of frontage on Evelyn Avenue and a lot area of 700.0 sq.m. Beneficiary Land 'C' currently has a single detached dwelling with attached garage on-site. Retained Land 'B' has an in ground swimming pool on-site which will be removed at the conclusion of this consent application. Additionally, a small portion of the single detached dwelling and attached garage on Lot 12 encroaches upon the common interior side lot line of Lots 12 and 13 at the southeast corner. A wooden fence is located along a portion of both Beneficiary Land 'C' and Retained Land 'B.'

The subject lands are located within a mature residential neighbourhood along Evelyn Avenue. Adjacent properties to the north (across Evelyn Avenue), south, east, and west (across Metro Road N) currently contain single detached dwellings with a variety of detached accessory buildings.

3.2 PROPOSAL:

The Owners have submitted a consent application for a lot boundary adjustment seeking approval to sever a portion of Lot 13 (Retained Land 'B') and add it to the benefitting parcel (Beneficiary Land 'C'), being Lot 12 to the west. Both Lot 12 and Lot 13 are owned by Harminder Singh Samby and Mandeep Kaur Samby. The application is for a boundary adjustment; thus no new lot will be created.

As shown on Attachment 5, a small portion of the single detached dwelling at the southeast corner of Lot 12 encroaches over the common interior side lot line between Lots 12 and 13. The proposed minor lot boundary adjustment will rectify the encroachment so that an unencumbered residential lot can be established on Lot 13.

The proposal is to sever 85.0 sq.m. of land, being Subject Land 'A', from Retained Land 'B' (Lot 13, Plan M628). The severed parcel will then be added to Beneficiary Land 'C' which is 794.0 sq.m. Retained Land 'B' would have a resulting lot area of 615.0 sq.m. and Beneficiary Land 'C' would have a resulting lot area of 879.0 sq.m. The lot frontage of 16.76 metres for Retained Land 'B' (Lot 13) and 25.04 metres along Evelyn Avenue and 43.89 metres along Metro Road North for Beneficiary Land 'C' (Lot 12) remain unchanged (see Attachment 5). The applicant has indicated all measurements are not exact until a survey is completed by a professional surveyor (see Attachment 9).

4. DEPARTMENT AND AGENCY COMMENTS:

None of the circulated Town Departments or external agencies that have provided comments as of the date of this report have indicated any objection to the subject applications. All comments received have been consolidated in a chart included in this report as Attachment 7.

The Town's Manager of Building/Chief Building Official has requested an elevation for the east wall of the existing single detached dwelling with attached garage to determine if the new property line would affect the maximum permitted glazed opening of the dwelling's east face. A copy of the elevation was provided by the applicant on July 11, 2017 (see Attachment 6). On July 21, 2017 the Manager of Building/Chief Building Official indicated that the provided elevation did not present the necessary calculations. He further noted that the sufficient data to confirm the exposed building face area and actual size of opening were not provided. The Manager of Building/Chief Building Official requires all window and door sizes to be provided, in addition to all horizontal and vertical dimensions from grade of the exposing building face (see Attachment 8). This requirement has been indicated as a recommended condition in Section 1 of this report.

5. PUBLIC CIRCULATION:

In accordance with the provisions of the *Planning Act*, a Notice of Hearing for Consent application B10-17 was sent by mail on July 4, 2017 to all landowners within 60.0 metres of the subject property. As of the date of this report, Staff have not received any comments or concerns in relation to the subject application.

6. EVALUATION:

6.1 Provincial Policy Statement (2014), Provincial Greenbelt Plan (2017)

The Provincial Policy Statement 2014 (PPS 2014) applies to all decisions on applications considered on or after April 30, 2014. In this regard, a decision on this

application must be consistent with the policies in place when the decision by the Committee is made. As a new lot is not being created, Staff have reviewed the application against the Provincial Policy Statement 2014 and are satisfied that the proposal complies.

The subject property is within the Town/Villages designation in the Greenbelt Plan 2017. The Owner is proposing to just reconfigure the lot lines and no new lots are being created, Staff are satisfied that the proposal for severance complies with the policies of the Provincial Greenbelt Plan.

6.2 York Region Official Plan (2010)

The subject property is designated 'Urban Area' on Map 1 to the York Region Official Plan. Staff have reviewed the proposal against the applicable policies of the Plan and are of the opinion that the proposal maintains the intent and purpose of the Plan. York Region Staff have also reviewed the applications and have indicated no objections.

6.3 Keswick Secondary Plan and Zoning Bylaw

The subject property is designated as "Neighbourhood Residential" on Schedule 'F1' Keswick Land Use Plan of the Keswick Secondary Plan. Low density residential uses are permitted within this designation.

