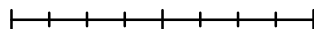


LOCATION MAP



SUBJECT LAND

0 12.5 25 50 Meters



N



Attachment 1
A31-24
(909 Lake Drive North)
Page 1 of 1



Section 5.1(f): To permit a detached accessory building with a height to the roof peak of 7.15 metres, whereas detached accessory buildings may have a maximum height to the roof peak of 6 metres; Section 5.1(f): To permit a detached accessory building with a height to the eaves of 5.35 metres, whereas detached accessory buildings may have a maximum height to the eaves of 4.5 metres

The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



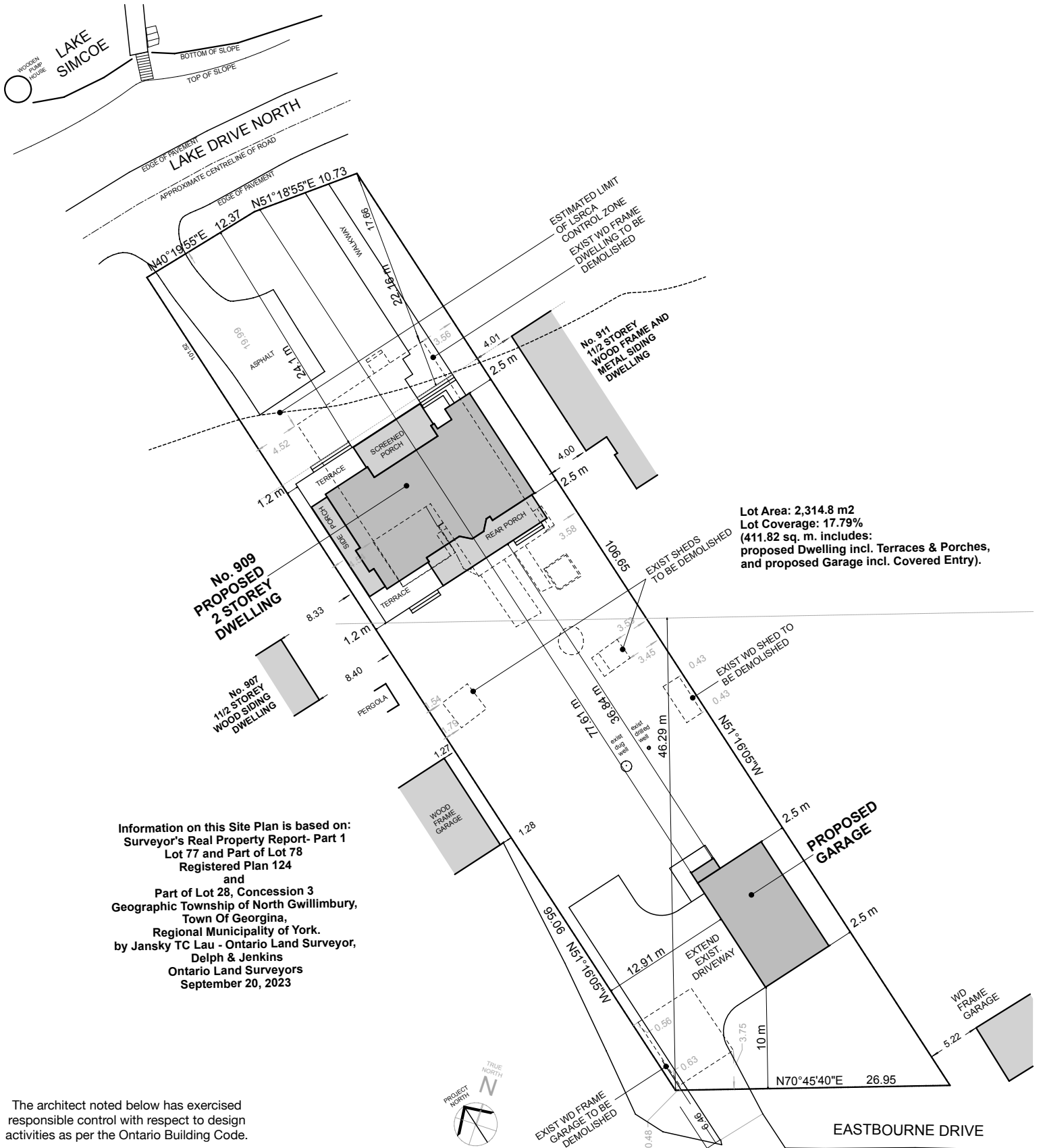
Proposed Dwelling & Detached Garage
909 Lake Dr. N., Georgina, Ont.

