

LOCATION MAP



SUBJECT LAND

0 5 10 20 Meters

N



Attachment 1
MV-2025-0002
305 Lake Dr N
Page 1 of 1

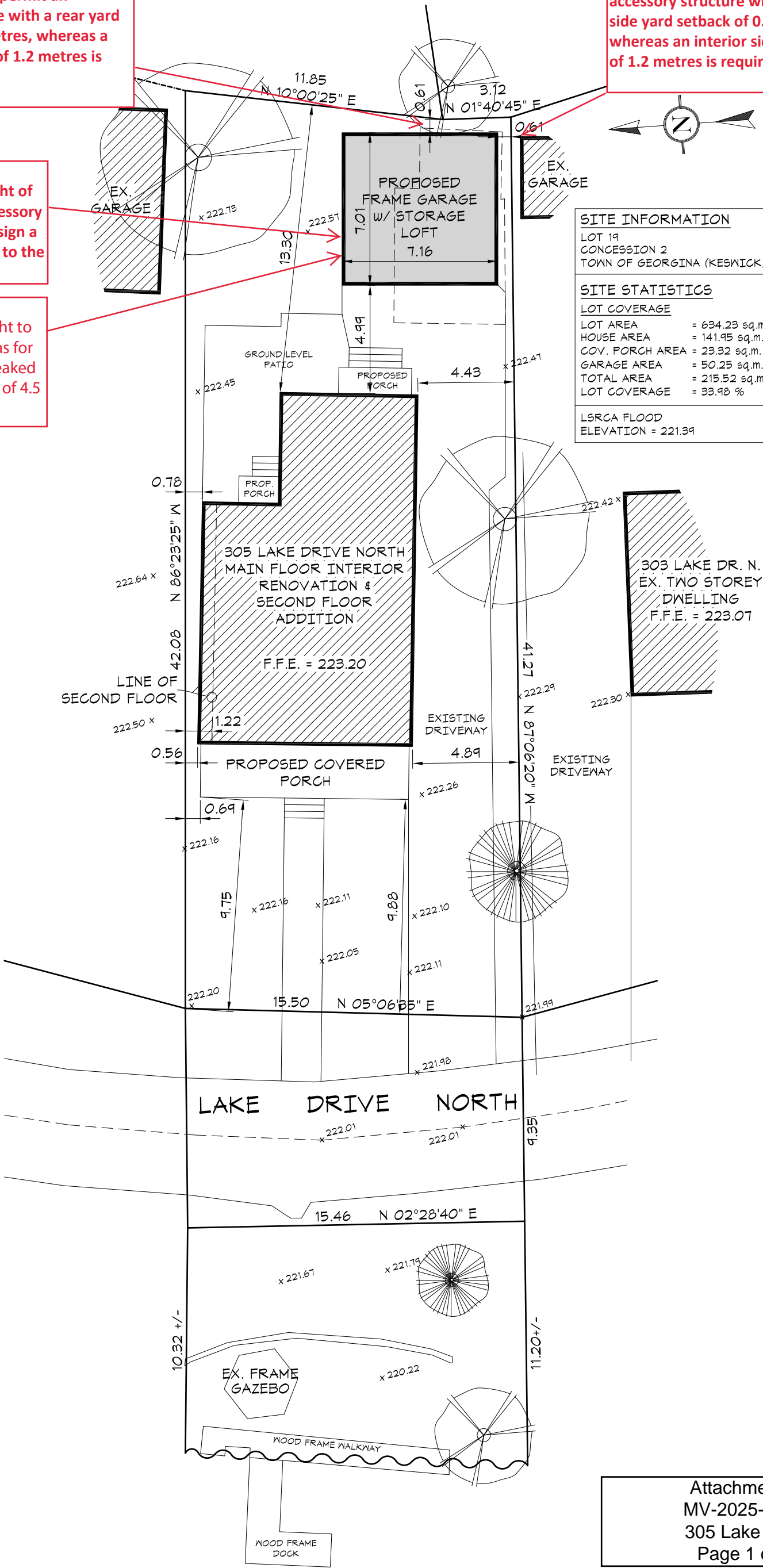
Section 5.1 (d): To permit an accessory structure with a rear yard setback of 0.61 metres, whereas a rear yard setback of 1.2 metres is required

Section 5.1 (d): To permit an accessory structure with an interior side yard setback of 0.61 metres, whereas an interior side yard setback of 1.2 metres is required

Section 5.1 (f): To permit an accessory structure with a height of 7.5 metres, whereas for an accessory building with a peaked roof design a maximum height of 6.0 metres to the top to the peak is allowed.

Section 5.1 (f): To permit an accessory structure with a height to the eaves of 4.6 metres, whereas for an accessory building with a peaked roof design a maximum height of 4.5 metres to the eaves is allowed.