Pursuant to Section 9.1.7.3.2 (b) of the Keswick Secondary Plan, consents may be permitted for the creation of a new lot, boundary adjustments, rights-of-way, easements, and to convey additional lands to an abutting lot, provided an undersized lot is not created. The application is for a lot line adjustment. As discussed below, the proposal will not result in an undersized lot. In this regard, the application conforms to this policy.

Below is Staff's assessment of the applicant's proposal against the criteria as provided in Section 9.1.7.3.2 (c).

- i) It is clearly not in the public interest that a plan of subdivision be registered;***

As this consent is minor in nature and is to rectify an encroachment issue with the existing single detached dwelling on Lot 12 it is Staff's opinion that there is no need for a plan of subdivision to be registered.

- ii) The lot can be adequately serviced by roads, municipal sanitary sewage disposal, municipal water supply, and storm drainage facilities;***

Retained Land 'B' is proposed to maintain the existing 16.7 metre frontage on Evelyn Avenue. Beneficiary Land 'C' is proposed to maintain the existing 25.0 metre frontage on Evelyn Avenue and 46.5 metres on Metro Road North. Both roads are open and assumed public roads that are adequately serviced by sanitary sewers, municipal sewer and storm drainage.

iii) No extension, improvement or assumption of municipal services is required;

Retained Land 'B' fronts onto Evelyn Avenue while Beneficiary Land 'C' fronts onto both Evelyn Avenue and Metro Road North. Both roads are open and assumed roads with municipal services. Therefore, no extension, improvement, or assumption of municipal services is required.

iv) The lot will have adequate frontage on an open and assumed public road, and access will not result in traffic hazards;

Both Beneficiary Land 'C' and Retained Land 'B' will have adequate frontage on Evelyn Avenue and Beneficiary Land 'C' will also have adequate frontage on Metro Road North. Both roads are open and assumed public roads. Furthermore, as the Department of Operations and Infrastructure have indicated no objection to the subject application, Staff are satisfied that the proposal will not result in traffic hazards.

v) The lot will not restrict the ultimate development of adjacent lands;

The subject property is located in a mature residential area of Keswick. Staff are of the opinion that the proposed severance will not restrict the ultimate development of adjacent lands.

Furthermore, the applicant has supplied an example of a site plan for the future development of Retained Land 'B' (Lot 13) to demonstrate a building footprint for a single detached dwelling (see Attachment 5). Retained Land 'B' is adequately sized to allow a future single detached dwelling. For a single detached dwelling on Lot 13 the owner will need to meet the following setbacks unless requesting a Minor Variance:

- Front Yard Setback: 8.0 metres;
- Rear Yard Setback: 12.0 metres; and
- Interior Side Yard Setback: 1.2 metres, plus 0.5 metres for each additional storey, on one side and 2.5 metres on the other.

vi) The size and shape of the lot conforms to the Zoning By-law, and is appropriate for the use proposed and is compatible with adjacent lands;

The subject property is zoned Residential (R) on Map 3 (pg. 2) to Zoning By-law No. 500. Single family dwellings and accessory buildings to same are permitted within the zone.

In accordance with Section 6.1 (a), the minimum frontage for properties zoned R is 30.0 metres. However, the subject lots were created in 1979, prior to the passage of Zoning By-law No. 500. Section 5.41: Undersized Lots, establishes that where a lot has a lesser area and/or frontage than required and a building or structure may be erected or used on such lot if created prior to the passage of the by-law. The requirements of Zoning By-law No. 500, other than lot area and frontage, apply. Staff have reviewed the proposal and are of the opinion that sufficient area exists to facilitate the future construction of a single detached dwelling.

The available amenity area of the existing single detached dwelling is Lot 13 to the east, which encompasses the existing pool. With the effective removal of the encroachment, the rear yard amenity space for Lot 12 will shift to the existing non-complying rear yard of the dwelling and the exterior side yard to Metro Road N. Sufficient area and opportunity exists to create a fenced amenity area in this location.

vii) *The consent complies with all relevant provisions of this Secondary Plan;*

Staff are satisfied the proposal complies with all relevant provisions of the Keswick Secondary Plan.

viii) *The area's natural features, attributes or ecological functions are not negatively affected.*

Staff note that the removal of any trees in conjunction with this severance shall be discussed with the Town's Landscape Architectural Planner to ensure that the Town's Tree Preservation and Compensation Policy is complied with.

Staff notes that the property is not regulated by the Lake Simcoe Region Conservation Authority; and, no comments have been received from the Authority.