Drawing Title: **Birds Eye View**

PAUL ROTH
 ARCHITECT INC.
 272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
 Certificate of Practice Number: 4939

Revised on _____
 Project No. 2304
 Date: Oct 25/24
 Scale: NTS
 Drawing No. _____

Attachment 2
 A31-24
 (909 Lake Drive North)
 Page 1 of 7



Lot Area: 2,314.8 m²
 Lot Coverage: 17.79%
 (411.82 sq. m. includes:
 proposed Dwelling incl. Terraces & Porches,
 and proposed Garage incl. Covered Entry).

Information on this Site Plan is based on:
 Surveyor's Real Property Report- Part 1
 Lot 77 and Part of Lot 78
 Registered Plan 124
 and
 Part of Lot 28, Concession 3
 Geographic Township of North Gwillimbury,
 Town Of Georgina,
 Regional Municipality of York.
 by Jansky TC Lau - Ontario Land Surveyor,
 Delph & Jenkins
 Ontario Land Surveyors
 September 20, 2023

The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



Proposed Dwelling & Detached Garage
909 Lake Dr. N., Georgina, Ont.

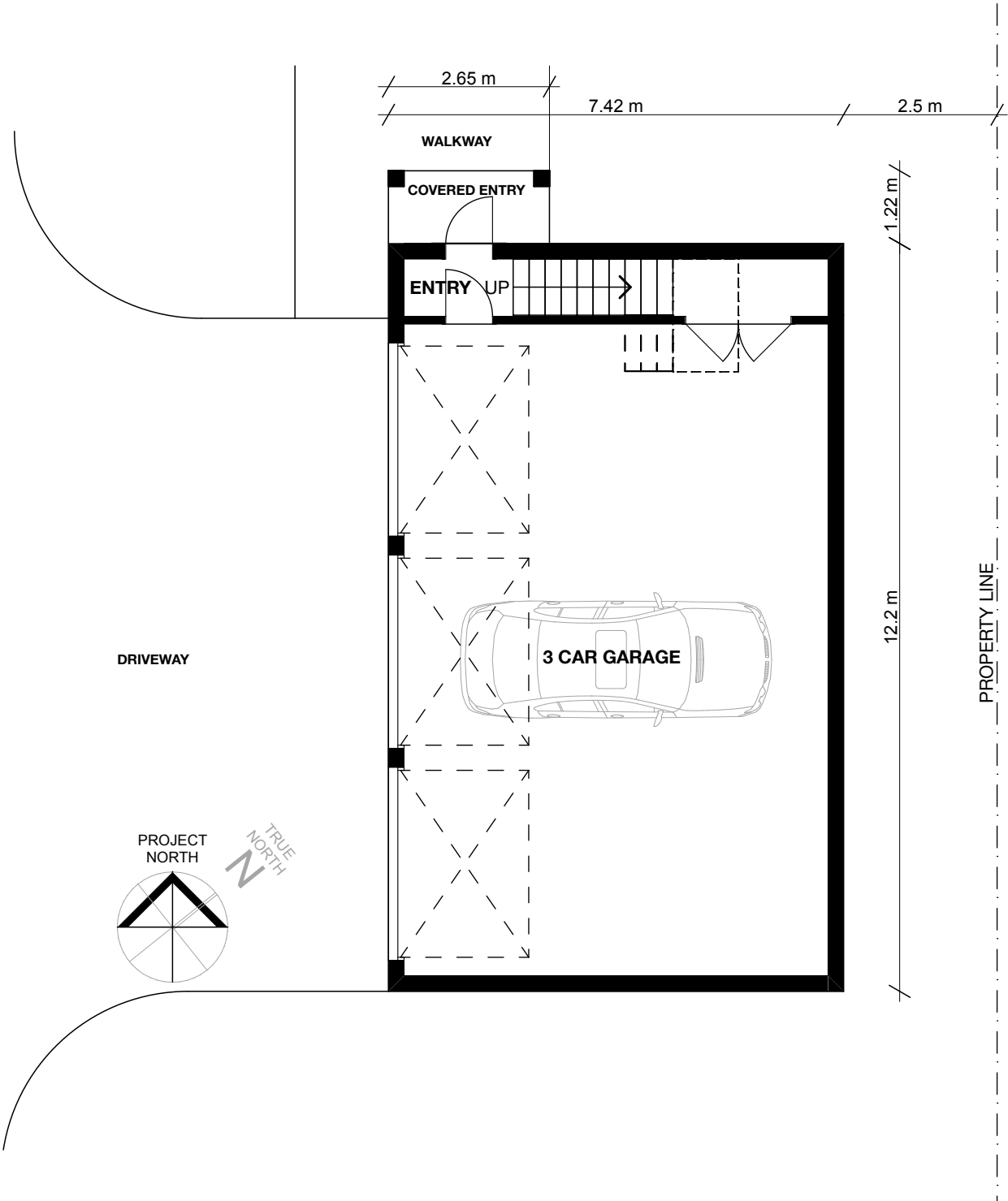
Drawing Title:
Site Plan

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 ARCHITECT INC.

272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
 Certificate of Practice Number: 4939

Revised on _____
 Project No. 2304
 Date: Oct 25/24
 Scale: 1:500
 Drawing No. _____

Attachment 2
 A31-24
 (909 Lake Drive North)
 Page 2 of 7



The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



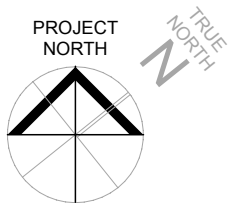
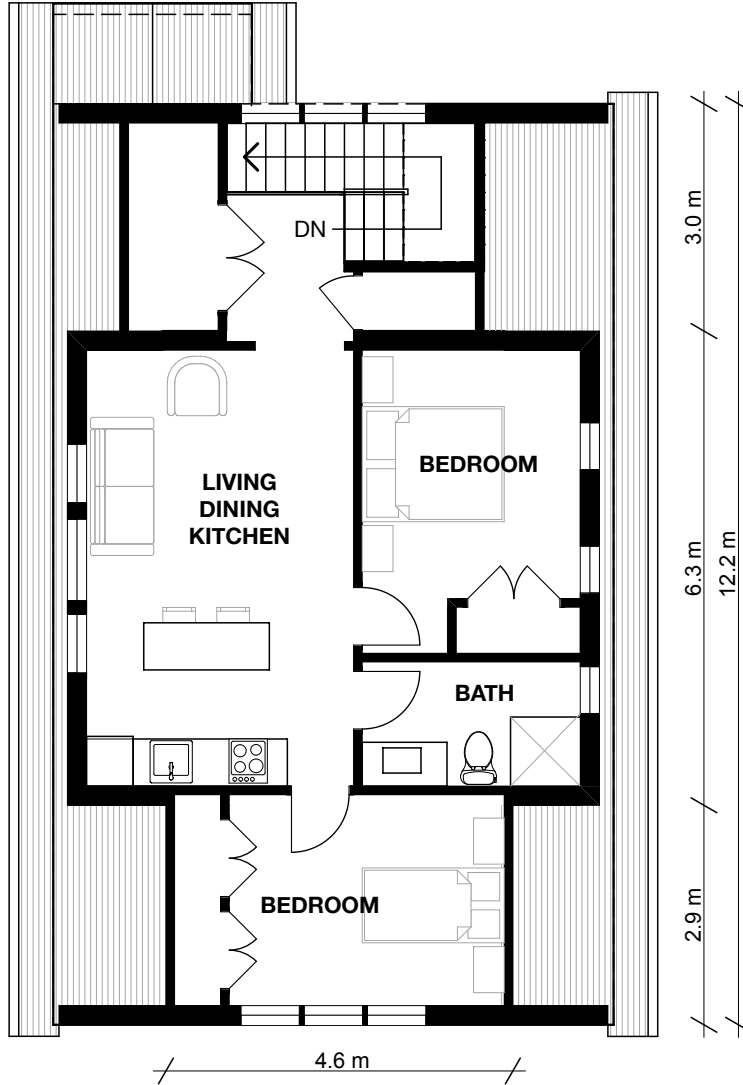
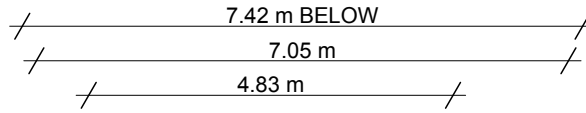
Proposed Dwelling & Detached Garage
909 Lake Dr. N., Georgina, Ont.

