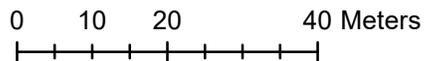


LOCATION MAP



SUBJECT LAND



N



Attachment 1
CON-2025-0001
371 Lake Dr N
Page 1 of 1

Site Photos

371 Lake Dr N
Facing East



371 Lake Dr N
Facing North



371 Lake Dr N
Facing East



371 Lake Dr N
Facing East



371 Lake Dr N
Facing West



371 Lake Dr N
Facing South West





York Region Comments – CONS.25.G.0016
(CONS-2025-001/371 Lake Drive North)

We understand the purpose of this the above-noted application is to sever and convey a parcel of land to create one new residential lot with a proposed access on Metro Road North. The subject lands are municipally known as 371 Lake Drive Nort and are located on the east side of Metro Road North, south of Boyes Road, within the Town of Georgina

Infrastructure Asset Management (IAM) Comments:

IAM has reviewed the consent to sever application to facilitate a new residential lot for one single- detached dwelling, for a total of 2 residential lots. It is IAM's understanding the new lot will be serviced by local municipal water and wastewater infrastructure. IAM has no objection to the approval of this application, subject to the condition below.

Development Engineering Comments:

Metro Road North is a Regional Road. The Region will require a road widening along the frontage of Metro Road North to provide for a right-of-way width of 15 meters measured from the existing centerline of construction of Metro Road North. A Phase 1 ESA and 65R-Plan are required. The driveway will require York Region approval when the applicant is ready to move forward.

The Region has no objection to the consent application subject to the following conditions being satisfied:

1. Prior to final approval, the Town of Georgina must provide confirmation that adequate water supply and sewage capacity have been allocated for the proposed new lot.
2. The Owner shall provide a basic 30 metre right-of-way for this section of Metro Road North. As such, all municipal setbacks shall be referenced from a point 15 metres from the centreline of construction of Metro Road North and any additional lands required for turn lanes at intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor.

3. The Owner shall arrange for the preparation, review and deposit on title of a 65R plan, describing the lands identified below, to the satisfaction of the Region. The reference plan shall identify all the lands to be conveyed to the Region:
 - a. A basic 30 metre right-of-way for this section of Metro Road North. As such all municipal setbacks shall be referenced from a point 15 metres from the centerline of construction of Metro Road North.
4. The Owner shall convey the lands identified in the R Plan, pursuant to Condition 3, to the Region, for the purpose of road widenings and easements, free of all costs and encumbrances, to the satisfaction of the Regional solicitor.
5. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region.
6. Notwithstanding any lands that may have previously been expropriated by the Region, the Owner shall convey sufficient property to the Region for public highway purposes along the full frontage of the site(s) where it abuts Ninth Line to provide a 30 metre(s) right-of-way free of all cost and encumbrances. Conveyance of sufficient property shall be referenced from a point 15 metre(s) from the centerline of construction of Ninth Line.

Alternatively, the Owner shall submit documentation to the Region confirming that the existing streetline represents sufficient right-of-way as required by the Region Official Plan.

7. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or

documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

8. The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner's certified written statement.
9. This application is subject to York Region's development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,300 + \$200 for each additional lot. The Review and approval of the Environmental Site Assessment Report fee is \$2,000. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to Community Planning + Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.
10. Regional approval will be required for the access driveway on Metro Road North.
11. Prior to final approval, the Planning and Economic Development Branch shall certify that Conditions 1-10 have been met to its satisfaction.

Please be advised the comments/conditions above are based upon the information provided as part of this application request. Should the scope of the proposal change and/or should it be determined that additional approvals are required under the *Planning Act*, our comments and requirements may be subject to change.

York Region Remains a Commenting Agency

Upon York Region becoming an upper-tier municipality without planning responsibilities, please note that the technical comments and conditions will continue to remain relevant. All technical matters must be addressed to the satisfaction of York Region.

Moving forward please continue to circulate all applications that we currently receive by addressing the circulation to developmentservices@york.ca. The Region will continue to

provide technical review and comments and conditions on matters of Regional interest, such as transportation, wellhead protection and water/wastewater.

Should this application be approved, we request a copy of the Notice of Decision, approved plan and conditions of approval be emailed to developmentsservices@york.ca.

Best
Gabrielle

Gabrielle Hurst | Associate Planner | [Community Planning & Development Services](#) | [Development Planning](#) | [Planning & Economic Development](#) | [Corporate Services Department](#)

O: 1-877-464-9675 ext. 71538 | Gabrielle.Hurst@york.ca | www.york.ca/DevelopmentServices

To: Brianna Raines, Secretary Treasurer - Committee of Adjustments

From: Michelle Gunn, Development Engineering Clerk

cc: Mike Iampietro, Manager, Development Engineering
Cory Repath, Sr. Development Inspector
Vikum Wegiriya, Jr. Development Technologist
Matthew DeLuca, Jr. Development Inspector
Laura Taylor, Operations Administrative Assistant

Date: March 4th, 2025

Re: CONSENT CON-2025-0001
371 Lake Drive North
PART LOT 20 CONCESSION 2 NORTH GWILLIMBURY
AS IN R667577 (FIRSTLY); GEORGINA
ROLL NO.: 979-620

The Development Engineering Division has the following **comment(s)** for Consent Application No. CON-2025-0001:

1. The Owner is advised that, prior to the issuance of a building permit for development on Subject Land 'A', the applicant/owner shall provide a Lateral Application with initial payment of \$15,000 along with a Professionally Engineered Site Servicing Plan indicating the existing and proposed water and sanitary lateral locations and inverts of same.
2. 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.
3. The applicant/owner shall apply for an Entrance Permit through the applicable road authority.