7. CONCLUSION:

Staff are of the opinion that Consent application B10-17 conforms with the policies of the Keswick Secondary Plan and Lake Simcoe Protection Plan. Further, Staff are also

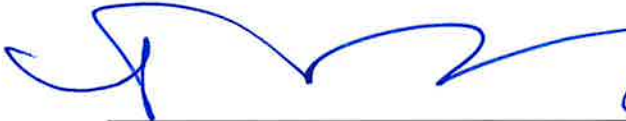
of the opinion the application conforms to the Provincial Policy Statement, the Greenbelt Plan, and the York Regional Official Plan. Provisions of Zoning By-law No. 500 have also been satisfied. In this regard, Staff have no objection to the approval of Consent application B10-17, subject to the conditions outlined in Section 1 of this report.

Prepared by:



Dustin Robson, M.Sc.
Junior Planner

Reviewed by:



Alan Drozd, MCIP RPP
Supervisor of Development Planning

Recommended by:

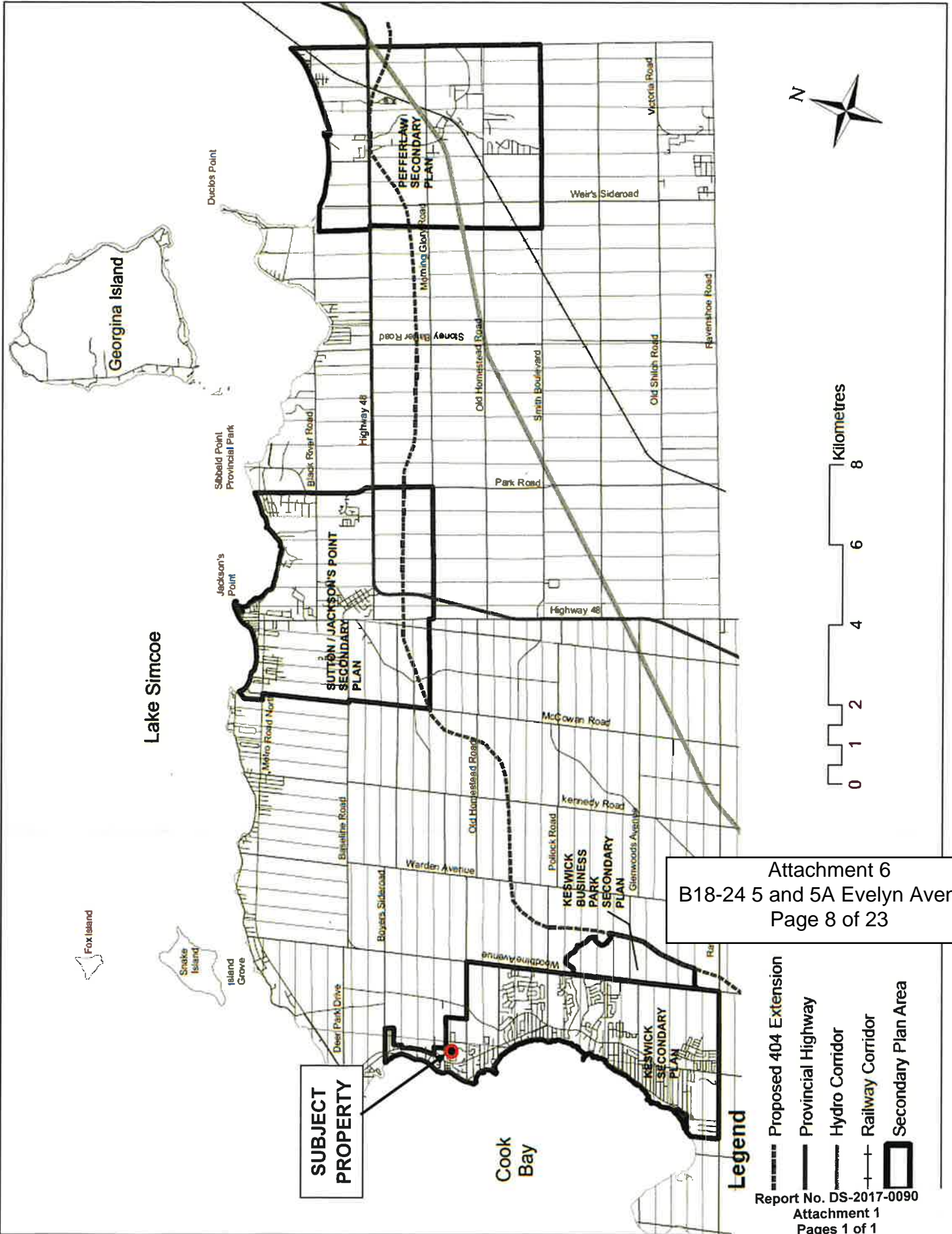


Harold Lenters, M.Sc. PI, MCIP, RPP
Director of Development Services

25 July, 2017

- Attachment 1 – Context Map*
- Attachment 2 – Key Map*
- Attachment 3 – Aerial Map*
- Attachment 4 – Site Photographs*
- Attachment 5 – Site Plan*
- Attachment 6 – East Wall Elevation*
- Attachment 7 – Department and Agency Comments*
- Attachment 8 – Manager of Building/Chief Building Official Comments*
- Attachment 9 – Justification Letter*