Drawing Title: **Garage Ground Floor Plan**

PAUL ROTH
 ARCHITECT INC.
 272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
 Certificate of Practice Number: 4939

Revised on _____
 Project No. 2304
 Date: Oct 25/24
 Scale: 1:100
 Drawing No. _____

Attachment 2
 A31-24
 (909 Lake Drive North)
 Page 3 of 7



The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



Proposed Dwelling & Detached Garage
909 Lake Dr. N., Georgina, Ont.

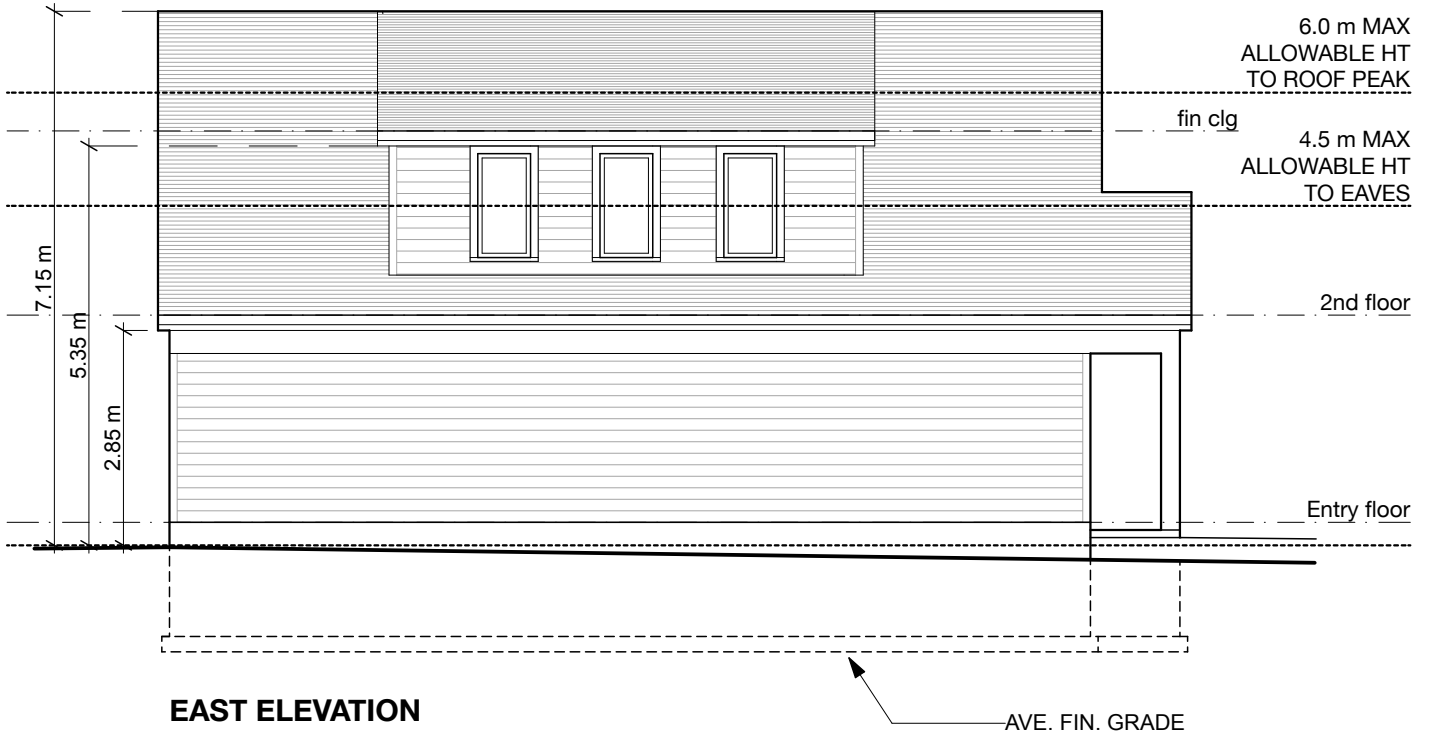
Drawing Title: **Garage Second Floor Plan**

PAUL ROTH
 ARCHITECT INC.