SITE INFORMATION	
LOT 19 CONCESSION 2 TOWN OF GEORGINA (KESWICK)	
SITE STATISTICS	
LOT COVERAGE	
LOT AREA	= 634.23 sq.m.
HOUSE AREA	= 141.45 sq.m. (1,528 sq.ft.)
COV. PORCH AREA	= 23.32 sq.m. (251 sq.ft.)
GARAGE AREA	= 50.25 sq.m. (541 sq.ft.)
TOTAL AREA	= 215.52 sq.m. (2,320 sq.ft.)
LOT COVERAGE	= 33.98 %
LSRCA FLOOD ELEVATION = 221.39	



Attachment 2
MV-2025-0002
305 Lake Dr N
Page 1 of 2

GENERAL NOTES:

- ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" OF THE ONTARIO BUILDING CODE (LATEST EDITION).
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING.
- THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.
- BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

PROJECT TITLE

**SITE PLAN
305 LAKE DRIVE NORTH
TOWN OF GEORGINA**

**THE GREGORY
DESIGN GROUP**

48 GEORGE STREET
MARKHAM, ONTARIO L3R 2R7
CELL (416) 520-0978
shane@gregorydesigngroup.net

SCALE
1:200

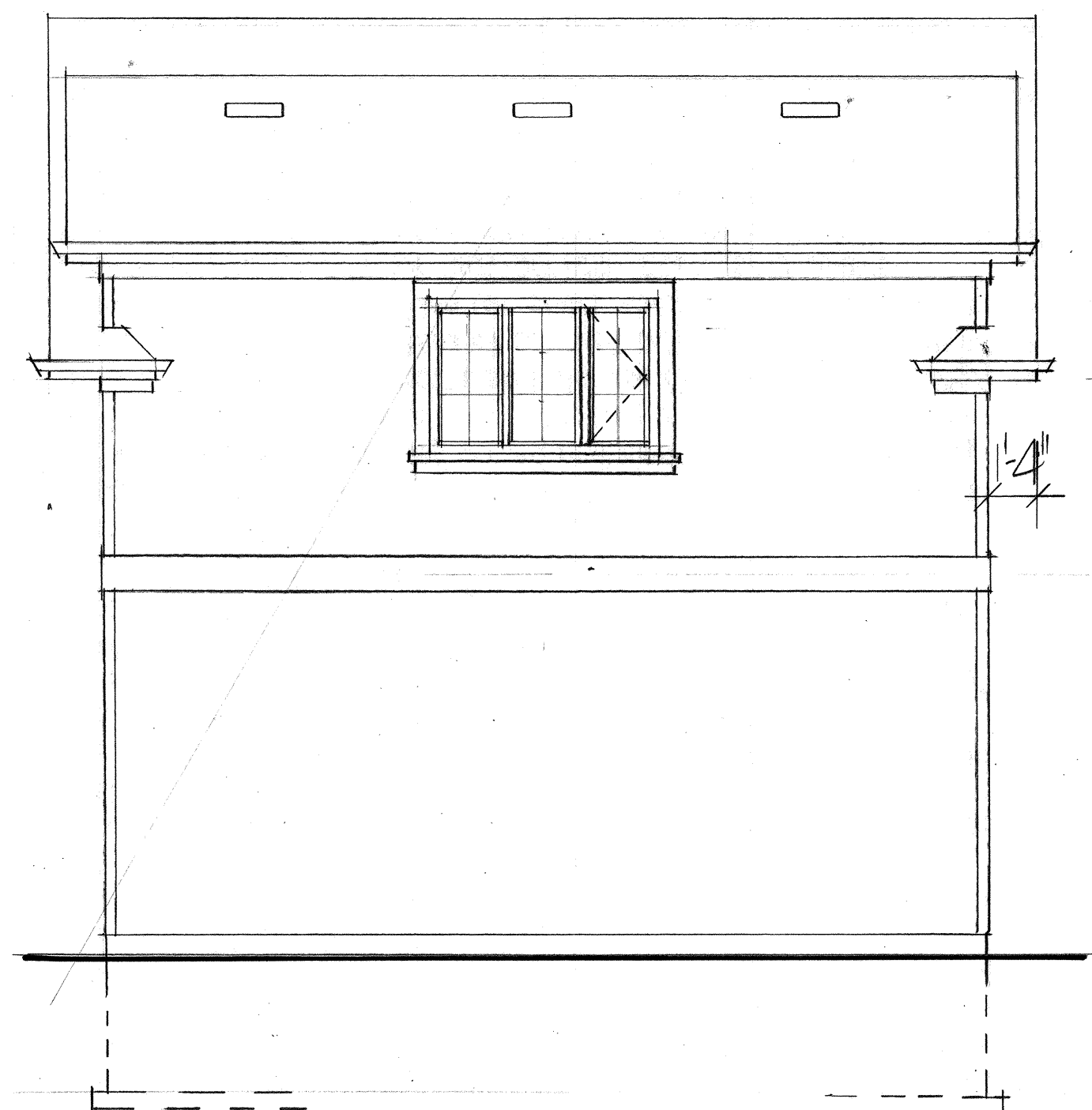
DATE
02/03/25

PROJECT NUMBER
23-14

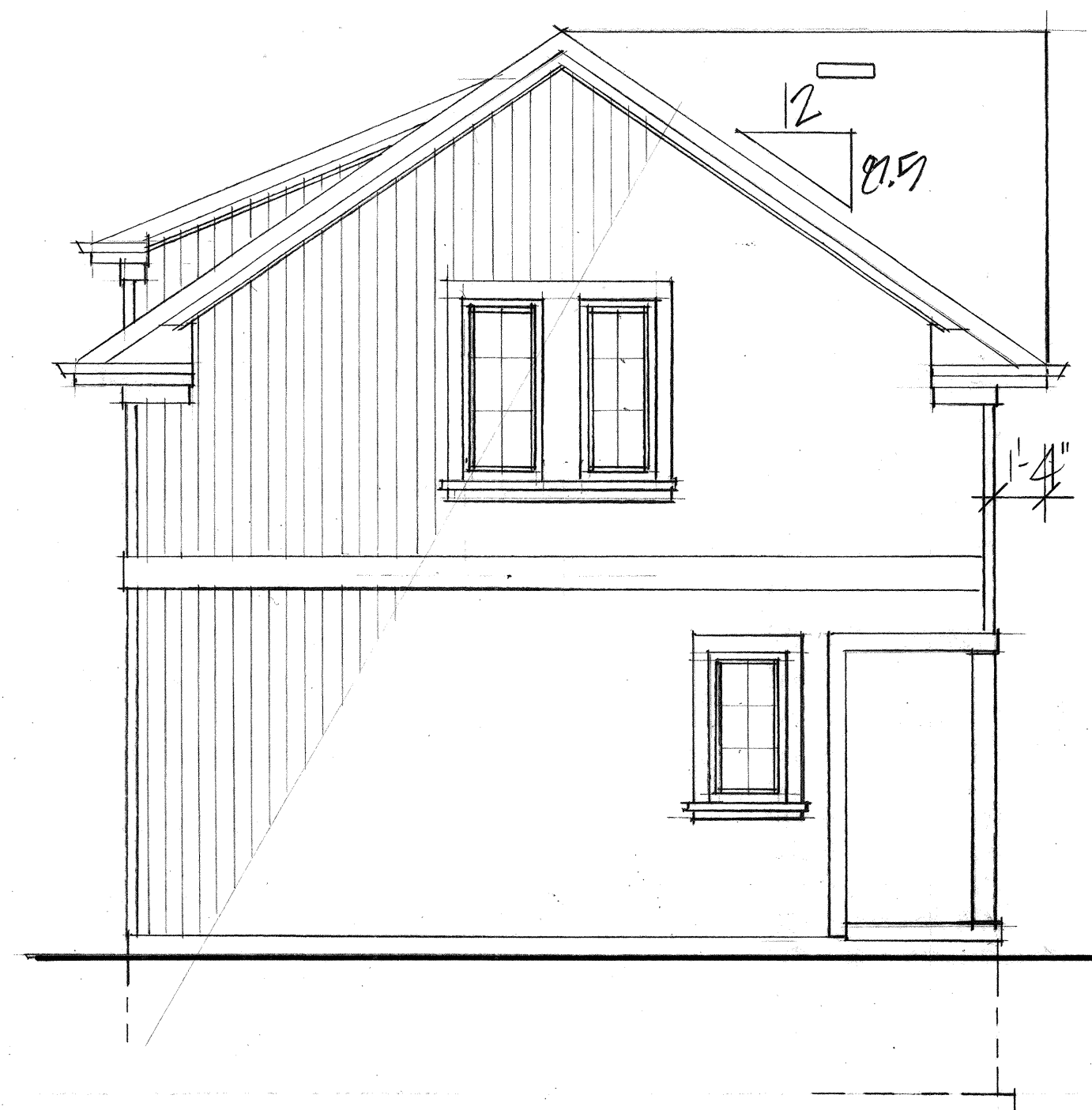
SHEET NUMBER
SP-1

DRAWN BY
S.Gregory

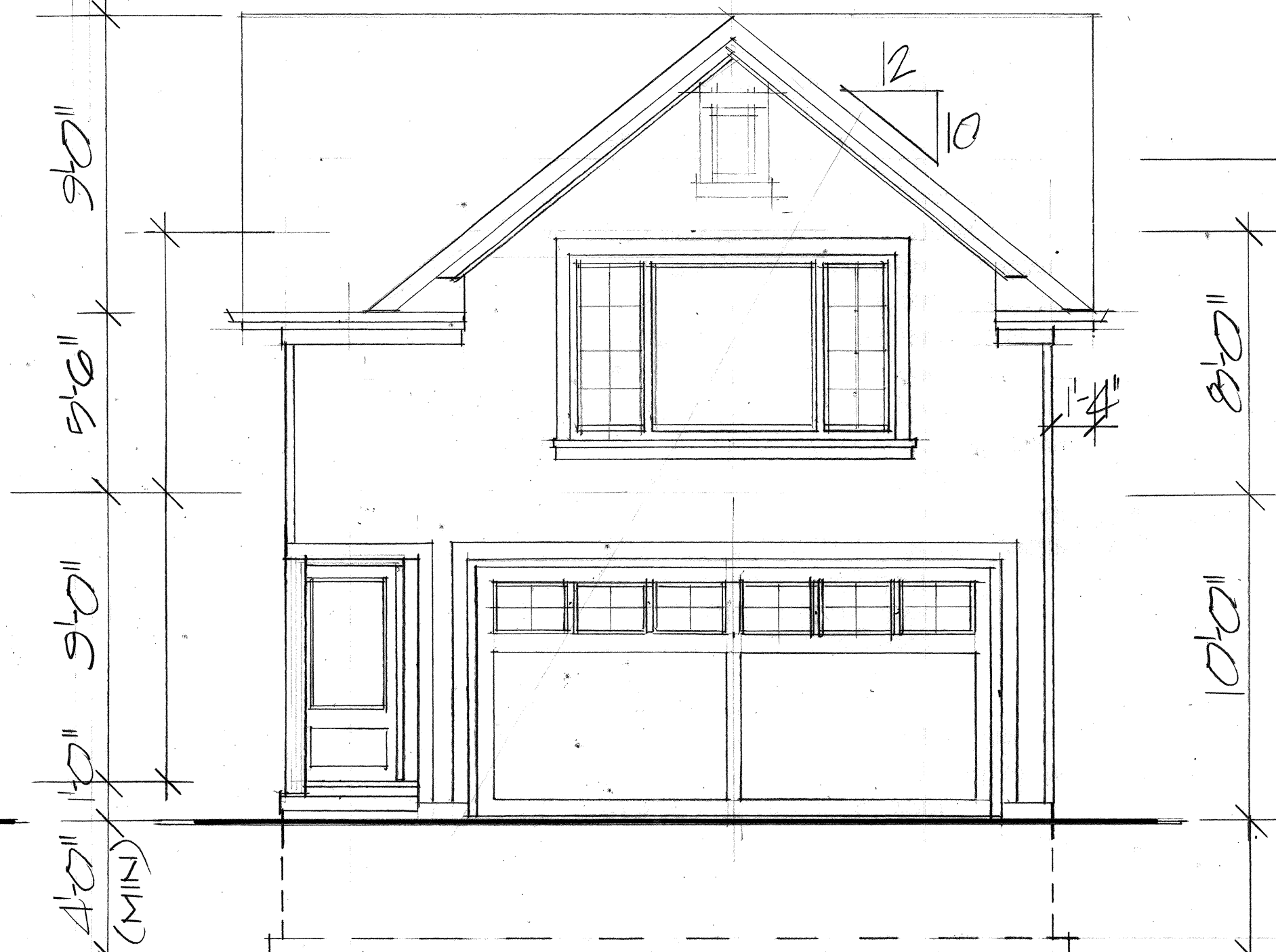
CHECKED BY
R.G.