CONTEXT MAP



Attachment 6
 B18-24 5 and 5A Evelyn Avenue
 Page 8 of 23

KEY MAP

Boyers Road

Walker's Lane

Pine Post Road

Alice Avenue

**SUBJECT
PROPERTY**

Evelyn Avenue

Lake Drive North

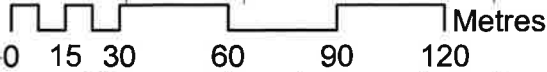
Metro Road North

Nellie Avenue

Lake
Simcoe

Duke St

Attachment 6
B18-24 5 and 5A Evelyn Avenue
Page 9 of 23



AERIAL MAP

SUBJECT
PROPERTY

Evelyn Avenue

Metro Road North

Nellie Avenue

5 EVELYN AVENUE

Attachment 6
B18-24 5 and 5A Evelyn Avenue
Page 10 of 23

Report No. DS-2017-0090
Attachment 3
Pages 1 of 1

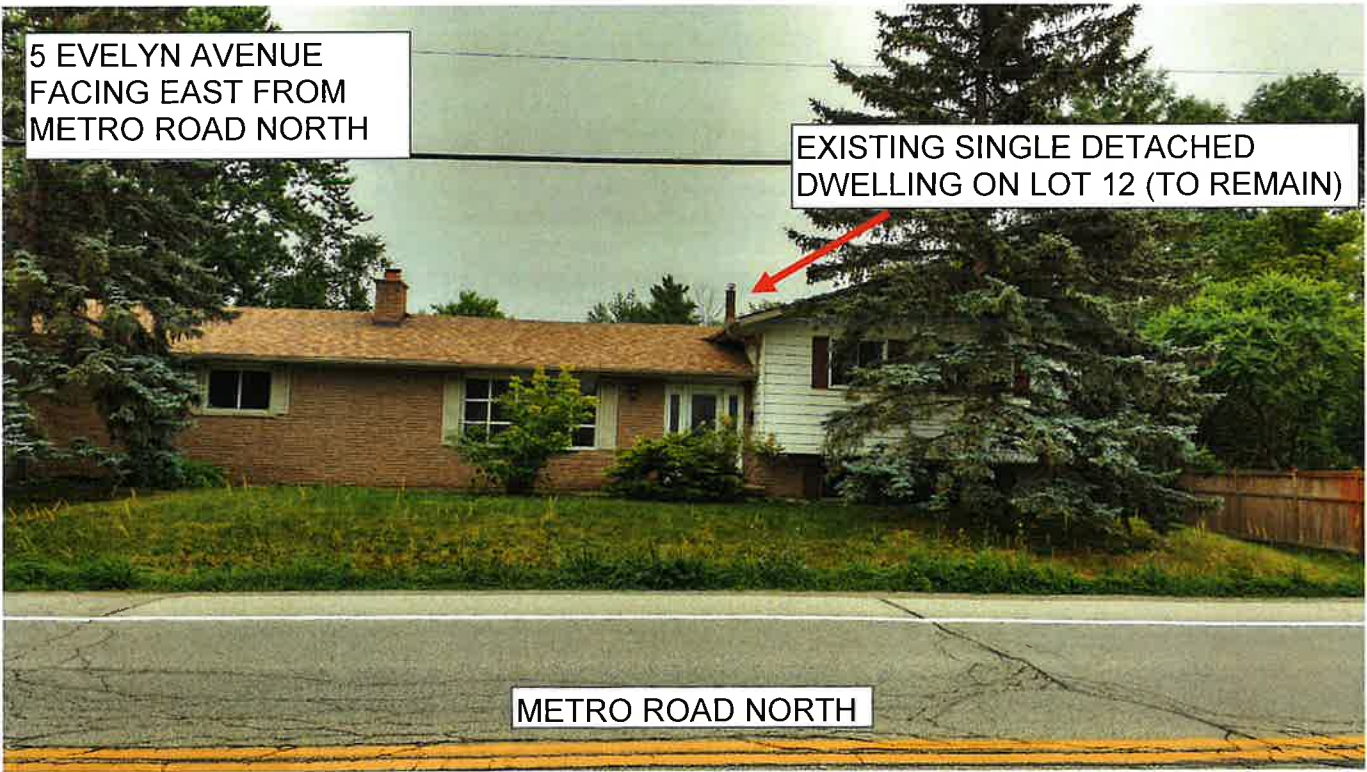
SITE PHOTOS



5 EVELYN AVENUE
FACING SOUTH FROM
EVELYN AVENUE

EXISTING IN GROUND POOL
ON LOT 13 (TO BE REMOVED)