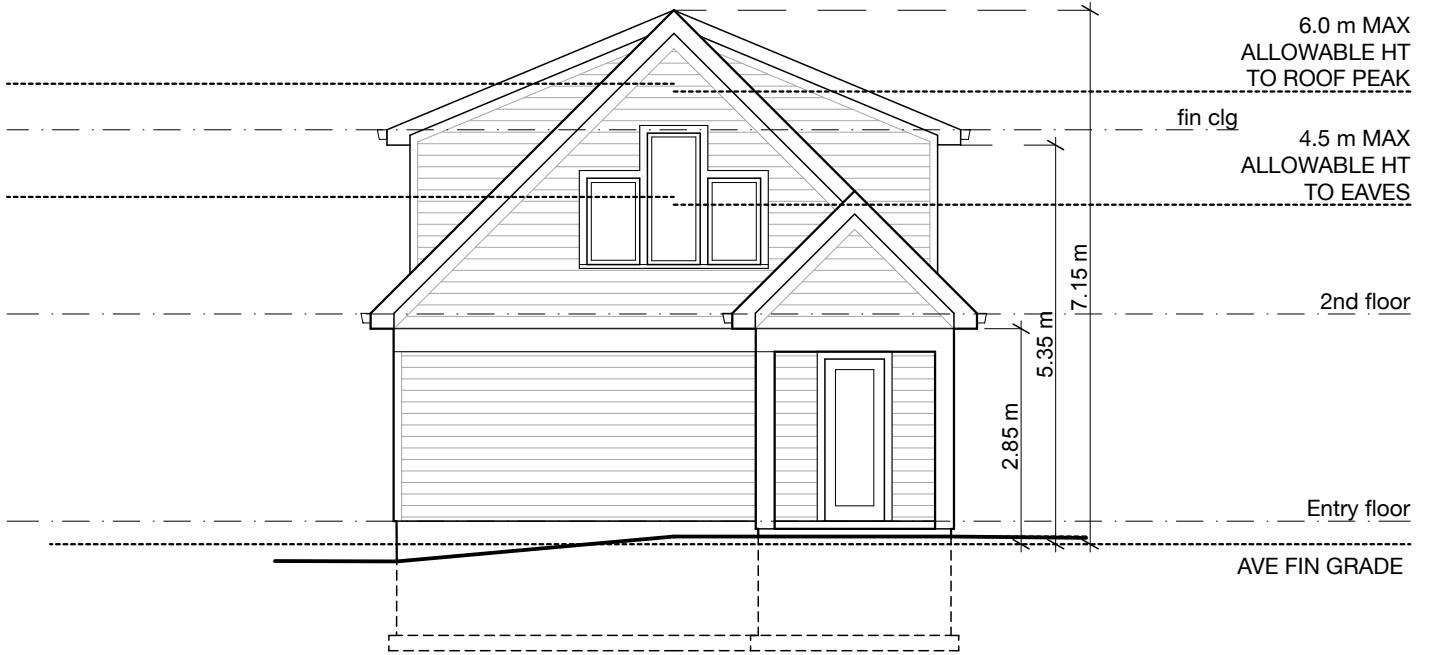
272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
 Certificate of Practice Number: 4939

Revised on _____
 Project No. 2304
 Date: Oct 25/24
 Scale: 1:100
 Drawing No. _____

Attachment 2
 A31-24
 (909 Lake Drive North)
 Page 4 of 7



EAST ELEVATION



NORTH ELEVATION

The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



Proposed Dwelling & Detached Garage
909 Lake Dr. N., Georgina, Ont.