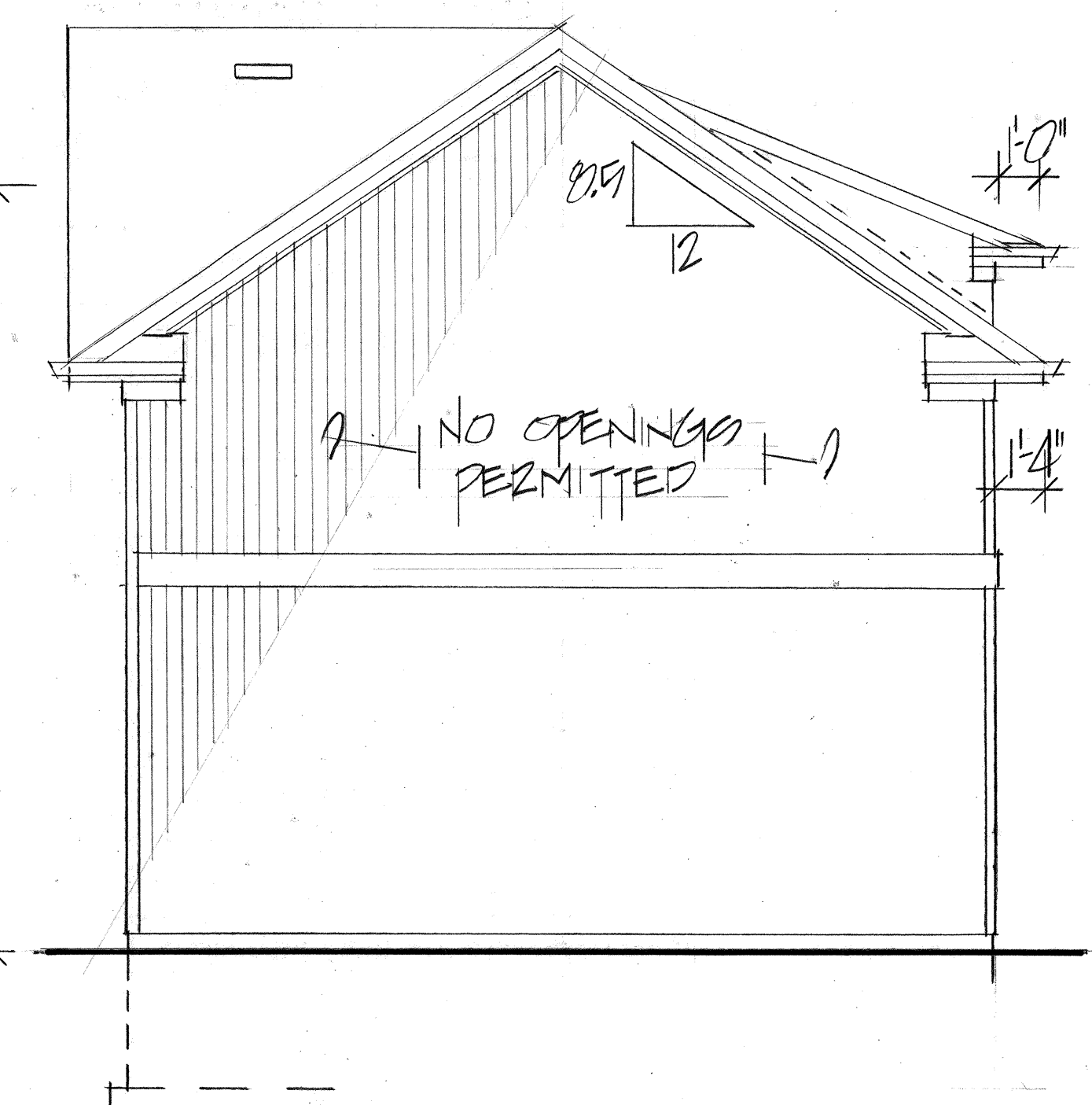
REAR ELEVATION



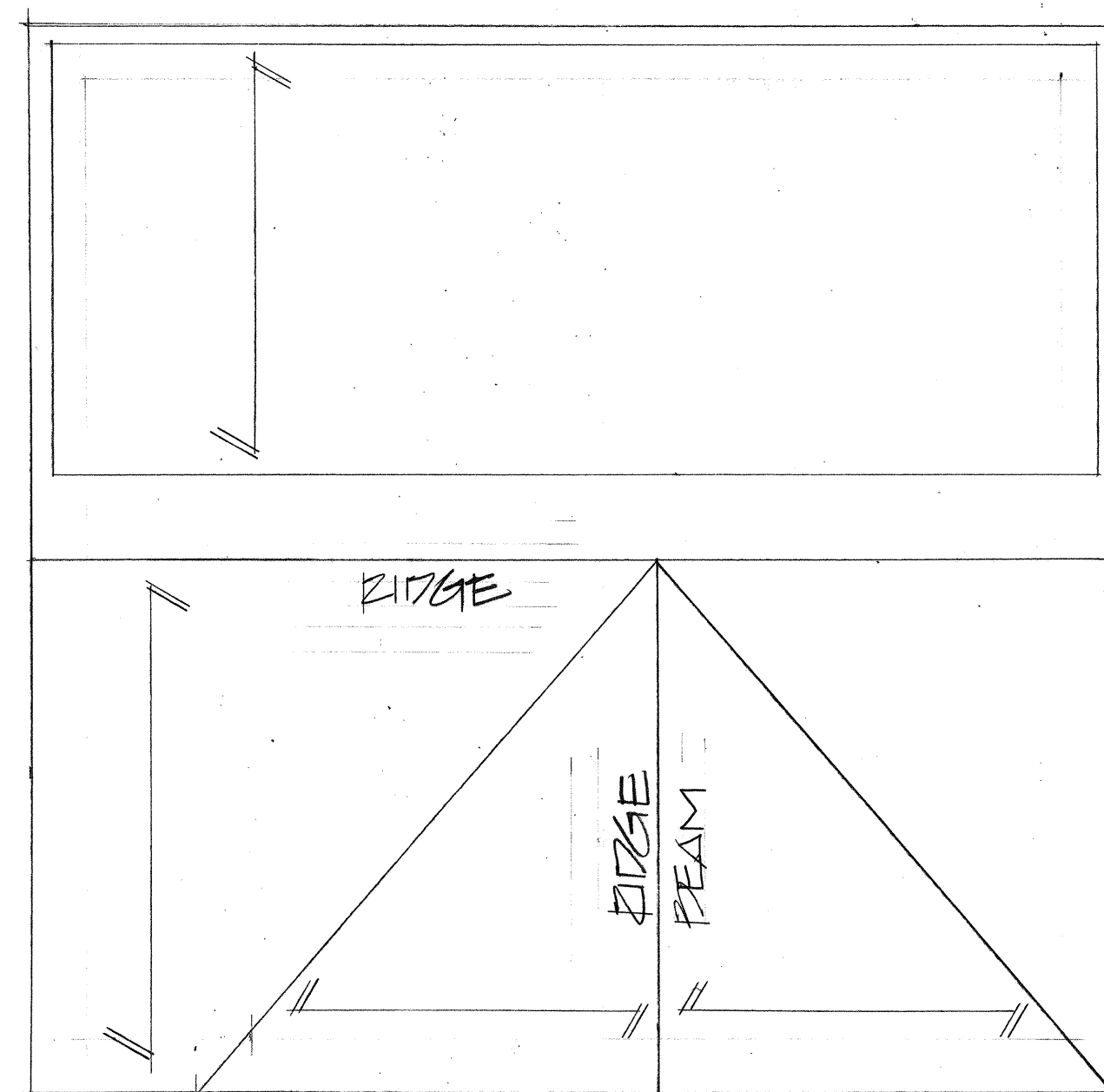
LEFT SIDE



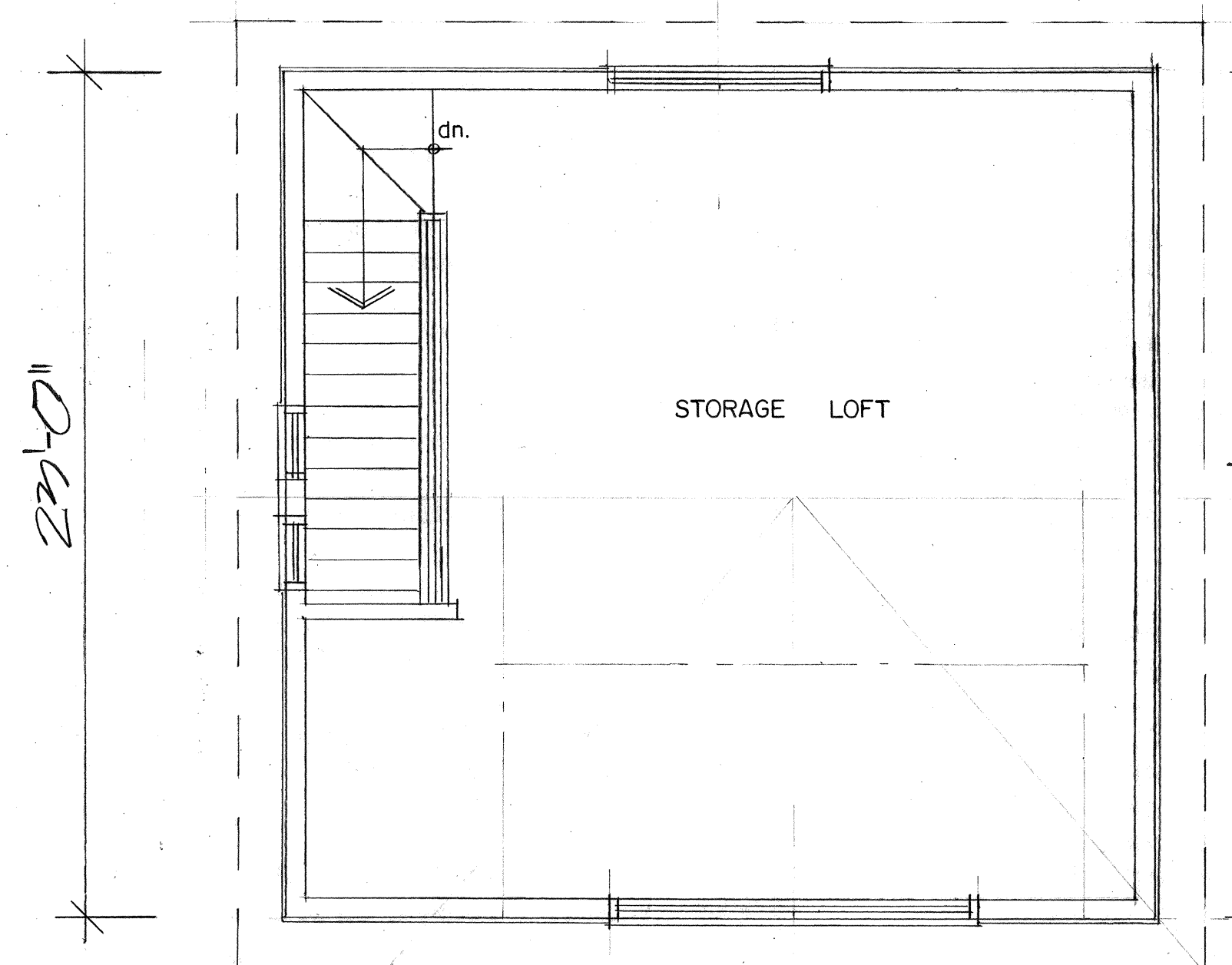
FRONT ELEVATION



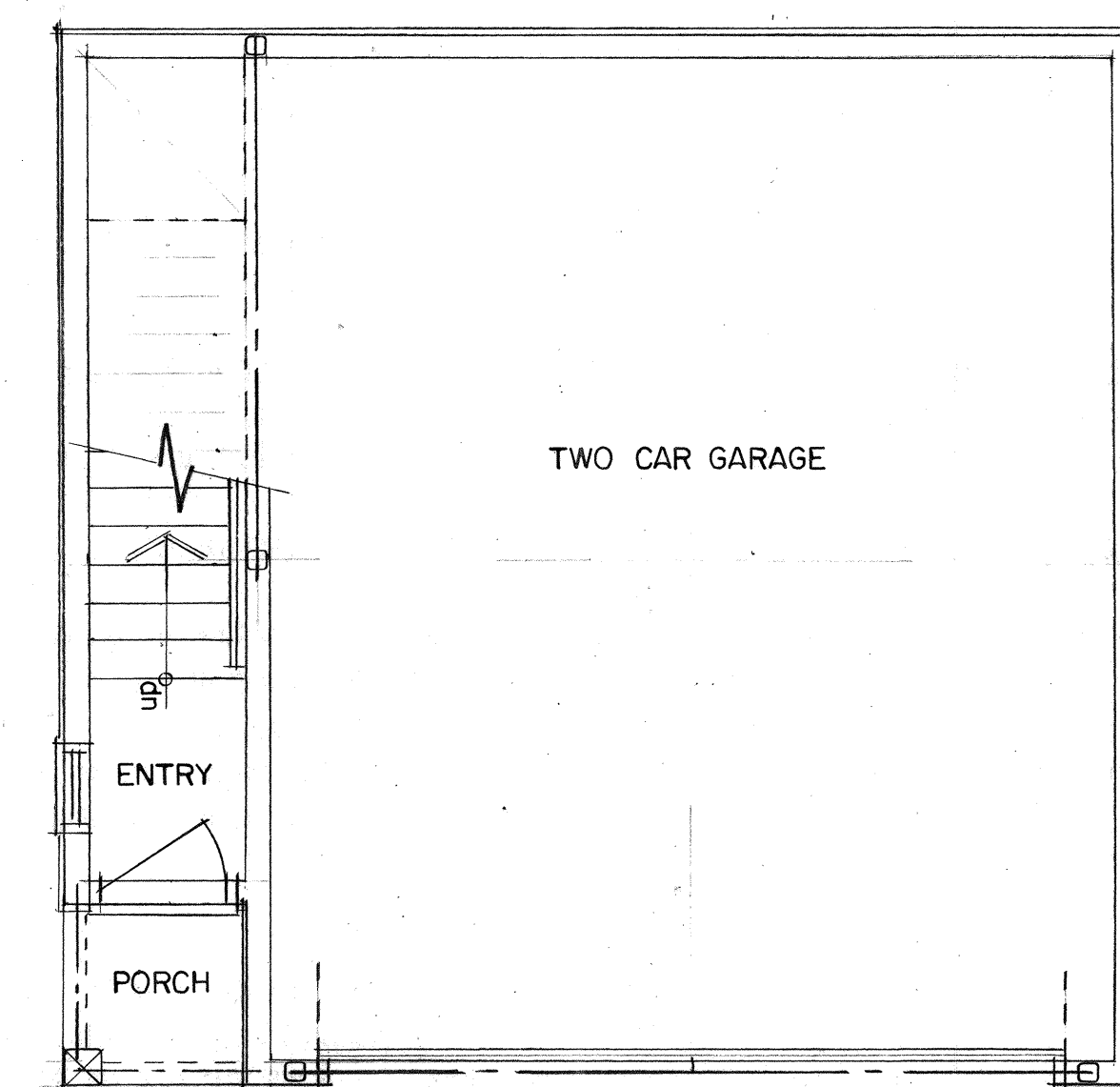
RIGHT SIDE



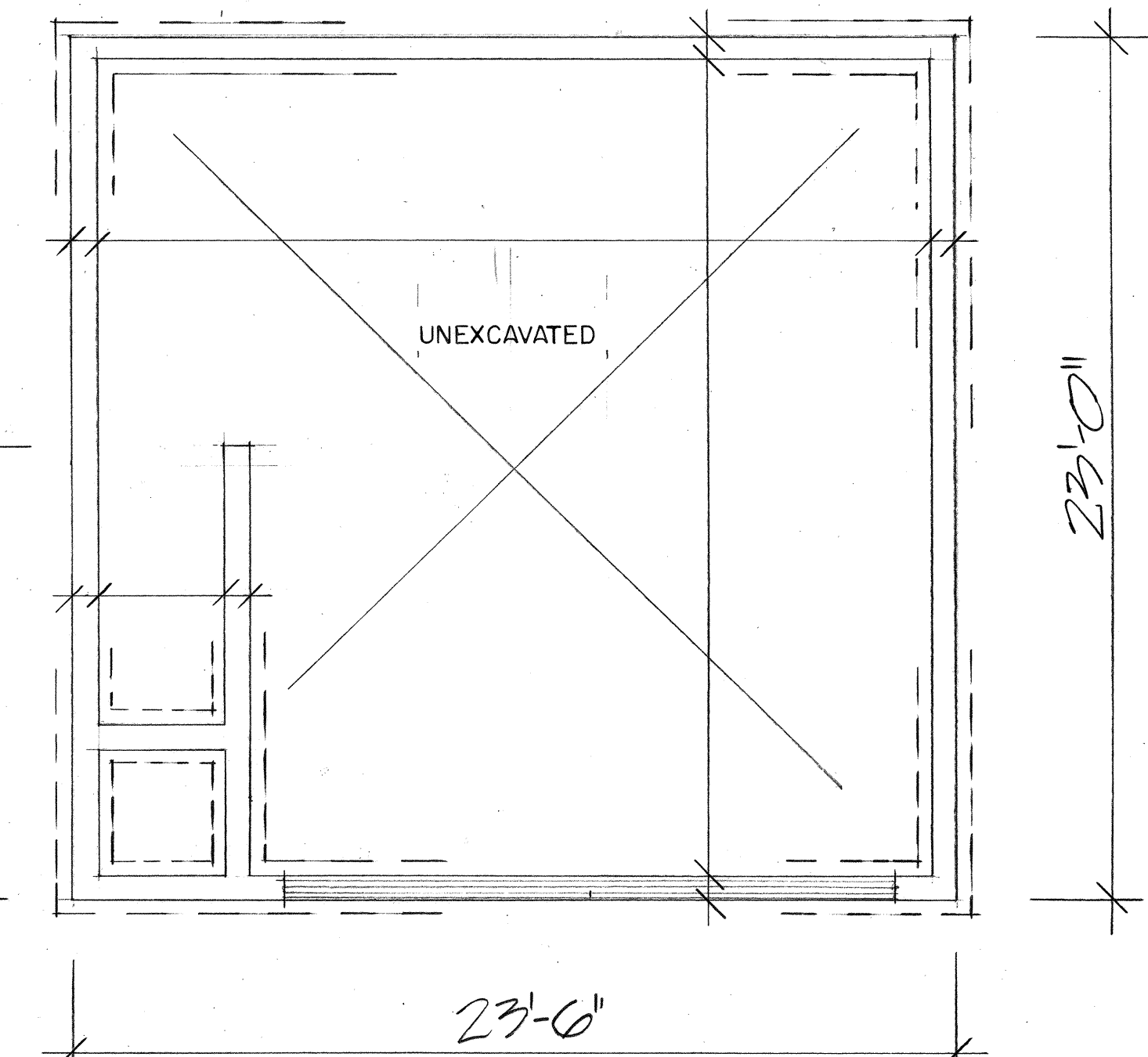
ROOF PLAN



LOFT PLAN



GARAGE PLAN



FOUNDATION PLAN

PROJECT: COACH HOUSE Attachment 2 MV-2025-0002 305 Lake Dr N Page 2 of 2	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories. R. Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: 1/4/25 SCALE: 1/4" = 1'-0"
THE GREGORY DESIGN GROUP 18 Paradise Ave MARKHAM, ONTARIO, L3P 3B9 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "B" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor/designer is responsible to re-check and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	PROJECT NO.: 2408-24 DRAWING NO.: A-1