EXISTING SINGLE DETACHED
DWELLING ON LOT 12 (TO REMAIN)



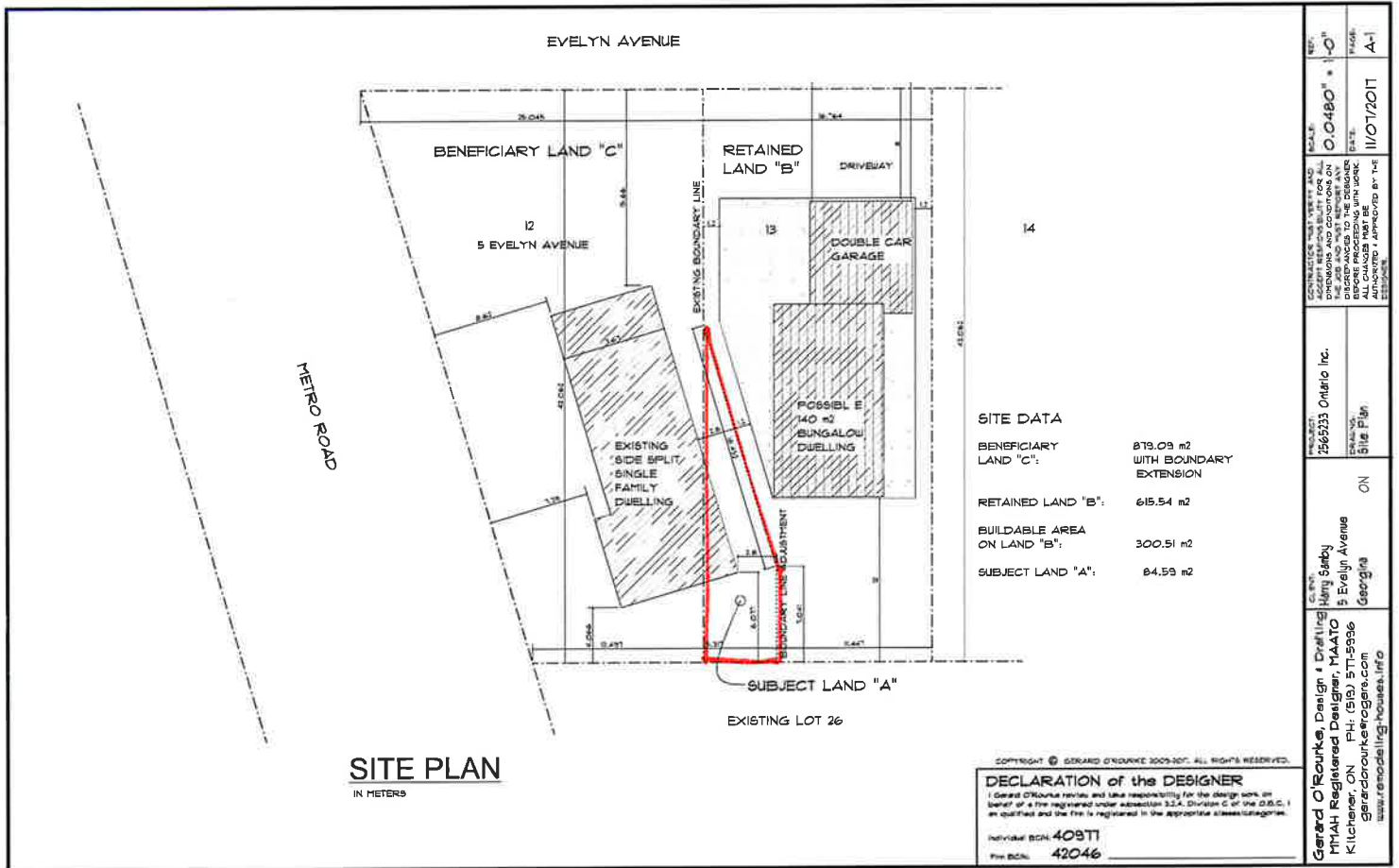
5 EVELYN AVENUE
FACING EAST FROM
METRO ROAD NORTH

EXISTING SINGLE DETACHED
DWELLING ON LOT 12 (TO REMAIN)