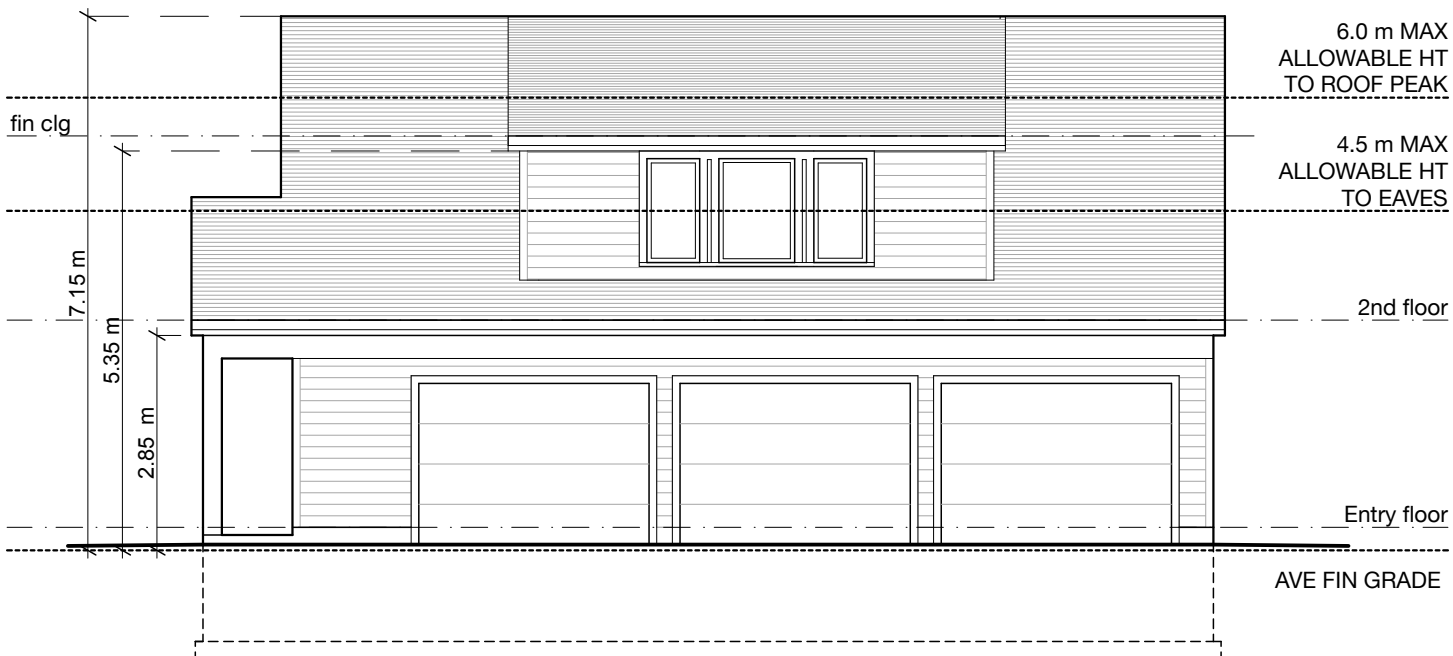
Drawing Title: **Garage Elevations**

PAUL ROTH
 ARCHITECT INC.
 272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
 Certificate of Practice Number: 4939

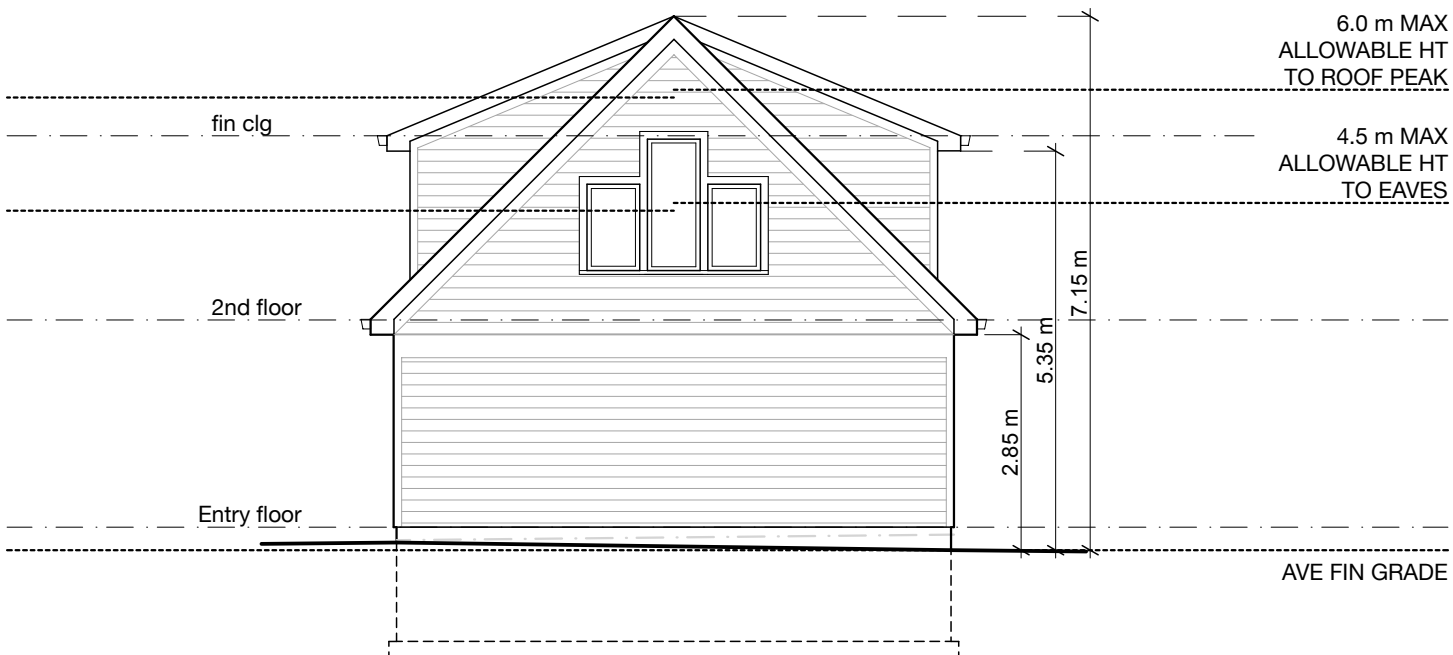
Revised on _____
 Project No. 2304
 Date: Oct 25/24
 Scale: 1:100
 Drawing No. _____