Site Photos

305 Lake Dr N
Facing East



305 Lake Dr N
Facing East



305 Lake Dr N
Facing South



305 Lake Dr N
Facing West



305 Lake Dr N
Facing South



305 Lake Dr N
Facing East





Sent via e-mail: braines@georgina.ca

March 11, 2025

Municipal File No.: MV-2025-0002
LSRCA File No.: VA-145342-022525

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

Dear Ms. Raines,

Re: Application for Minor Variance
305 Lake Drive North
Town of Georgina
Owner: Jennifer Kah
Applicant: Gregory Design Group (c/o Russ Gregory)

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 an accessory structure. 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 (d)** which requires a rear yard setback of 1.2 metres, whereas the proposal is requesting a rear yard setback of 0.61 metres;
- **Section 5.1 (d)** which requires an interior side yard setback of 1.2 metres, whereas the proposal is requesting an interior side yard setback of 0.61 metres;
- **Section 5.1 (f)** which restricts the height of a peaked roof to 6.0 metres, whereas the proposal is requesting a height of 7.5 metres;
- **Section 5.1 (f)** which restricts the height of a peaked roof to the eaves to 4.5 metres, whereas the proposal is requesting a height of 4.6 metres.

Documents Received and Reviewed by Staff

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

- Agency Circulation (dated February 21, 2025)
- Site Plan prepared by Gregory Design Group (dated February 3, 2025)

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:

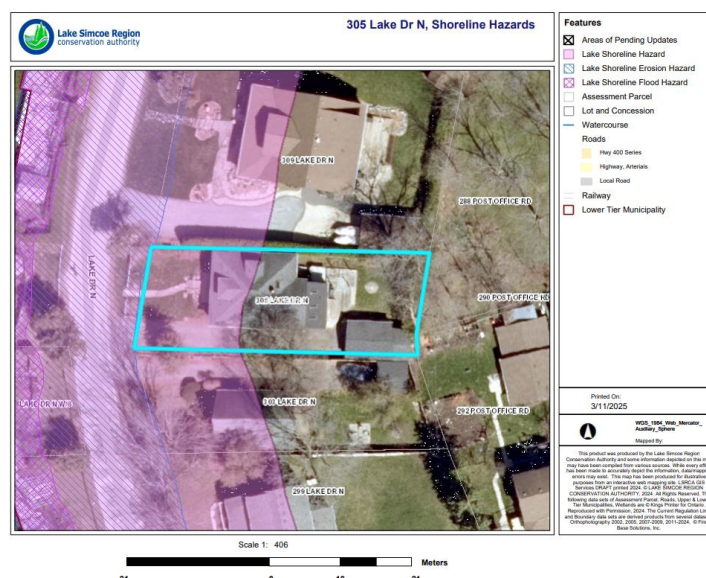
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.

Site Characteristics

The subject land is approximately 0.06 hectares (0.14 acres) in area and is located east of Lake Drive North within the Town of Georgina. The subject property 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 partially regulated by the LSRCA under Ontario Regulation 41/24 for shoreline flooding and erosion hazards. Please see a detailed regulatory map below.
- 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 hazardous lands and therefore is 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. It appears that the proposal is located outside of the regulated area therefore a permit from the LSRCA is not required at this time.

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 is not required at this time;
3. 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)

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 14th, 2025

Re: MINOR VARIANCE MV-2025-0002
305 Lake Dr N
CONCESSION 2 PART LOT 19
ROLL NO.: 098-007

The Development Engineering Division has the following **condition(s)** for Minor Variance Application No. MV-2025-0002:

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.

From: [REDACTED]
To: [Brianna Raines](#)
Subject: MV-2025-0002 305 Lake Drive
Date: March 24, 2025 9:05:49 AM



Hello

I am homeowner of [REDACTED] and above
Zoning Variance application has a direct bearing
on our property...
I understand there is a zoom meeting March 31st@ 7:30...
My wife and i would like an invite due to our proximity
to building....

As a side note our hope is the Town stands by its Building
Codes or why have them?

Thanks in advance

[REDACTED]