METRO ROAD NORTH



Attachment 6
B18-24 5 and 5A Evelyn Avenue
Page 12 of 23



REV.:	0
SCALE:	0.0480" = 1'-0"
DATE:	11/07/2011
PROJECT:	2565233 Ontario Inc.
CLIENT:	Hilly Sanky
PROJECT:	5 Evelyn Avenue
ENGINEER:	Gerard O'Rourke
DATE:	11/07/2011
FIGURE:	A-1

Attachment 6
B18-24 5 and 5A Evelyn Avenue
Page 13 of 23



UNPROTECTED OPENING DATA: (UPO)	
OBC TABLE 910.15.4	
GROSS EXTERIOR WALL AREA: 64.86 SF EXISTING SURFACE	
EXISTING UNPROTECTED OPENINGS	2.86 SF INCLUDING WINDOW & DOORS
ACTUAL UPO AREA	14.25 SF
LIMITING DISTANCE	2.0 FT. FOR NEW SIDE YARD

EAST ELEVATION
SCALE: 1/8" = 1'-0"

COPYRIGHT © GERARD O'ROURKE 2009-2011. ALL RIGHTS RESERVED.

DECLARATION of the DESIGNER

I, Gerard O'Rourke, review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.A, Division C of the O.B.C. I am qualified and the firm is registered in the appropriate class/categories.

Individual BCN: **409TI**
Firm BCN: **42046**

CONTRACTOR: GENARD O'ROURKE INC.	SCALE: 1/8" = 1'-0"	REV.:
PROJECT: 2565133 Oriole Dr. Inc.	DATE: 11/07/2011	TABLE: A-2
CLIENT: Herry Serby 5 Evelyn Avenue Georgina, ON	DESIGNER: Gerard O'Rourke www.gerardorourke.com	APPROVED BY: T-F

Attachment 6
B18-24 5 and 5A Evelyn Avenue
Page 14 of 23

COMMENTS CONSOLIDATED

Application B10-17 **HARMINDER SINGH SAMBY AND MANDEEP KAUR SAMBY**
5 EVELYN AVENUE
ROLL NO.: 097-192

<u>Town Department/Agency and Contact</u>	<u>Comments Received</u>
<p><u>Town of Georgina</u> Recreation and Culture Department</p> <p><i>Ken McAlpine</i></p>	<p>Has indicated no objection.</p> <p>Date Rec: July 07, 2017</p>
<p><u>Town of Georgina</u> Administrative Services Tax & Revenue Division</p> <p><i>Teddi Thompson</i></p>	<p>Has indicated no issues regarding tax account.</p> <p>Date Rec: June 30, 2017</p>
<p><u>Town of Georgina</u> Municipal Law Enforcement Office</p> <p><i>Pamela Hunt</i></p>	<p>Has indicated no objection.</p> <p>Date Rec: July 10, 2017</p>
<p><u>Town of Georgina</u> Development Services Department Manager of Building/Chief Building Official</p> <p><i>Rod Larmer</i></p>	<p>Has indicated that an elevation of the east wall of the existing house is required in order to determine if the new property line will affect the maximum permitted glazed opening of east-facing exposing building face of the existing house.</p> <p>Date Rec: July 04, 2017</p>
<p><u>Town of Georgina</u> Economic Development and Tourism Division</p> <p><i>Karyn Stone</i></p>	<p>Outstanding</p> <p>Date Rec:</p>

Attachment 6
 B18-24 5 and 5A Evelyn Avenue
 Page 15 of 23

<u>Town Department/Agency and Contact</u>	<u>Comments Received</u>
<p><u>Town of Georgina</u> Fire & Emergency Services Department <i>Keith Wells</i></p>	<p>Has indicated no objection. Date Rec: July 13, 2017</p>
<p><u>Town of Georgina</u> Development Services Department Development Engineering Division <i>Michael De Pinto, Celia Fan & Darlene Folmeg</i></p>	<p>Has indicated no objection. Date Rec: July 12, 2017</p>
<p><u>Town of Georgina</u> Operations and Infrastructure Department <i>Scott Edwards</i></p>	<p>Has indicated no comment in regards to roads maintenance. Date Rec: July 19, 2017</p>
<p><u>Town of Georgina</u> On-Site Septic/Sewage Inspector <i>David Jones</i></p>	<p>Has indicated no objection. Date Rec: July 10, 2017.</p>
<p><u>The Regional Municipality of York</u> Programs and Process Improvement Section of the Planning and Economic Development Branch <i>Gabrielle Hurst</i></p>	<p>Has indicated no objection. Date Rec: July 06, 2017</p>