10

Attachment 2
A31-24
(909 Lake Drive North)
Page 5 of 7



WEST ELEVATION



SOUTH ELEVATION

The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



Proposed Dwelling & Detached Garage
909 Lake Dr. N., Georgina, Ont.

Drawing Title: **Garage Elevations**

PAUL ROTH
 ARCHITECT INC.

272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
 Certificate of Practice Number: 4939

Revised on _____
 Project No. 2304
 Date: Oct 25/24
 Scale: 1:100
 Drawing No. _____

Attachment 2
 A31-24
 (909 Lake Drive North)
 Page 6 of 7

**SURVEYOR'S REAL PROPERTY REPORT - PART 1
 LOT 77 AND PART OF LOT 78
 REGISTERED PLAN 124
 AND
 PART OF LOT 28, CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK**

SCALE 1:250

METRIC

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

SURVEYOR'S REAL PROPERTY REPORT
PART 2: REPORT SUMMARY
SURVEY PREPARED FOR
DIANA LAWRENCE
DESCRIPTION OF LAND
LOT 77 AND PART OF LOT 78, REGISTERED PLAN 124 AND PART OF LOT 28, CONCESSION 3 (KNOWN AS 909 LAKE DRIVE NORTH)
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS TOGETHER WITH A RIGHT-OF-WAY AS IN INST. R753140
ENCROACHMENTS
NOTE THE LOCATIONS OF THE FENCES, HEDGES, WOODEN DOCK, WOODEN PUMP HOUSE, STEEL TANK RELATED TO THE PROPERTY LIMITS
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS
(FURTHER INFORMATION CONTAINED IN THE SURVEY REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN)

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- CC DENOTES SURVEY MONUMENT SET
- IB DENOTES CUT CROSS
- SB DENOTES IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES WITNESS
- G34 DENOTES I.D. BARNES LTD., O.L.S.
- G DENOTES W.S. GIBSON, O.L.S.
- P1 DENOTES PLAN OF SURVEY BY R.A. GARDEN LTD., O.L.S. DATED JUNE 26, 1986
- P2 DENOTES PLAN 656-17539
- CF DENOTES CHAIN LINK FENCE
- CL DENOTES CENTRE LINE
- CLF DENOTES CHAIN LINK FENCE
- FH DENOTES FIRE HYDRANT
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- HP DENOTES HYDRO PILE
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- PWF DENOTES POST AND WIRE FENCE
- TS DENOTES TRAFFIC SIGN
- WRW DENOTES WOOD RETAINING WALL
- WV DENOTES WATER VALVE
- N.E.S.W DENOTES NORTH, EAST, SOUTH, WEST
- OW- DENOTES OVERHEAD WIRE
- DENOTES CONIFEROUS TREE
- DENOTES CEDAR HEDGE

NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
 PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.
 BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY LOCAL TIME CANNET NETWORK. OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).
 DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.999747.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
 P1 - 2°20'58" COUNTER CLOCKWISE
 P2 - 1°05'55" COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O. REG. 219/10, SECTION 14(2).

PLANNING COORDINATES	NORTHINGS	EASTINGS
1	4905960.376	621411.154
2	4905926.868	621490.336

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND DETERMINED BY REALTIME CAN-NET NETWORK OBSERVATIONS (CGVD 1928, 1978 ADJUSTMENT)

**Attachment 2
 A31-24
 (909 Lake Drive North)
 Page 7 of 7**

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2023.

DATE JANSKY T C LAU - ONTARIO LAND SURVEYOR

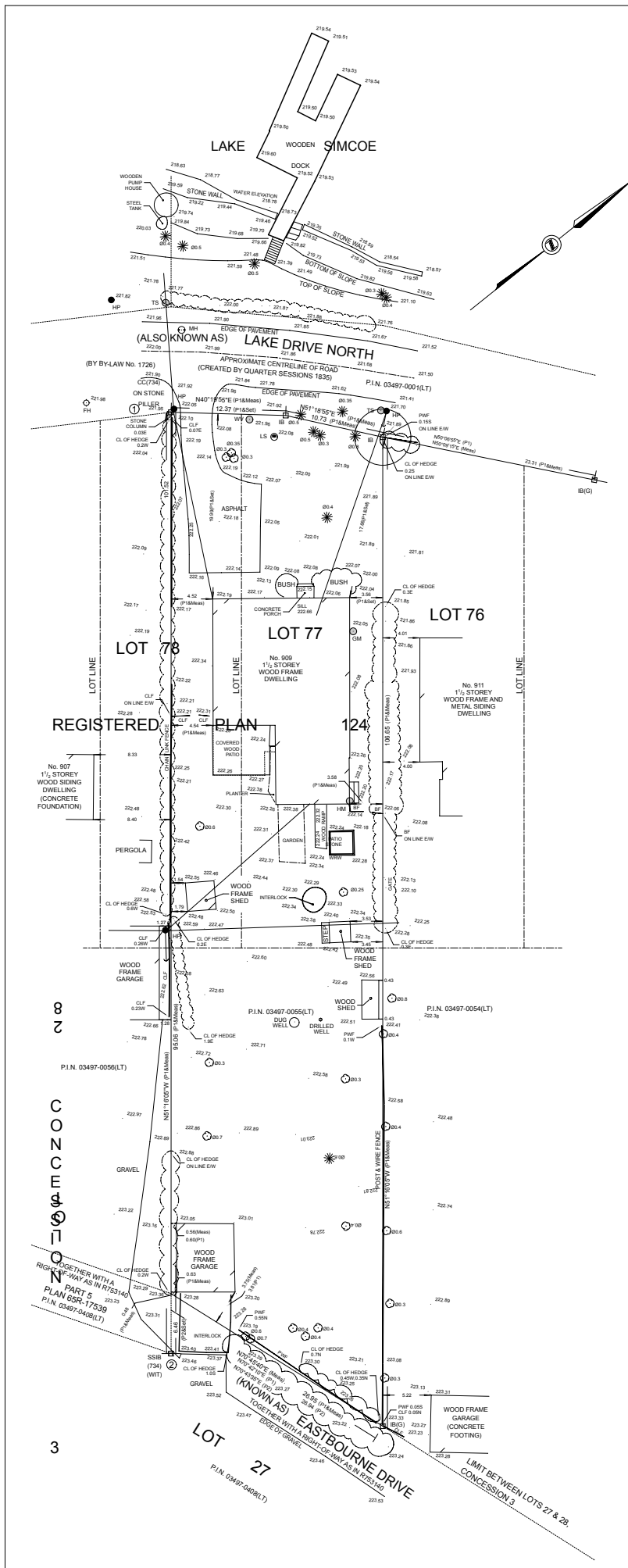
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED

~~THIS HEAD OF TITLE IS A CHANGE OF TITLE UNDER REGULATION 1906, SUBSECTION 2(2)(b)~~

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.

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Ontario Land Surveyors 220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 2V6 www.ols.gov.on.ca Tel: 905-841-8528	23325-1 JANSKY, T. C. LAU CHECKED: J. A.
--	--



Site Photos

909 Lake Dr N
Facing North-East



909 Lake Dr N
Facing West



909 Lake Dr N
Facing East



909 Lake DR N
Facing South



909 Lake Dr N
Facing North



909 Lake Dr N
Facing South



To: Brianna Raines, 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: January 28th, 2025

Re: MINOR VARIANCE A31-24
909 Lake Drive North
PLAN 124 LOT 77 PT LOT 78; CON 3 PT LOT 28
ROLL NO.: 123-3580

The Development Engineering Division has no objection to Minor Variance Application No. A31-24, 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.