Attachment 6
B18-24 5 and 5A Evelyn Avenue
Page 16 of 23

<u>Town Department/Agency and Contact</u>	<u>Comments Received</u>
<u>Ministry of Transportation</u> Corridor Management Planner <i>Dan Della Mora</i>	Has indicated no objection. Subject property is located outside of MTO Permit Control Area Date Rec: July 04, 2017
<u>Bell Canada</u> Planning Support Coordinator <i>Jacqueline Moyle</i>	Has indicated no objection Date Rec: July 06, 2017
<u>Lake Simcoe Region Conservation Authority</u>	Subject property lies outside regulation limits of LSRCA; pursuant to MOU with LSRCA, application not subject to their review.

Attachment 6
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COMMENTS CONSOLIDATED

Application B10-17 **HARMINDER SINGH SAMBY AND MANDEEP KAUR SAMBY**
5 EVELYN AVENUE
ROLL NO.: 097-192

<u>Town Department/Agency and Contact</u>	<u>Comments Received</u>
<u>Town of Georgina</u> Recreation and Culture Department <i>Ken McAlpine</i>	Has indicated no objection. Date Rec: July 07, 2017
<u>Town of Georgina</u> Administrative Services Tax & Revenue Division <i>Teddi Thompson</i>	Has indicated no issues regarding tax account. Date Rec: June 30, 2017
<u>Town of Georgina</u> Municipal Law Enforcement Office <i>Pamela Hunt</i>	Has indicated no objection. Date Rec: July 10, 2017
<u>Town of Georgina</u> Development Services Department Manager of Building/Chief Building Official <i>Rod Larmer</i>	Has indicated that an elevation of the east wall of the existing house is required in order to determine if the new property line will affect the maximum permitted glazed opening of east-facing exposing building face of the existing house. Date Rec: July 04, 2017
<u>Town of Georgina</u> Economic Development and Tourism Division <i>Karyn Stone</i>	Has indicated no objection Date Rec: July 25, 2017

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<u>Town Department/Agency and Contact</u>	<u>Comments Received</u>
<p><u>Town of Georgina</u> Fire & Emergency Services Department <i>Keith Wells</i></p>	<p>Has indicated no objection. Date Rec: July 13, 2017</p>
<p><u>Town of Georgina</u> Development Services Department Development Engineering Division <i>Michael De Pinto, Celia Fan & Darlene Folmeg</i></p>	<p>Has indicated no objection. Date Rec: July 12, 2017</p>
<p><u>Town of Georgina</u> Operations and Infrastructure Department <i>Scott Edwards</i></p>	<p>Has indicated no comment in regards to roads maintenance. Date Rec: July 19, 2017</p>
<p><u>Town of Georgina</u> On-Site Septic/Sewage Inspector <i>David Jones</i></p>	<p>Has indicated no objection. Date Rec: July 10, 2017.</p>
<p><u>The Regional Municipality of York</u> Programs and Process Improvement Section of the Planning and Economic Development Branch <i>Gabrielle Hurst</i></p>	<p>Has indicated no objection. Date Rec: July 06, 2017</p>

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<u>Town Department/Agency and Contact</u>	<u>Comments Received</u>
<u>Ministry of Transportation</u> Corridor Management Planner <i>Dan Della Mora</i>	Has indicated no objection. Subject property is located outside of MTO Permit Control Area Date Rec: July 04, 2017
<u>Bell Canada</u> Planning Support Coordinator <i>Jacqueline Moyle</i>	Has indicated no objection Date Rec: July 06, 2017
<u>Lake Simcoe Region Conservation Authority</u>	Subject property lies outside regulation limits of LSRCA; pursuant to MOU with LSRCA, application not subject to their review.

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Dustin Robson

From: Rod Larmer
Sent: Friday, July 21, 2017 3:25 PM
To: Mamata Baykar
Cc: Harry Samby; Dustin Robson; Devin Dillabough
Subject: RE: Consent application B10-17 (5 Evelyn Avenue)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Mamata,

It appears that the designer has interpolated much of the data to calculate the max percentage of glazed opening area. Calculations are required. Further, the drawings do not provide sufficient data to confirm exposed building face area and actual sizes of openings. All window and door sizes must be provided as well as all horizontal dimensions and vertical dimensions from grade of the exposing building face.

Thanks

Rod Larmer | CBCO

Manager of Building & Chief Building Official | Building Division | Town of Georgina
26557 Civic Centre Road, Keswick, ON L4P 3G1

T: 905-476-4301, Ext. 2254 | 905-722-6516 | 705-437-2210 | Cell: 905-806-3563

www.georgina.ca

From: Mamata Baykar
Sent: Friday, July 14, 2017 3:19 PM
To: Rod Larmer <rlarmer@georgina.ca>
Cc: Harry Samby <harrysamby@gmail.com>; Dustin Robson <drobson@georgina.ca>
Subject: RE: Consent application B10-17 (5 Evelyn Avenue)

Good afternoon Rod,

Could you please confirm if the attached revised drawings submitted by the applicant, showing east elevations and site plan addresses all requirements as outlined in your comments dated July 04, 2017 (see attached).

Thanks,



GEORGINA



CANADA 150

Mamata Baykar

Secretary-Treasurer to the Committee of Adjustment
Development Services Department | Town of Georgina
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2267 | georgina.ca

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From: Harry Samby [<mailto:harrysamby@gmail.com>]

Sent: July-11-17 5:05 PM

To: Mamata Baykar <mbaykar@georgina.ca>

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Cc: Rod Larmer <rlarmer@georgina.ca>; Maryann Hunt <mhunt@georgina.ca>

Subject: Re: Consent application B10-17 (5 Evelyn Avenue)

Hello Mamata,

As discussed over the phone, please find attached the drawing for east elevation and site plan.

Based on Rod's comment, I coordinated with a designer for the UPO (glazed) calculation and he found that the limiting distance should have been 2.78 m as compared to the 1.7 m proposed in the consent application. In the attachment "east elevation" you will find proposed offset of 2.8m for the lot boundary adjustment.

This change affected the area of the subject land for the consent application. In the original application the proposed area was 45 m² but based on the new calculation it is approximately 85 m². Please refer to the "new site plan" as attached.

Let me know if you have any further question.

Thanks
Regards
Harry

On Fri, Jul 7, 2017 at 4:28 PM, Mamata Baykar <mbaykar@georgina.ca> wrote:

Hi Harry

Please see below comments received from our Building Division on your above-noted Consent application (see attached).

<u>Application</u>	<u>Comments</u>	<u>Initials</u>
B10-17 5 EVELYN AVENUE ROLL NO.: 097-192	An elevation of the east wall of the existing house is required in order to determine if the new property line will affect the maximum permitted glazed opening of east-facing exposing building face of the existing house.	RL

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SUMMARY OF CONSENT APPLICATION

OWNER Harminder Singh Samby & Mandeep Kaur Samby

APPLICANT Harminder Singh Samby

PROPERTY DESCRIPTION 5 Evelyn Avenue, Georgina, ON L4P 3C8
PLAN M628 LOTS 12 & 13 TOWN OF GEORGINA

ROLL NUMBER 19 70 000 097 19200 0000

PROPOSAL AND BACKGROUND

This is a consent application for a lot boundary adjustment. We are seeking approval to sever a portion of Lot 13 (Subject Property) and add it to the benefitting parcel (Beneficiary Land 'C'), being Lot 12 to the west.

The subject property (Lot 13, Registered Plan M628) and Beneficiary Land 'C' (Lot 12, Registered Plan M628) are both owned by Harminder Singh Samby and Mandeep Kaur Samby. As the purpose of the application is for a lot boundary adjustment, thus no new lot will be created as a result of this lot boundary adjustment. There is a swimming pool on LOT 13 and will be removed once the consent application is approved.

As seen in the sketches (not a legal survey), a small portion of the single-family dwelling at the south-east corner of Lot 12 encroaches over the common interior lot line shared between Lots 12 and 13. The proposed minor lot boundary adjustment will rectify the encroachment so that an unencumbered residential building lot can be established on Lot 13.

We would like to reside in the single-family dwelling on Lot 12 and hoping to sell/build another house on Lot 13.

Specifically, we are proposing to sever ± 85 square meters (± 0.0085 hectares) of land, being Subject Land 'A', from the owner's total landholding (Lot 13, Registered Plan M628), which is approximately ± 700 square meters (± 0.0700 hectares) in size.

The severed parcel will then be added to Beneficiary Land 'C', which is approximately ± 794 square meters (± 0.0794 acres) in size. Retained Land 'B' will have a resulting lot area of approximately ± 615 square meters (± 0.0615 hectares) and Beneficiary Land 'C' will have a resulting lot area of approximately ± 879 square meters (± 0.0879 hectares). The lot frontages of 16.76 meters for Remainder Land 'B' (Lot 13) and 25.045 meters of Beneficiary Land 'C' (Lot 12) remain unchanged.

Please be aware that area calculations are based on the rough sketch prepared by owner.

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